



Item .....
Meeting ..... 2019 Feb 25

COUNCIL REPORT

**TO:** CITY MANAGER 2019 February 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-47**  
**Brentwood Town Centre SkyTrain Station Expansion Area**  
**Brentwood Town Centre Plan**

**ADDRESS:** 4550 Lougheed Hwy

**LEGAL:** Lot 119 District Lot 124 Group 1 New Westminster District Plan 28198

**FROM:** CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, M1 Manufacturing District and Brentwood Town Centre Development Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, M1 Manufacturing District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Brentwood SkyTrain Station Upgrades" prepared by Perkins + Will)

**APPLICANT:** South Coast British Columbia Transportation Authority  
400-287 Nelson's Court  
New Westminster, BC V3L 0E7  
Attn: Mark Minson

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 March 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 March 11 and to a Public Hearing on 2019 March 26 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The review of a detailed Sediment Control System by the Director Engineering.

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## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit construction of an elevator, bus operator washroom facilities, and enclosure of the existing staircase.

### 2.0 BACKGROUND

2.1 On 2004 June 07, Council granted Final Adoption for Rezoning Reference #99-30 for the Brentwood SkyTrain Station. The Brentwood SkyTrain Station was completed by the Province, along with the Millennium SkyTrain Guideway in 2002. The station is suspended over Lougheed Highway, just east of Willingdon Avenue and connects from the mezzanine level of the station to the north and south sides of Lougheed Highway via a publically accessible land bridge. The 13 m wide land bridge across the Lougheed Highway forms part of an integral pedestrian network through the Brentwood Town Centre and is expected to handle major pedestrian and dismounted cyclist traffic as well as wheel chair users once both sides of Lougheed Highway are redeveloped in accordance with the Brentwood Town Centre Plan.

At either end of the land bridge are portals operated by TransLink. At the land bridge level, the portals were designed to connect directly with future developments on either side of Lougheed Highway. The north side is being connected to the Brentwood Plaza and Brentwood Mall site through Rezoning Reference #12-44, and is anticipated to be open in summer 2019 with improvements to the at-grade entrance advanced through the Preliminary Plan Approval (PPA) process for Phase I. A south side connection is awaiting future redevelopment of the Carter GM Auto Dealership site. Currently an elevator and stairs in the north portal provides at grade access to the north side of Lougheed Highway and a staircase provides at grade access to the south side of Lougheed Highway.

In anticipation of improved access to the north side of the station, TransLink has submitted this application to make modifications to the south portal to improve access to the land bridge from the at-grade portal entrance on the south side of Lougheed Highway and add operator washrooms.

2.2 The subject site is comprised of two portions of 4550 Lougheed Highway on either side of the existing statutory right-of-way for the station stairs (Sketches #1 and #2 *attached*), which is currently used for landscaping on the Lougheed Highway frontage of the Carter GM Auto Dealership. The sites will be accessible from Lougheed Highway. Directly to the north of the subject site is the existing Brentwood SkyTrain Station and publicly accessible land bridge (Rezoning Reference #99-30) connecting the south side of Lougheed Highway to the Brentwood Mall Shopping Centre (Rezoning Reference #11-22 and #12-44) and Phase I residential buildings in the Brentwood Mall redevelopment (Rezoning Reference #12-45 and #12-46). To the south and on either side of the subject site is the Carter GM Auto Dealership with Dawson Street and industrial buildings beyond. To the west of 4550 Lougheed Highway

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is the Esso Gas Station and beyond, across Willingdon Avenue, is the SOLO mixed use development (Rezoning Reference #06-47). To the east across Alpha Avenue is the Carter Chrysler Auto Dealership.

- 2.3 The Brentwood Town Centre Development Plan designates the subject site for high-density mixed use development based on the RM5s Multiple Family Residential, C3 General Commercial Districts as guidelines. The P2 Administration and Assembly Districts has been added to the site to accommodate transit infrastructure. This site is considered suitable for the proposed development given its location in relation to the Millennium SkyTrain line and the adjacent Brentwood SkyTrain Station.
- 2.4 Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: improved neighbourhood 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.
- 2.5 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 The proposed development concept is for an elevator, bus operator washrooms and enclosure of the stairs on the south side of the Brentwood SkyTrain Station. Redevelopment of the Brentwood Mall site included redistributing bus service connecting to the Brentwood Station from the bus loop to the new street grid adjacent to the station. In the process of relocating buses, some bus routes became more accessible from the south side of the station.

