



TO: CITY MANAGER 2018 December 05

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #17-33
Woodlands (Concord Brentwood) Phase 2
Brentwood Town Centre Plan**

ADDRESS: 2250 Yukon Crescent, 4827, 4829, Ptn. 4828 Dawson Street, 2235, 2285, Ptn. 2311 Delta Avenue, and Ptn. 2316 Beta Avenue (see *attached* Sketches #1 and #2)

LEGAL: See *Schedule A*

FROM: CD Comprehensive Development District (based on RM4s and RM5s Multiple Family District) and P3 Park and Public Use District

TO: Amended CD Comprehensive Development District (based on RM4s and RM5s Multiple Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Concord Brentwood Phase 2” prepared by Francel Architecture) and P3 Park and Public Use District

APPLICANT: Concord Brentwood (Nominee) Ltd.
9th Floor – 1095 West Pender Street
Vancouver, BC V6E 2M6
Attn: Matt Meehan

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 January 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 December 10 and to a Public Hearing on 2019 January 29 at 6:00 p.m.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site, in accordance with the terms outlined in Section 3.6 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

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3. **THAT** the following be established as prerequisites to the completion of the rezoning:
- a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d. The submission of an undertaking to remove all improvements on 2316 Beta Avenue prior to occupancy.
 - e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.3 of this report.
 - f. The completion of the sale of City property.
 - g. The dedication of any rights-of-way deemed requisite.
 - h. The consolidation and re-subdivision of the net site into two legal lots.
 - i. The granting of any necessary Covenants, including, but not necessarily limited to:
 - restricting the enclosure of balconies;
 - guaranteeing provision and maintenance of public art;
 - ensuring that the development density of individual parcels, air space parcels and strata lots comply with the approved CD Zoning for the site, and to ensure that the overall site continues to function as a single integrated development;
 - guaranteeing the provision and continued operation of stormwater management facilities;
 - ensuring compliance with the approved acoustical study;
 - restricting commercial/retail uses on Dawson Street and Yukon Crescent from having obscured fenestration;
 - for the provision and ongoing maintenance of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA);

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- ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
 - ensuring the protection of suitable trees on-site during construction;
 - ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table; and,
 - guaranteeing the provision and maintenance of identified public greenways.
- j. The granting of any necessary easements and statutory rights-of-way, including, but not necessarily limited to easements and statutory rights-of-way:
- guaranteeing access to public open spaces fronting the development on Dawson Street and Yukon Crescent;
 - guaranteeing access to public greenways; and,
 - guaranteeing access to common amenities (super club).
- k. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure (including the BNSF/CN Railway), and other nearby development.
- l. The design and provision of units adaptable to persons with disabilities with allocated handicap parking spaces protected by a Section 219 Covenant.
- m. Compliance with the Council-adopted sound criteria.
- n. Submission of a Site Profile and resolution of any arising requirements.
- o. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- p. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- q. The review of on-site commercial and residential loading facilities by the Director Engineering.
- r. The provision of facilities for cyclists in accordance with this report.
- s. The review of a detailed Sediment Control System by the Director Engineering.

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- t. Compliance with the guidelines for underground parking for visitors.
- u. The submission of a detailed Comprehensive Sign Plan.
- v. The submission of a detailed Public Art Plan.
- w. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- x. The deposit of the applicable Parkland Acquisition Charge.
- y. The deposit of the applicable GVS & DD Sewerage Charge.
- z. The deposit of the applicable School Site Acquisition Charge.
- aa. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of two high-rise residential buildings, one mid-rise residential building, low-rise residential podium, common amenities (super club), and street oriented retail uses atop, and fronting, underground and structured parking.

2.0 BACKGROUND

2.1 On 2016 June 13, Council gave Final Adoption to Rezoning Reference #13-20, which established a Conceptual Master Plan framework, companion Design Guidelines and a detailed first phase of development for the subject site. The intent of the Master Rezoning was to provide a framework for land use and built form to guide site specific rezoning applications for the overall Woodlands site.

