

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #18-46
2018 NOVEMBER 28**

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Shape Properties Corp.
2020-505 Burrard Street
Vancouver, BC V7X 1M6
Attn: Amy Smith
- 1.2 Subject:** Application for the rezoning of:
Lot 1, DL 123, Plan EPP31990
- From:** CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on C3, C3a General Commercial District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)
- 1.3 Address:** Portion of 4567 Lougheed Hwy
- 1.4 Location:** The subject site is located in Phase IV (former Sears Store) in the Brentwood site redevelopment (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape, 67.0 m wide by 80.0 m deep with a total area of 5,360 m²
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit sales, service, and autobody uses.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** Directly to the north and west of the subject site is the existing Brentwood Mall Shopping Centre and its existing surface parking, and beyond is an established single and two family residential neighbourhood developed primarily in the 1950s and 1960s. Directly to the south and south west are the Phase I and Phase III areas of the Brentwood Mall redevelopment and beyond is the Lougheed Highway and the Brentwood SkyTrain

Station. To the east, across Beta Avenue, is Brentwood Gate, a high and mid-rise multiple family site (Rezoning Reference #03-69).

- 2.2 The site is comprised of a portion of 4567 Lougheed Highway (see Sketch #1 *attached*), which is currently occupied by the former Sears Department Store. The site will be accessible from Lougheed Highway, Beta Avenue and the Brentwood Boulevard High Street.

3.0 BACKGROUND INFORMATION

- 3.1 On 2013 September 23, Council granted Final Adoption to the rezoning amendment bylaw for the Brentwood Site Conceptual Master Plan Rezoning (Reference #11-22), which established a Conceptual Master Plan framework and companion Design Guidelines for the subject site. The intent of the Master Plan was to guide site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment and office development, with ground-oriented townhousing, street-fronting commercial uses and several public open space elements, including a central public plaza at the corner of Willingdon Avenue and Lougheed Highway.
- 3.2 The Brentwood Site Conceptual Master Plan (Rezoning Reference #11-22) allocated specific uses and densities across the site to be developed under four main phases. The adopted Brentwood Site Conceptual Master Plan identifies the subject site (residential Towers 11 and 12 and a portion of commercial Tower 7) for two residential apartment buildings of up to 35 stories in height and a portion of an office building of up to 40 stories in height, insofar that it is nominally and dimensionally lower than the buildings within Phase I. The podium area fronting Brentwood Boulevard High Street to the east is intended to be primarily commercial with fronting residential lobbies and residential amenity areas within select locations.
- 3.3 It is noted that sales, service and autobody use is not anticipated on the subject site by the Brentwood Site Conceptual Master Plan, however sales, service and autobody use is a permitted use under C3 General Commercial District, subject to the provisions of the CD (Comprehensive Development) District. As the proposed use is temporary until Phase 3 of the Brentwood Mall Development is advanced in its entirety, it is considered supportable with provisions to ensure the building's removal in the medium term.

4.0 GENERAL INFORMATION

- 4.1 The Brentwood Town Centre Development Plan designates the subject site for mixed-use redevelopment, including both high and medium density multiple-family residential and major commercial and office development (see Sketch #2 *attached*).
- 4.2 Consistent with the adopted Brentwood Site Conceptual Master Plan, the proposed overall development concept for this key property in the Town Centre's core area is to

transform, over time, the internally-oriented mall site into an urban “town centre” environment with a primary focus on street-orientation and very high quality public spaces. The intent of the subject rezoning proposal is to permit the temporary re-use of the former Sears Store as a service and autobody dealership.

- 4.3 Aspects of the servicing of the subject site have been obtained through Rezoning Reference #12-44 (Phase I – Commercial). Frontage servicing to the Town Centre standard, including the provision of a separated urban trail with rain gardens fronting the development, will be obtained through a future Phase 3 rezoning application. Future servicing of the remainder of Lougheed Highway and Beta Avenue will be triggered through further site specific rezoning applications.

The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.

- 4.4 Dedications along Beta Avenue will be determined through detailed geometrics.
- 4.5 Required easements, covenants, and statutory rights of way will include, but are not limited to, a section 219 covenant for the demolition of the existing building.
- 4.6 Submission of a suitable solid waste and recycling storage facility plan is required.
- 4.7 Submission of a commercial loading plan is required.
- 4.8 Submission of a comprehensive sign plan is required.
- 4.9 A site profile has been submitted and approved for the site under Rezoning Reference #11-22. The Engineering Department – Environmental Services Division will be requested to confirm that a Certificate of Compliance has been obtained for the site from Ministry of Environment.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

