

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #19-38 2019 October 23

#### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Perkins and Will Canada Architects Co.  
1220 Homer Street  
Vancouver, BC V6B 2Y5  
Attn: Ryan Bragg
- 1.2 Subject:** Application for the rezoning of:  
See Schedule "A"
- From:** M1 Manufacturing District, R3 Residential District, CD Comprehensive Development District (based on M1 Manufacturing District, M5, M51 Light Industrial Districts, C2 Community Commercial District and P1 Neighbourhood Institutional District)
- To:** Amended CD Comprehensive Development District (based on RM5s Multiple Family District, RM5r Multiple Family District, C3 General Commercial District)
- 1.3 Address:** 4612, 4664 Lougheed Highway and 2040, 2140, 2150 Alpha Avenue.
- 1.4 Location:** The subject site is the block located between Lougheed Highway, Dawson Street, Alpha Avenue and Beta Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is roughly rectangular in shape with a total area of 3.18 ha (7.86 ac.)
- 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 establish a conceptual master plan for the subject site, and a community plan amendment for mixed-use development (Sketch #1 *attached*). No specific development is proposed at this time.

## **2.0 POLICY FRAMEWORK**

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

### **A Connected Community**

- Social Connection – Enhance social connections throughout Burnaby
- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

### **A Dynamic Community**

- Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

### **An Inclusive Community**

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

## **3.0 NEIGHBOURHOOD CHARACTERISTICS**

- 3.1 A rezoning application has been received to establish a master plan and community plan amendment for 4612, 4664 Lougheed Highway and 2040, 2140, 2150 Alpha Avenue. Of the subject sites, one site is occupied by an older office building (4664 Lougheed Highway); and the remaining three are occupied by four older buildings and the parking lot associated with a former automobile dealership (4612, Lougheed Highway and 2040, 2140, 2150 Alpha Avenue).
- 3.2 To the west of the site, across Alpha Avenue, is an automobile dealership, with the Brentwood SkyTrain Station to the north. To the north of the site, across Lougheed Highway and the SkyTrain Millennium Line guideway is the master planned, high-density mixed-use, Amazing Brentwood development with residential high-rise buildings over retail podiums (Rezoning Reference #11-22), the first phase of which is nearing occupancy (Rezoning Reference #12-44, #12-45 and #12-46). To the east, across Beta Avenue are medium density residential developments (Rezoning Reference #04-19 and #06-40) with the master planned high-density mixed-use Concord Brentwood development, including a new 13 acre park, (Rezoning Reference #13-20) under construction beyond. To the south, across Dawson Street, is an older warehouse, a proposed high-density mixed-use development (Rezoning Reference #17-10002), and the Grove Master Plan site (Rezoning Reference #17-36) and Phase 1 site specific rezoning (Rezoning Reference #19-25).

#### **4.0 BACKGROUND INFORMATION**

- 4.1 The Brentwood Town Centre Development Plan, adopted by Council in 1996, designated the southeast quadrant for core related mixed use which includes high density residential development for the northern portion of 4612 Lougheed Highway and 2040, 2140 Alpha Avenue (utilizing the RM5s Multiple Family Residential District as guidelines); Village Street for the southern portion of 4612 Lougheed Highway and 2150 Alpha Avenue fronting Dawson Street (utilizing the C9 Village Commercial District as guidelines); and Succession (industrial to residential) for 4664 Lougheed Highway (utilizing the RM4s and RM5s Multiple Family Residential District as guidelines) all under CD Comprehensive Development District. Subsequently, through a combination of master plans and / or community plan amendments, adjacent sites have been designated and developed as high density mixed use to reflect the transit oriented nature of the Brentwood Town Centre. The City identified that the remaining commercial and transitional / industrial sites be brought forward in future area plan amendments to designate them for high-density mixed-use, which would bring all of the sites in the quadrant into conformity with the surrounding core area of the plan.
- 4.2 The Grosvenor Group assembled 4612, 4664 Lougheed Highway and 2040, 2140, 2150 Alpha Avenue over the past decade and have submitted the subject application for a mixed-use development concept, necessitating a community plan amendment as part of the subject master plan rezoning. The application proposes a mix of multiple family (strata/rental), office, and retail uses. The master plan development concept will include a set of detailed development guidelines to aid in the development of the site and surrounding properties. The area plan amendment will apply to sites currently designated residential (portion of 4612 Lougheed Highway and 2040, 2140 Alpha Avenue), Village (portion of 4612 Lougheed Highway and 2150 Alpha Avenue) and succession (4664 Lougheed Highway).

#### **5.0 GENERAL INFORMATION**

- 5.1 The subject rezoning bylaw amendment is to establish a conceptual masterplan for the subject site, including defining form, massing, subdivision pattern, and overall site servicing, as well as to advance a community plan amendment for future mixed-use development.
- 5.2 The proposed community plan amendment involves the inclusion of the C3 General Commercial District over the entire site, replacing the C9 Urban Village Designation along Dawson Street. The community plan amendment will also clarify the intended designation of the "Succession" area over 4664 Lougheed Highway, to bring it into conformance with the RM5s / RM5r Multiple Family Residential District Designation on the remainder of the site.

