

# CITY OF BURNABY

## PLANNING AND BUILDING REZONING REFERENCE #18-18 2019 FEBRUARY 20

### ITEM #01

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Shape Properties  
#2020- 505 Burrard Street  
Vancouver, BC, V7X 1M6  
Attn: Amy Smith
- 1.2 Subject:** Application for the rezoning of:  
Lot 1 District Lots 123 And 124 Group 1 New Westminster District  
Plan EPP40171 Except Air Space Parcels 1 And 2 Air Space Plan  
EPP55463
- 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 Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on C3  
General Commercial District, RM4s, RM5s Multiple Family  
Residential District and Brentwood Town Centre Plan as guidelines)
- 1.3 Address:** Portion of 4567 Lougheed Highway
- 1.4 Location:** The subject site is located within Phase 4 of the Brentwood Mall  
redevelopment site (Sketch #1 *attached*).
- 1.5 Size:** The subject site has a frontage of approximately 150 m (492 ft.) on  
the east-west lane south of Brentlawn Drive, and has an area of  
approximately 12,197 m<sup>2</sup> (40,016 sq.ft.).
- 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  
construction of a retail building within the Brentwood Mall  
redevelopment site.

## 2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 To the north across the lane is an established single and two family neighbourhood outside of the Brentwood Town Centre's boundaries; to the south and east is the existing Brentwood Mall shopping centre; to the west are the Phase 2 – Tower 5 (Rezoning Reference #16-31) and Tower 6 (Rezoning Reference #17-42) of the Brentwood site redevelopment, with the Beth Israel cemetery and memorial park across Willingdon Avenue beyond.
- 2.2 The site is comprised of a portion of 4567 Lougheed Highway (see Sketch #1 *attached*), which is currently occupied by the "Amazing Brentwood" presentation centre and a surface parking lot. The site will be accessible from 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 Rezoning 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 In terms of the governing zoning, the adopted Brentwood Town Centre Plan designates the Brentwood site for C3 General Commercial District, RM4s and RM5s Multiple-Family Residential District uses and densities (see *attached* Sketch #2). The maximum allowable residential floor area ratio is a blended average of 3.4 FAR across the entire net site, reflective of the allowable 5.0 FAR for the RM5s District area and 3.6 FAR for the RM4s District area, inclusive of available density bonusing. The maximum allowable commercial floor area ratio is the blended average of approximately 3.2 FAR applicable to the net site. 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 (anchor retail) for a commercial building between 2 and 3 storeys in height, over underground parking and commercial loading.
- 3.3 It is noted that the subject site is located within the Northeast Quadrant (Phase 4) of the Brentwood Site Conceptual Master Plan, which encompasses the area northeast of Brentwood Boulevard and is occupied by the existing Brentwood Mall.
- 3.4 In accordance with commitments made as part of Rezoning Reference #11-22, a public information session has been held for this portion of Phase IV as part of the Tower 5

rezoning process (Rezoning Reference #16-31) at the Brentwood Presentation Centre, with information on the components of Phase II and IV as outlined in the adopted Brentwood Site Conceptual Master Plan.

3.5 The proposed retail building is aligned with the City's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

- A Connected Community
  - Partnership: Work collaboratively with businesses, educational institutions, associations, other communities and governments.
- A Healthy Community
  - Community involvement: Encourage residents and businesses to give back to and invest in the community
- A Dynamic Community
  - Economic opportunity: Foster an environment that attracts new and supports existing jobs, businesses and industries.

#### 4.0 GENERAL INFORMATION

4.1 The Brentwood Town Centre Development Plan designates the overall mall 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 development of a two level retail building located at the northwest corner of the existing Brentwood Mall Site fronting Brentwood Boulevard. In line with the Brentwood Site Conceptual Master Plan's vision, the proposed building is intended to be unique in its architecture with a green roof to serve future phases of development. The initial proposal indicates strong green building initiatives, including the pursuance of LEED (Leadership in Energy and Environmental Design) ND (Neighbourhood Development) Gold, or equivalent, for the entire site.

4.3 Frontage servicing to the Town Centre standard, including the provision of an urban trail and green buffer fronting the development, will be obtained through the subject rezoning application.

4.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to:

- repaving of the east-west lane, as necessary; and,
- a contribution toward pedestrian and cycling overpasses of the CN/BNSF Rail line.

On-site service provisions will include, but not necessarily limited to:

- construction of the extension of Brentwood Boulevard to its final standard; and,
- construction of the greenway/residential buffer across the northern frontage of the development site complete with paving, seating, pedestrian lighting and landscaping.

4.5 All necessary dedications for the construction of Willingdon Avenue to its final standard have been obtained through the master rezoning for the site (Rezoning Reference #11-22). No further dedications are required from this phase of development.

4.6 An on-site Stormwater Management Plan is required in conjunction with this application.

4.7 Required covenants will include, but are not limited to:

- restricting commercial uses on Brentwood Boulevard and facing the greenway/residential buffer from having obscured fenestration; and,
- for the provision and ongoing maintenance of stormwater management facilities.

4.8 Submission of a Green Building strategy for the site is required.

4.9 Submission of a suitable solid waste and recycling storage facility plan is required.

4.10 Submission of a commercial loading plan is required.

4.11 Submission of a comprehensive sign plan is required.

4.12 Submission of any necessary easements, covenants and statutory rights-of-way.

4.13 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.

4.14 GVS & DD Sewerage Cost Charges are applicable to this application.

4.15 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.

*HP.*

IW:  
*Attachments*

cc: City Solicitor  
City Clerk

# SHAPE

604.681.2358  
info@shapeproperties.com  
shapeproperties.com

2020 One Bentall Centre  
505 Burrard St., Box 206  
Vancouver, BC, Canada V7X 1M6

SPECTRUM PROJECT SERVICES

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February 19, 2019

Mr. Johannes Schumann  
City of Burnaby  
Planning and Building Department  
4949 Canada Way  
Burnaby, BC  
V5G 1 M2

Attention: Mr. Johannes Schumann, Senior Current Planner

Re: Letter of Intent  
Brentwood Town Centre – Phase 4C  
4567 Lougheed Highway, Burnaby BC

Dear Johannes,

Please accept this Letter of Intent for the Site Specific Rezoning for a portion of the Brentwood Town Centre site.

Phase 4C includes the former Zellers box and encompasses a portion of the exiting mall. The former Zeller area will be demolished and new construction transform the area to a new 2-level anchor tenant.

We look forward to working with the City on this exciting new addition to the Brentwood Town Centre site.

If you have any questions please do not hesitate to contact me.

Sincerely,



Amy Smith  
Planning Manager





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|---|---|
| <b>3</b> Medium Density Multiple Family Residential | <b>8</b> Medium or High Density Multi Family Residential                            |
| <b>4</b> High Density Multiple Family Residential   | <b>10</b> Institutional   |
| <b>5</b> Commercial                                 | <b>11</b> Business Centre   |
| <b>6</b> Medium Density Mixed Use                   | <b>12</b> Park and Public Use/Public School   |
| <b>7</b> High Density Mixed Use                     | <b>14</b> Cemetery  |
|   | <b>24</b> High Density Multiple Family Residential -<br>Brentwood Succession (RM4s) |



Planning and Building Dept  
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### Brentwood Plan