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- 2.2 On 2017 October 02, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department 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.
- 2.3 The site is comprised of portions of eight lots (see Sketch #1 *attached*). The portion of the site to be developed is currently vacant, while the portion of the lot to the south at 2316 Beta Avenue is improved with several older industrial buildings and outdoor storage uses. Directly to the north is Phase 1b of the Woodlands Site Master Plan, which has been approved for the development of two high-rise multiple-family buildings (Rezoning Reference #16-25). To the east and west of the subject site are recent high-rise and low-rise multiple-family buildings developed under Rezoning References #04-19, #06-40 and #06-60. To the northwest, across Yukon Crescent is Phase 1a of the Woodlands Site Master Plan. To the south are future phases of the Woodlands Site, including a new City-owned park, with the Burlington Northern Santa Fe (BNSF) Rail Tracks beyond. Vehicular access to the site is from both Yukon Crescent and Dawson Street.
- 2.4 The Brentwood Town Centre Development Plan, Woodlands Site Master Plan and executed density allocation covenant permits a blended residential floor area ratio (FAR) of 1.7 FAR (RM4), 3.6 FAR (RM4s) and 5.0 FAR (RM5s) across the master plan area. The master plan also permits 4,645.15 m² (50,000 sq.ft.) of commercial floor area under the C2 Neighbourhood Commercial District within Phase 2. As a result, Phase 2 has a proposed residential FAR of 4.72 on the net site and a proposed commercial FAR of 0.25.
- 2.5 Burnaby has and continues to benefit from some very sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centres areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands; to focus jobs, people and services in walkable neighbourhoods that are and can be efficiently served by

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transit; and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

Further, Burnaby's Economic Development and Social Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options (including ground orientation); improved neighborhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

2.6 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 Phase 2 of the Woodlands Master Plan development is located within the "Flatlands" character area. The site measures approximately 18,954.90 m² (204,029 sq.ft.) in area (subject to detailed survey) and fronts the future Dawson Street and Yukon Crescent. Phase 2 consists of two high-rise residential buildings, one mid-rise residential building, a low-rise residential podium, common amenities (super club), and street oriented retail uses atop, and fronting, underground and structured parking. The Master Plan identifies the maximum building height of Tower 6 as between 40 and 50 storeys, Tower 5 as between 35 and 45 storeys, and two terracing mid-rise buildings of between 4 and 18 storeys. As part of Phase 1b, considerations of the design were made to ensure sightlines from Lougheed Highway and the grand stair, toward the Metrotown skyline and the new Brentwood South park site. As such, the terracing mid-rise forms have been removed and gross floor area arranged as proposed in order to maintain these southern sightlines, as well as to reduce shadowing of the Stickleback Creek public pedestrian pathway. In this regard, under the subject application, Tower 5 (west) measures 45 floors in height, and Tower 6 (east) measures 50 floors in height and the mid-rise measures 18 floors in height, inclusive of the four storey commercial/residential podium below. The proposed building heights and massing are in accordance with the approved Master Plan and executed density allocation covenant.

Overall, the subject proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality; thus meeting the high standard for such development in the City's town centre areas. One of the key components of this phase is its relationship to the future Brentwood Park South located across Dawson Street, and the Stickleback riparian corridor and trail.

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To maximize the setbacks to the approved multiple-family development to the north in Phase 1b, a greenway/urban trail connection between Yukon Crescent and the Stickleback Creek riparian walkway has been provided. To animate this northern façade, and provide improved visibility of the trail connection, the entrance to the common amenity (super club) has been located at the north side of the building, expressed with a highly glazed façade. On the west side on Yukon Crescent, and the south side on Dawson Street are commercial retail units, which could accommodate cafes and restaurants, as well as the entrance to a locally serving grocery store. On the east side of the site are individually access townhomes fronting the Stickleback Creek riparian area and public access walkway.