The pedestrian connection between the land bridge and buses on either side of Lougheed Highway and Willingdon Avenue are a major component of the overall site plan for Brentwood Station. From the north end of the land bridge a short walkway will connect to the new public plaza and statutory rights-of-ways for public access on the Brentwood Mall site to allow passengers to access buses on Willingdon Avenue and the new Brentwood Boulevard. An existing station elevator and stairs connects the station to buses on Lougheed Highway and this is being augmented by new stairs and elevators on the mall site providing significant capacity and multiple options for people transferring to and from buses on the north side.

Buses on the south side of the land bridge are accessed by a single staircase and, as a part of its' agreement with TransLink, the developer of the Brentwood Mall site, Shape Properties, has given TransLink funding to construct an elevator on the south side. Future connections will be developed on the south side when redevelopment occurs on the Carter GM site. The proposed elevator will be located on the east side of the land bridge, with elevator doors facing west. This will connect passengers from the bus stops on the south side of Lougheed

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Highway to the mezzanine level of the station above. The outside of the elevator shaft will be sheathed in laminated glass. Above the first storey, the glass will be screened by horizontal aluminum shades to reduce glare and heat. At the top, the elevator machinery is screened by anodized architectural mullionless aluminum louvres. The proposed elevator will provide disabled access to the station from the south side of Lougheed Highway.

3.2 The proposed south side improvements include two bus operator washroom facilities to replace the current portable washrooms located on Lougheed Highway. The washrooms are in a 2.5 m high standalone structure faced with cementitious cladding panel. The proposed structure is to be located between existing columns under the south end of the land bridge, out of the way of pedestrian flows from the proposed elevator to the east and the existing staircase to the west.

3.3 Proposed changes to the south end of the land bridge will be used as an opportunity to replace existing steel mesh panels by enclosing the staircase with glass panels to match the existing glazing on the land bridge above. A flat metal roof with anodized architectural mullionless aluminum louvres covering the top of the staircase is proposed to match the elevator. A glass canopy to connect the top of the enclosed staircase to the top of the elevator shaft is also proposed at the land bridge level to provide additional weather protection. In addition to the aesthetic improvements, glazing will increase visibility and safety at the south end of the station access, provide weather protection, and allow both stair and elevator users an opportunity to orient themselves on the land bridge before proceeding towards the mezzanine level of the station and the public plaza and Brentwood Mall beyond.

3.4 As the site has no trees, a tree survey will not be required.

3.5 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

**4.0 DEVELOPMENT PROPOSAL**

An additional 5.16 m<sup>2</sup> of floor area is proposed for the elevator, 7.63 m<sup>2</sup> for the washrooms and 40.00 m<sup>2</sup> by enclosing the staircase. The table below notes how this impacts the existing Station Statistics.

4.1 Site Area (approx.)

Gross Site Area:	-	2,533 m <sup>2</sup> (27,265 sq.ft.) existing
	-	42 m <sup>2</sup> ( 452 sq.ft.) proposed
<b>TOTAL PROPOSED</b>	-	<b>2,575 m<sup>2</sup> (27,717 sq.ft.)</b>

4.2 Site Coverage

Aerial Footprint	-	2,385 m <sup>2</sup> (25,672 sq.ft.) existing
	-	2,390 m <sup>2</sup> (25,726 sq.ft.) proposed

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At Grade Building Footprint - 168 m<sup>2</sup> ( 1,808 sq.ft.) existing  
 - 181 m<sup>2</sup> ( 1,948 sq.ft.) **proposed**

Gross Floor Area Permitted and Provided:

Public Circulation Areas - 2,768 m<sup>2</sup> (29,795 sq.ft.) existing  
 (ground, mezzanine and platform levels)  
 Public Circulation Areas - 2,773 m<sup>2</sup> (29,849 sq.ft.) **proposed**  
 (ground, mezzanine and platform levels)  
 Ancillary (mechanical, staff) - 212 m<sup>2</sup> ( 2,282 sq.ft.) existing  
 Ancillary (mechanical, staff) - 220 m<sup>2</sup> ( 2,368 sq.ft.) **proposed**  
 Commercial - 65 m<sup>2</sup> ( 700 sq.ft.) existing  
**TOTAL PROPOSED - 3,058 m<sup>2</sup> (32,916 sq.ft.)**

4.3 Dimensions: Unchanged

4.4 Vertical Circulation:

Elevators - 1 additional from ground to mezz. proposed

4.5 Entries: Unchanged

4.6 Off Street: Unchanged

4.7 On Street: Unchanged

4.8 Materials and Features: Unchanged

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

IW:rh  
**Attachments**

cc: City Solicitor  
 City Clerk

October 26, 2018

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

**Re: Rezoning Letter of Intent for portions of 4550 Lougheed Highway, Burnaby, B.C.**

Dear Mr. Pelletier,

As authorized agents on behalf of Devizes Management Ltd., we submit this application to rezone portions of 4550 Lougheed Highway, Burnaby B.C. from the current C3 zoning to CD Comprehensive Development District (utilizing the P2 Administrative Assembly District and the prevailing zoning of the portions of the site related to the C3 District). The intent of this rezoning application is to construct an elevator on the south end of the Brentwood SkyTrain Station, consistent with the Brentwood Town Centre Plan.