To proceed with the amendment to the Brentwood Town Centre Development Plan, staff will advance a further report through the Planning and Development Committee recommending a public consultation process. If supported by Committee and Council, this will be followed by a public open house for the community plan amendment. The community plan amendment would take effect upon granting of Second Reading of the subject rezoning by Council.

The purpose of the community plan amendment is to transform the subject site's existing low-density office, and automotive dealership character, into a high-density mixed-use transit oriented neighbourhood that incorporates the sustainability, housing and community plan objectives of the City, while bringing it into conformance with land use designations to the north and west.

5.3 In accordance with the recently adopted Rental Use Zoning Implementation Policy, Stream 2 Inclusionary Rental would apply to the subject site. In this regard the equivalent of 20% of the proposed multiple-family strata units would be provided as rental housing, through the provision of RM5r District. If further levels of affordability are pursued in accordance with the adopted policy, a density offset of up to 1.1 FAR may be pursued, subject to Council approval. As a result of the proposed community plan amendment Stream 3 Voluntary Rental within General Commercial District (C3) would also be permitted, subject to the utilisation of all the available RM5s Density. Details of the community plan amendment will be included in a further report to Council prior to advancing the rezoning proposal to a Public Hearing. The general land use, housing and sustainability directions established by the master plan concept would inform, in the future, site specific rezoning applications. As such, no development approval is being sought as part of this application.

5.4 Rezoning requirements related to the subject rezoning application include:

- submission of an Engineering Master Plan for the community plan amendment area, and the provision of all necessary servicing to support development of the subject site, as determined by the Director Engineering;
- submission of a draft Subdivision / Consolidation Plan for the community plan amendment area, and the provision of all necessary road dedications and statutory right-of-ways to support development of the subject site, to be determined by way of detailed road geometrics;
- registration of any necessary easements, covenants, and statutory rights-of-way for development of the subject site;
- submission of a Master and Site Specific Traffic and Transportation Study for development of the subject site;

- submission of a Master Stormwater Management Plan for development of the subject site;
- submission of a Master Green Building strategy for development of the subject site;
- submission of a Master Solid Waste and Recycling Plan for the subject site;
- submission of a site profile for the subject site;
- submission of a geotechnical and ground water study for the subject site;

5.5 The proposed prerequisite conditions of this rezoning will be detailed in a future report.

## 6.0 RECOMMENDATIONS

- 1 **THAT** Council authorize staff to undertake an amendment to the Brentwood Town Centre Development Plan as outlined in 5.2 of this report.
- 2 **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.