- 3.2 A total of 804 apartment units and 21 townhouse units are proposed for Phase 2. Commercial loading will be provided at-grade, but enclosed by residential, amenity and commercial uses. Four levels of commercial and residential parking is also provided underground. This phase is proposed to provide the broadest mix of housing types, with a majority of units being 2 – 3 bedroom units, to suit the space and location needs of all residents across the demographic spectrum.

The development proposal meets the required Burnaby Zoning Bylaw parking ratio of 1.1 spaces per residential unit (0.1 of which is for visitor parking). To support the residential and commercial parking ratio, the developer has also provided for transportation alternatives. First, given the subject site's proximity to the Brentwood and Holdom SkyTrain Stations, the developer is providing 135 (15% of total residential units provided) transit passes (two zones) for two years to be made available to residents seeking an alternative to car use and ownership. Second, the proposed development is providing twice the required secured bicycle parking. Finally, the development will provide a minimum of 825 Electric Vehicle (EV) plug-in stations (100% of off-street resident parking) as per Burnaby Zoning Bylaw requirements. Further, opportunities for car share on-site will be pursued, where feasible. This arrangement would provide greater access to alternative transportation for a greater number of residents in that the cars would be for the exclusive use of the development's residents, with ownership resting with the strata corporation. Moreover, by providing EV plug-ins for every parking spot, electric vehicle ownership in a multi-family context is facilitated, thus further enabling sustainable transportation choices. A Section 219 Covenant and sufficient security will be required to guarantee the proposed alternative transportation options.

The developer is also proposing to pursue green building design by committing to achieve a Leadership in Energy and Environmental Design (LEED-ND) Gold rating or equivalent for the site as a whole, and LEED Silver rating or equivalent for the individual residential buildings.

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3.3 Given the site's Town Centre location, the applicant is proposing to utilize the available supplemental density provisions indicated within the Zoning Bylaw, and as outlined in the executed density allocation covenant. In so doing, the applicant would achieve an additional 26,819.53 m² (288,683 sq.ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Public Safety and Community Services Department would be requested to initiate with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Brentwood Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a proposed Brentwood Community Centre.

In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward the appropriate Town Centre Financial Account and 20% to the City-wide Housing Fund.

3.4 As a master planned neighbourhood, each individual phase will be provided with on-site amenities such as guest suites, multi-purpose, study, music and games rooms to meet the needs of residents. However, in addition to the provided on-site amenities within each phase, combined amenities (super club) to serve all phase residents are proposed within Phase 2. The super club, measuring 2,868.66 m² (30,878 sq.ft.), encompasses sports and leisure facilities, such as a fitness studio, ping pong room, half court basketball gym, and swimming pool and spa. In order to achieve the range of amenities provided across all three phases, the total allowable amenity exemption of 5% of gross floor area has been redistributed by way of a density allocation covenant and master easement agreement.

3.5 A master phasing and servicing covenant for the Woodlands Master Plan has been executed and outlines the required servicing for each phase of development. Notwithstanding, the Director Engineering will be requested assess the need for any further required services to the site, including, but not necessarily limited to:

- construction of Dawson Street across the development frontage to its final Town Centre collector standard with a separated urban trail, street trees, street and pedestrian lighting, and related public amenities;
- construction of a bridge connection on Dawson Street across Stickleback Creek;
- construction of Yukon Crescent to Town Centre to its final local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;

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- construction of the Douglas Road/Delta Avenue and Lougheed Highway intersection with street and pedestrian lighting, an updated traffic signal, left turn lanes, and pedestrian and cycling crossings on all legs of the intersection. The required works are to maintain and improve the functionality of the existing intersection.
- construction of a new asphalt public pedestrian walkway with cycling provisions adjacent along the north property line adjacent Phase 1b;
- construction of a new crushed granite public pedestrian pathway within the Stickleback Creek Riparian corridor adjacent the east property line;
- storm, sanitary sewer and water main upgrades as required;
- proportionate contribution toward replacement of the Beta Avenue sanitary pump station; and,
- proportionate contribution toward proposed Beta Avenue pedestrian and cycling overpass.