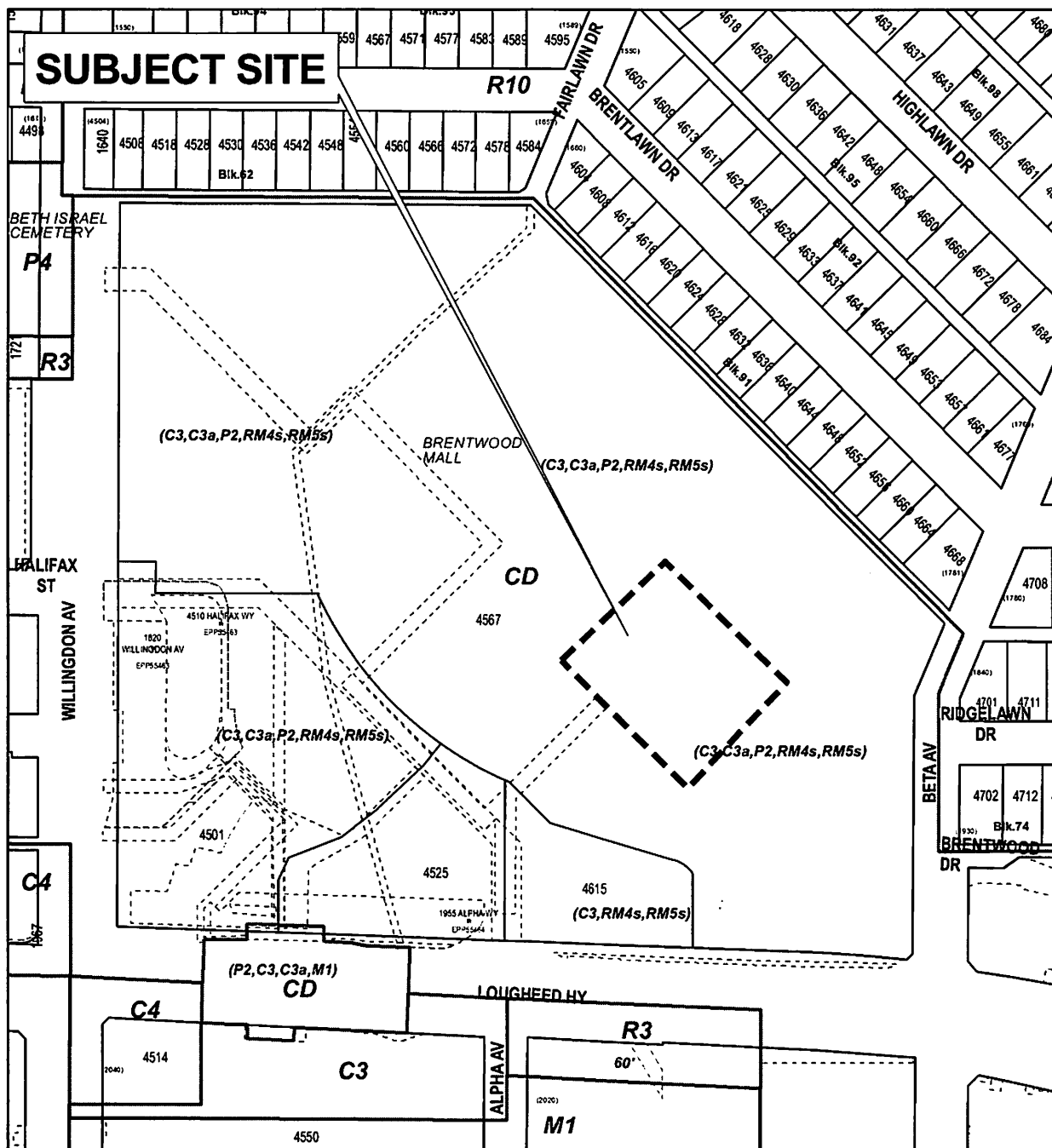
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP
IW:rh

Attachments

cc: City Solicitor City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
NOV 06 2018