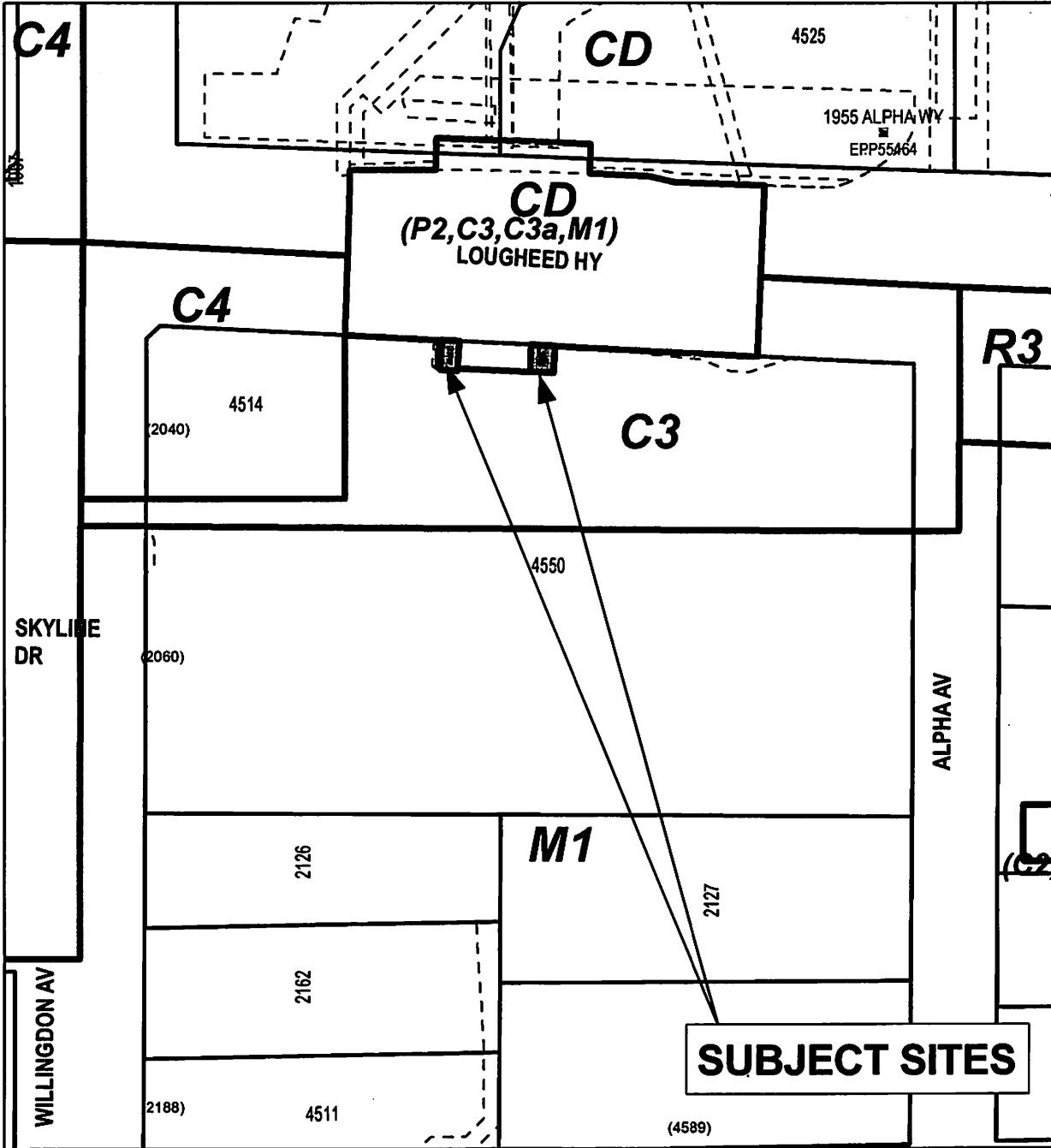
Those portions subject to the rezoning are the two Statutory Right of Way parcels of 6.3 m<sup>2</sup> and 35.0 m<sup>2</sup> indicated on Plan EPP53719. The Statutory Right of Way CA4827053 instrument has been included with the application for reference.