To support the foregoing servicing requirements of Phase 2, an approximate 25 m (82ft.) dedication for the construction of Dawson Street is required.

3.6 The consolidation of the proposed development site includes portions of three City-owned properties at 4827, 4829 Dawson Street and 2285 Delta Avenue (former road right-of-way). Given that the dedications for Lougheed Highway, Yukon Crescent and Dawson Street, measuring 8,718 m² (93,839 sq.ft.), exceeds the road closure area within the Woodlands Site, measuring 8,485 m² (91,332 sq.ft.), Council in a report dated 2015 June 30 approved the transfer of road closure areas to the applicant at no cost through each site specific rezoning application. Based on this, 4827, 4829 Dawson Street and 2285 Delta Avenue will be transferred to the applicant at no cost, with the exception of document and registration fees, and Provincial Property Transfer Tax.

3.7 The developer is required to provide 165 adaptable units (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. Additional adaptable units have been provided and are subject to Building review. A total of 9 handicapped parking stalls will be provided in relation to the residential components of the development. All of the handicapped stalls are located within the underground residential parking areas. Residential handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.

3.8 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant restricting enclosure of balconies;
- Section 219 Covenant guaranteeing the provision and maintenance of public art;

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- Section 219 Covenant ensuring that the density of the density of development of individual parcels, air space parcels and strata lots comply with the approved CD Zoning for the site;
- Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- Section 219 Covenant ensuring compliance with the approved acoustical study;
- Section 219 Covenant restricting commercial/retail uses on Dawson Street and Yukon Crescent from having obscured fenestration;
- Section 219 Covenant for the protection and enhancement of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA);
- Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
- Section 219 Covenant to protect existing on-site trees during construction;
- Section 219 Covenant for the provision and ongoing maintenance of on-site car share vehicles and parking stalls;
- Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table;
- Section 219 Covenant and Statutory right-of-way Covenant guaranteeing the provision and maintenance of identified public greenways;
- Statutory right-of-way providing public pedestrian and fire access to open spaces fronting Dawson Street; and,
- Easement providing resident access to the on-site common amenity (super club).

3.9 Due to the proximity of the subject site to the Millennium SkyTrain Line and Lougheed Highway, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.

3.10 Provision of nine separate car wash stalls is required.

3.11 As the site will be extensively excavated for the proposed development and site remediation, an arbourist's report and tree survey will be required prior to Final Adoption identifying on-site trees to be removed or retained. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. Any trees to be retained will be protected by Section 219 Covenant. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.

3.12 A suitable engineered design to the approval of the Director Engineering will be required for a site specific on-site stormwater management system in line with the approved master storm water management plan, as well as a Section 219 Covenant to guarantee its

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provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.

- 3.13 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System for Phase 2 prior to Final Adoption.
- 3.14 The review of a site profile application and resolution of any resultant conditions is required.
- 3.15 Bicycle storage space and surface parking racks are to be provided for the residential tenants and visitors of the Phase 2 development.
- 3.16 The submission of a suitable Solid Waste and Recycling Plan for Phase 2 to the approval of the Director Engineering is required.
- 3.17 The submission of a detailed commercial and residential loading management plan for Phase 2 to the approval of the Director Engineering is required.
- 3.18 The following development cost charges apply:
 - a) Parkland Acquisition Charge
 - b) School Site Acquisition Charge
 - c) GVS&DD Sewerage Charge

4.0 DEVELOPMENT PROPOSAL – PHASE 2

4.1 Site Area

Phase 2 Net Site	-	18,954.90 m ² (204,029 sq.ft.) (subject to detailed survey)
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4.2 Density