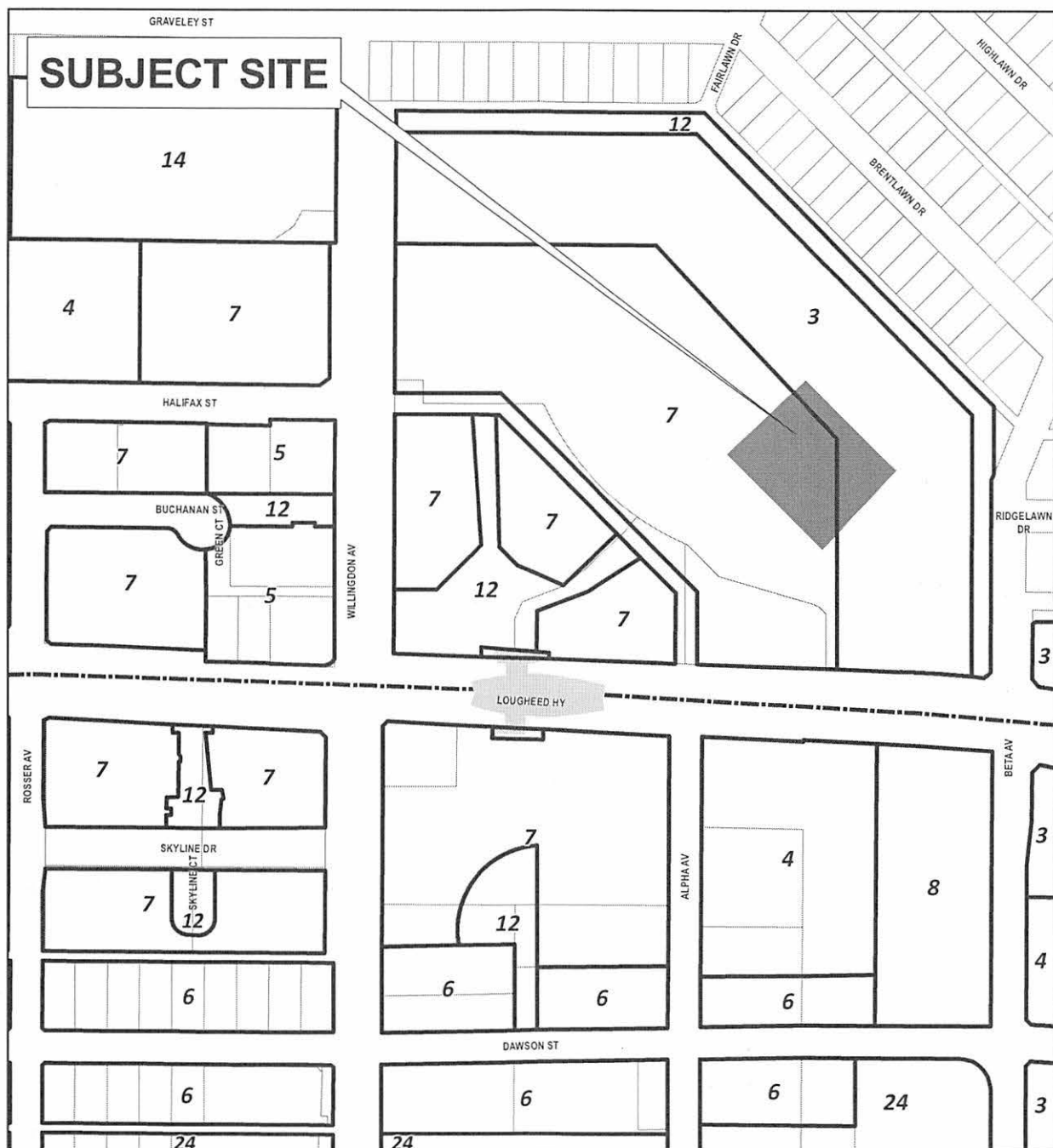
SCALE:
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REZONING REFERENCE #18-46
PORTION OF 4567 LOUGHEED HIGHWAY

 Subject Site

Sketch #1



- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential -

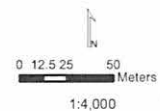
Brentwood Succession (RM4s)



Planning and Building Dept

Printed November 6, 2018

Brentwood Plan



Sketch #2

SPECTRUM PROJECT SERVICES

October 22, 2018

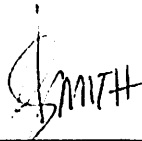
Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
Portion of 4567 Lougheed Highway
Brentwood Town Centre Development Plan

I, Amy Smith, on behalf of Shape Properties Corp., have submitted this application to rezone a portion of 4567 Lougheed Highway from the current CD Comprehensive Development District (utilizing the C3 and C3a General Commercial District, P2 Administration and Assembly District, and RM4s and RM5s Multiple Family Residential Districts) to the Amended CD Comprehensive Development District (utilizing the C3 and C3a General Commercial District and RM4s and RM5s Multiple Family Residential Districts) and Brentwood Town Centre Development Plan as guidelines. The intent of this rezoning application is to permit the renovation of the lower level of the former Sears (Unit 1) to accommodate a sales, service, supercharger and auto body location for Tesla in Burnaby. The tenant will use the Premises for the sale, service, maintenance, charging, repair, delivery and storage of new and pre-owned automobiles, energy products, and related parts and accessories, and for the general office purposes. The proposed use is within Phase 3 of the Amazing Brentwood development, and as such is considered interim until that phase is advanced to completion.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely



Amy Smith
Shape Properties Corp.