Thank you for your consideration of this rezoning request. We look forward to working with the City towards approval of this rezoning application. Please call me direct at 778-375-6453 should you have any questions regarding this application.

Yours truly,

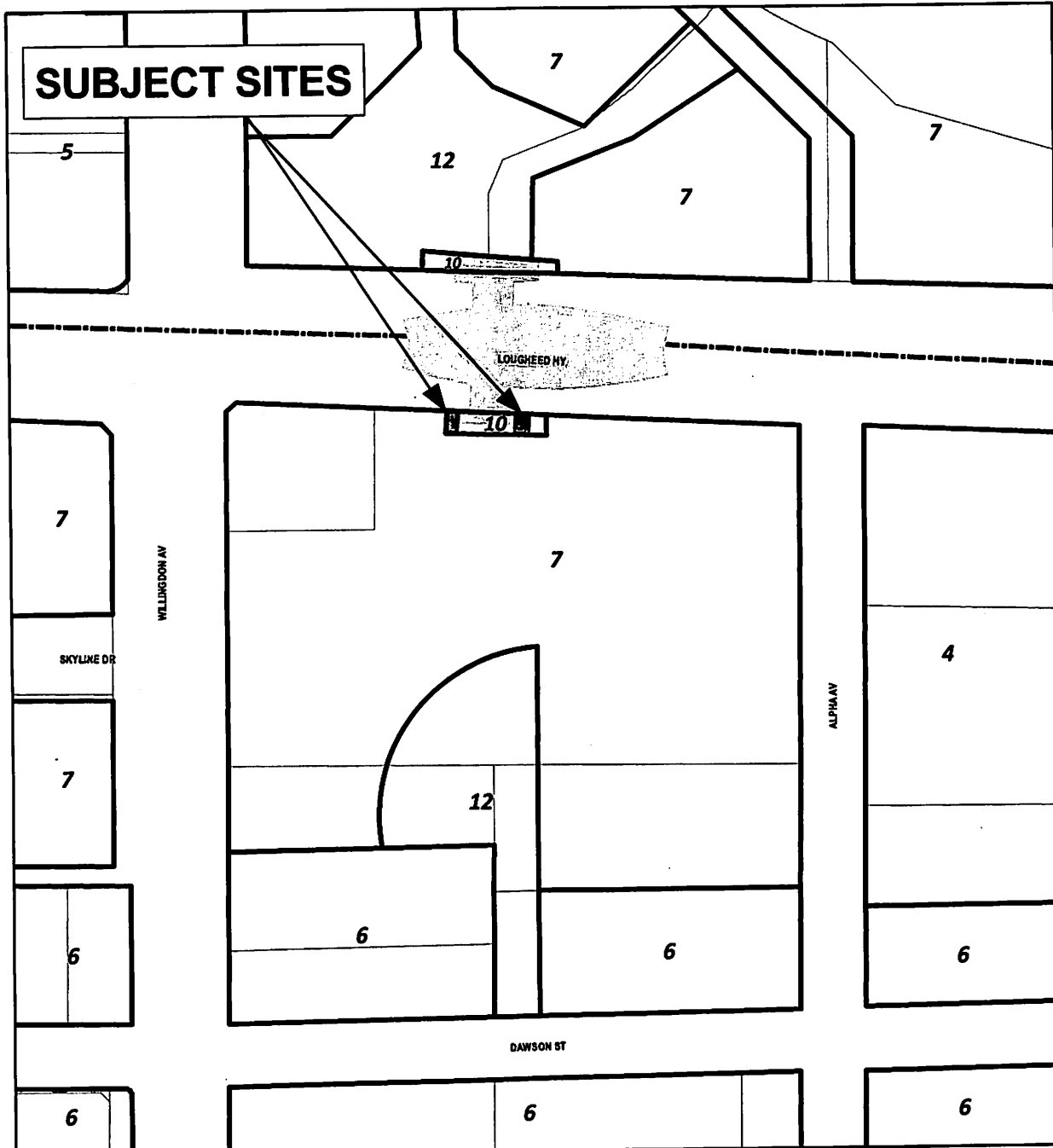


Mark Minson  
Director, Engineering Project Delivery  
South Coast British Columbia Transportation Authority (TransLink)



 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p> 
<p>DATE: FEB 14 2019</p>	<p>REZONING REFERENCE #18-47 PORTION OF 4550 LOUGHEED HIGHWAY</p>
<p>SCALE: 1:1,500</p>	
<p>DRAWN BY: AY</p>	

 Subject Site



- 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 -

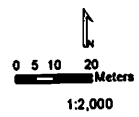
Brentwood Succession (RM4s)



Planning and Building Dept

Printed February 14, 2019

## Brentwood Plan



Sketch #2