Permitted and Provided

Floor Area Ratio (FAR)

Residential Floor Area Ratio (FAR)	-	4.72 FAR
Commercial Floor Area Ratio (FAR)	-	0.25 FAR
Combined TOTAL FAR	-	4.97 FAR

Residential Gross Floor Area (GFA)	-	89,398.27 m ² (962,275 sq.ft.) (inclusive of 288,263 sq.ft. amenity bonus)
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Residential Amenity Space

Phase 2	-	1,271.00 m ² (13,681 sq.ft.)
Super Club	-	2,868.66 m ² (30,878 sq.ft.) (exempted from FAR)
Adaptable Unit Exemption	-	356 m ² (3,840 sq.ft.)
Commercial Gross Floor Area (GFA)	-	4,645.15 m ² (50,000 sq.ft.)
Combined TOTAL GFA	-	94,443.42 m ² (1,012,275 sq.ft.)
4.3 <u>Height</u> (above grade)	-	18 storey mid-rise apartment fronting Yukon Crescent
	-	45 storey high-rise apartment fronting Dawson Street
	-	50 storey high-rise apartment fronting Dawson Street
	-	4 storey commercial/ residential/amenity podium

4.4 Residential Unit Mix

Mid-Rise

12	1 Bedroom	601 sq.ft.
13	1 Bedroom (Adaptable)	697 sq.ft.
36	2 Bedroom	896 - 925 sq.ft.
12	2 Bedroom (Adaptable)	872 sq.ft.
24	3 Bedroom	1,191 - 1,199 sq.ft.
1	1 Bedroom + Den Penthouse	1,378 sq.ft.
4	2 Bedroom Penthouse	1,752 - 1,982 sq.ft.
2	3 Bedroom Penthouse	2,166 - 2,216 sq.ft.

MID-RISE TOTAL: 104 Apartment Units

Tower 5

39	1 Bedroom (Adaptable)	604 sq.ft.
65	1 Bedroom + Den	620 sq.ft.
13	2 Bedroom	838 - 940 sq.ft.
40	2 Bedroom (Adaptable)	853 sq.ft.

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79	2 Bedroom + Den	1018 sq.ft.
78	3 Bedroom	1,203 - 1,272 sq.ft.
1	1 Bedroom Penthouse	1,279 sq.ft.
3	2 Bedroom Penthouse	1,600 sq.ft.
2	3 Bedroom Penthouse	1,600 - 2,000 sq.ft.

TOWER 5 TOTAL: 320 Apartment Units

Tower 6

44	1 Bedroom (Adaptable)	606 sq.ft.
70	1 Bedroom + Den	620 sq.ft.
18	2 Bedroom	838 - 940 sq.ft.
44	2 Bedroom (Adaptable)	853 sq.ft.
88	2 Bedroom + Den	1018 sq.ft.
88	3 Bedroom	1,269 - 1,307 sq.ft.
1	1 Bedroom Penthouse	1,131 sq.ft.
3	2 Bedroom Penthouse	1,600 sq.ft.
2	3 Bedroom Penthouse	1,600 - 2,000 sq.ft.

TOWER 6 TOTAL: 358 Apartment Units

Podium

4	2 Bedroom Garden Apartments	864 sq.ft.
1	1 Bedroom Apartment	603 sq.ft.
9	2 Bedroom Apartments	898 - 1,123 sq.ft.
8	3 Bedroom Apartments	1,123 - 1,250 sq.ft.
7	2 Bedroom Townhouse	1,369 sq.ft.
14	3 Bedroom Townhouse	1,430 - 1823 sq.ft.

PODIUM TOTAL: 43 Podium Units

PHASE 2 TOTAL UNITS: 825 UNITS

4.5 Parking

Vehicle Parking

<u>Residential Parking</u>	<u>Required</u>	<u>Provided Spaces</u>
825 Units (Required 1.1 spaces/unit)	- 908 (inclusive of 86 visitor spaces, handicapped parking stalls)	1001 9

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Car Wash Stalls	-	9	10
Car Share Stalls	-	9	9
Residential Loading	-	5	5
<u>Commercial Parking</u>		<u>Required</u>	<u>Provided Spaces</u>
Retail 1,487 m ² @ 1 space / 46 m ²	-	33	36
Grocery 3,159 m ² @ 1 space / 14 m ²	-	226	226
Commercial Loading	-	4	5
Bicycle Parking		<u>Required</u>	<u>Provided Spaces</u>
Resident Lockers - 2/unit @ 825 units	-	1,650	1650
Visitor Lockers/Racks - 0.2/unit @ 825 units	-	165	165
Commercial Racks – 10% of required parking	-	26	26

4.6 **Communal Facilities**
 (Excluded from FAR Calculations)

Phase 2 specific amenities facilities are located on the all four floors of the podium. Amenities include amenity lobbies with seating area and concierge; multi-purpose rooms and guest suites. There are also two large outdoor amenity area on the roof of the podium and below the elevated towers. The lower courtyard provides areas for children’s play, outdoor seating, and lounge/BBQ area. The upper podium deck provides an outdoor fitness circuit and running path, putting green, and overlook areas of the Park and Stickleback Creek riparian area. The master plan amenity (super club) accommodates fitness and leisure facilities for all phases of the development, including a bowling alley, fitness gym, ½ court basketball, ping pong area, and indoor swimming pool and spa. The total internal amenity area within Phase 2, including the super club, measures 4,139.67 m² (44,559 sq.ft.), which is less than the permitted 5% or 4,469.94 m² (48,114 sq.ft.) permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw.


 Lou Pelletier, Director
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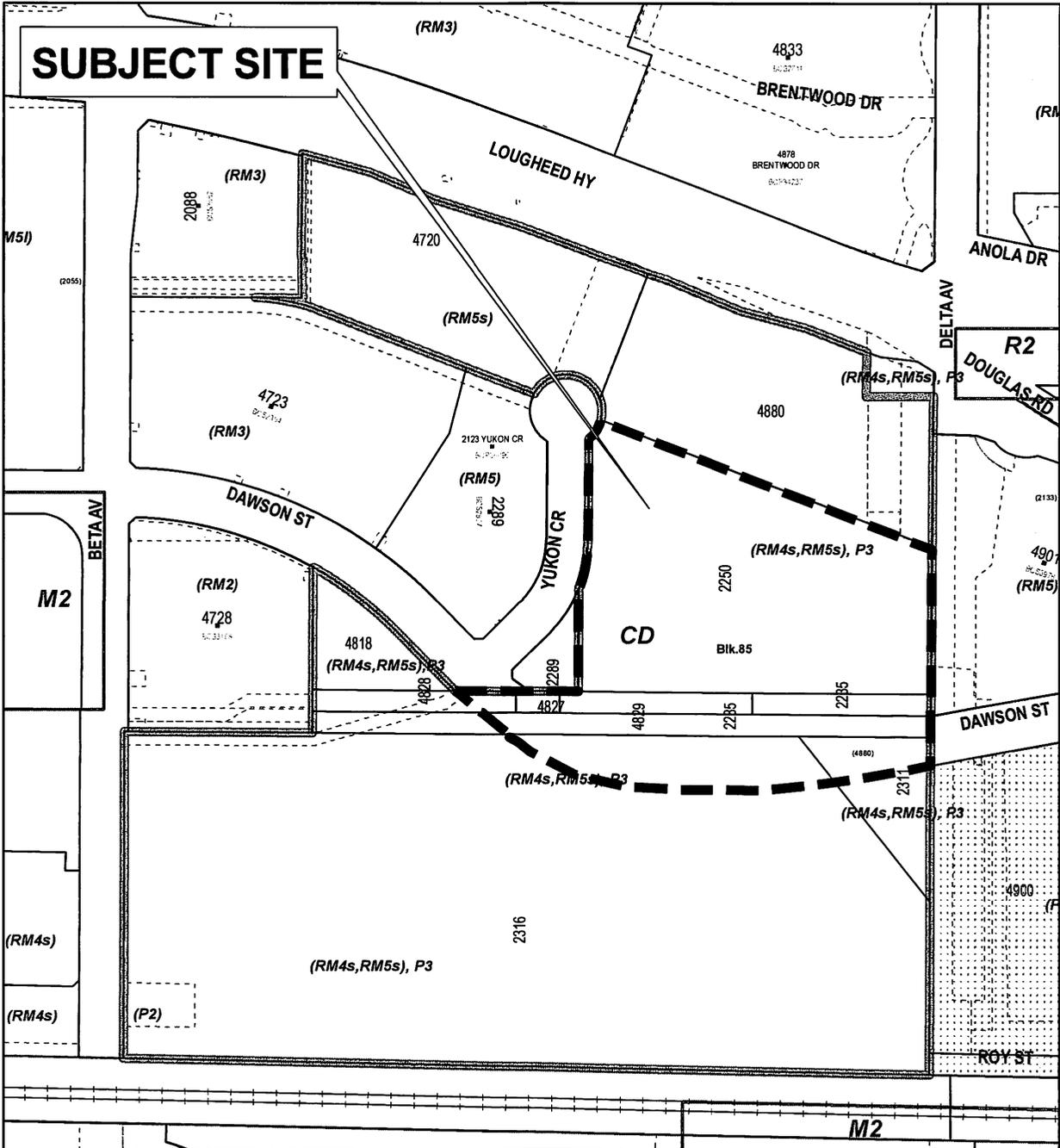
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Attachments

cc: City Solicitor City Clerk

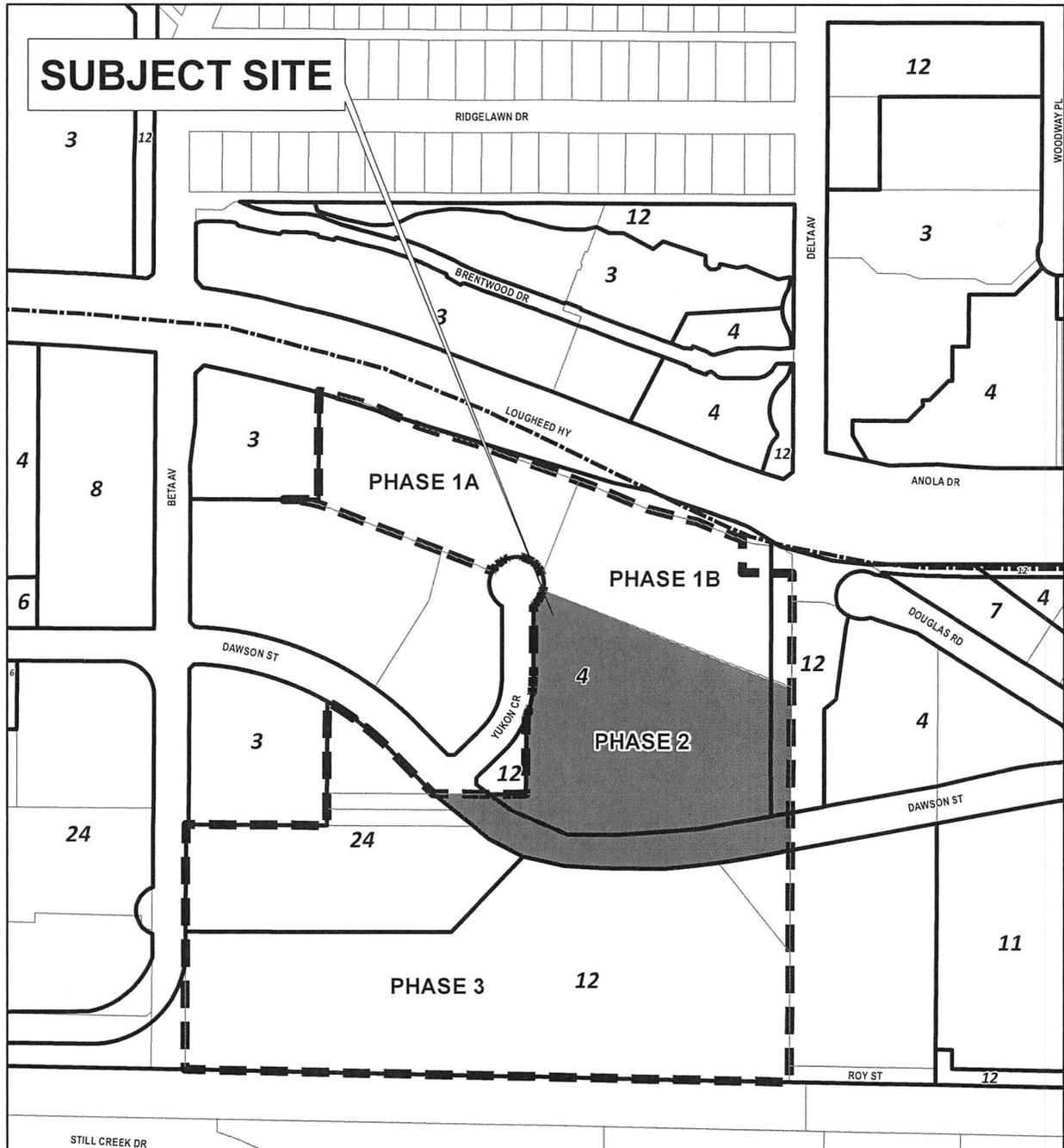
SCHEDULE A
REZONING 17-00033

ADDRESS	LEGAL DESCRIPTION	PID
2250 Yukon Crescent	Lot 124 District Lot 124 Group 1 New Westminster District Plan 36610	002-853-051
4827 Dawson Street	That Part Of District Lot 124 Group 1 New Westminster District Shown On Plan Epp56449 As Parcel 3	029-890-217
Ptn.4828 Dawson Street	Block 86, Except: Firstly; Part In Plan 13192, Secondly; Part In Plan Bcp20675, District Lot 124 Group 1 New Westminster District Plan 3348	025-313-266
4829 Dawson Street	Lot A, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	025-313-207
2235 Delta Avenue	Lot B, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	026-056-207
2285 Delta Avenue	Lot "D", Except Part In Plan Bcp20675 District Lot 124 Group 1 New Westminster District Plan 3348	010-995-889
Ptn.2311 Delta Avenue	Parcel "One" (Explanatory Plan 13194) Of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District	007-313-039
Ptn. 2316 Beta Avenue	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 Except Parcel 1 (Explanatory Plan 13194) New Westminister District	001-506-986



		PLANNING & BUILDING DEPARTMENT			
DATE: DEC 03 2018		REZONING REFERENCE #17-33 PORTION OF 4828 LOUGHEED HIGHWAY 4827 AND 4829 DAWSON STREET 2235, 2285 AND PORTION OF 2311 DELTA AVENUE PORTION OF 2316 BETA AVENUE			
SCALE: 1:3,000					
DRAWN BY: AY					
		 Subject Site	 Woodland Master Plan		

Sketch #1



- | | |
|---|--|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High Density Mixed Use | 14 Cemetery |
| | 24 High Density Multiple Family Residential - |

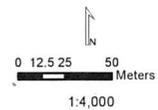
Brentwood Succession (RM4s)



Planning and Building Dept

Printed December 3, 2018

Brentwood Plan



Sketch #2