IW:rh/tn

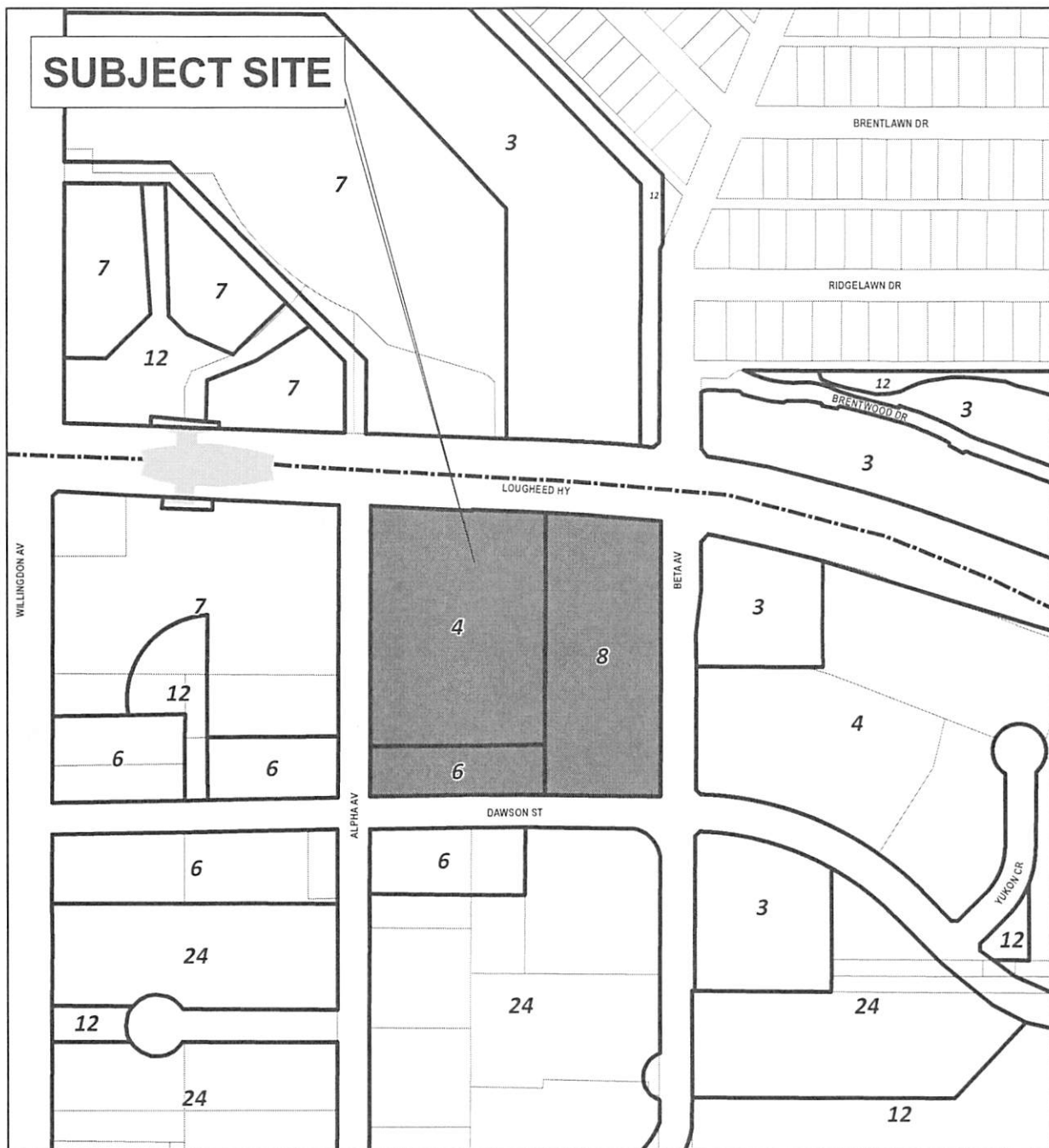
**Attachments**

cc: City Solicitor  
City Clerk

**SCHEDULE A**  
**REZONING 19-38**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
4612 Lougheed Highway	Lot A District Lot 124 Group 1 New Westminster District Plan BCP48057	028-582-365
4664 Lougheed Highway	Lot 81“A” Except: Firstly: The West 150 Feet; Secondly; Part Now Road On Statutory Right Of Way Plan 4957; District Lot 124 Group 1 New Westminster District Plan 3348	002-908-468
2040 Alpha Avenue	Lot 6 District Lot 124 Group 1 New Westminster District Plan 3343	003-408-094
2140 Alpha Avenue	North Half Lot 11 District Lot 124 Group 1 New Westminster District Plan 3343	010-995-447
2150 Alpha Avenue	South Half Lot 11 District Lot 124 Group 1 New Westminster District Plan 3343	003-166-341





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

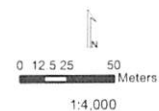
- 8** Medium or High Density Multi Family Residential
- 10** Institutional
- 11** Business Centre
- 12** Park and Public Use/Public School
- 14** Cemetery
- 24** High Density Multiple Family Residential -  
Brentwood Succession (RM4s)



Planning and Building Dept

Printed September 5, 2019

## Brentwood Plan



Sketch #2



Ryan Bragg, Principal  
Perkins + Will Canada Architects Co.  
1220 Homer Street  
Vancouver, BC, V6B 2Y5  
Phone: 604.484.1579

August 01, 2019

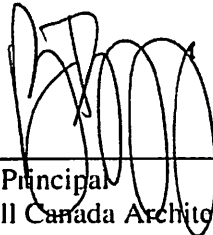
Ed Kozak, Director  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Re: Rezoning Letter of Intent**  
4612, 4664 Lougheed Highway, 2040, 2140, 2150 Alpha Avenue  
Brentwood Town Centre Development Plan

I, Ryan Bragg, of Perkins and Will, have submitted this application to amend the Brentwood Town Centre Development Plan and develop a Master Plan for the properties on the south side of Lougheed Highway and bound by Alpha Avenue, Beta Avenue, and Dawson Street. The eastern site, near Beta Avenue, is currently designated for high or medium density residential development with RM5 or RM4 as a guideline within the adopted Brentwood Town Centre Plan, the northwestern sites on Alpha Avenue are currently designated for high density residential development with RM5 as a guideline within the adopted Brentwood Town Centre Plan and the southwestern sites, on Dawson Street, are designated for medium density mixed use development with C9 as a guideline within the adopted Brentwood Town Centre Plan. As such, we are requesting an amendment to the Brentwood Town Centre Development Plan for 4612 and 4664 Lougheed Highway, and 2040, 2140, and 2150 Alpha Avenue, for the inclusion of the C3 District and 2150 Alpha Avenue and the southern portion of 4612 Lougheed Highway for the inclusion of the RM5s and RM5r District as a guidelines, in order to bring this portion of the Town Centre into conformance with the surrounding high-density mixed-use designated sites; resulting in one consolidated zoning designation of RM5s, RM5r and C3 throughout the aforementioned properties. If the Brentwood Town Centre Plan amendment is approved by Council, the intent of subsequent rezoning applications is to develop a phased, mixed-use development with the potential of commercial components within the site, and on Dawson Street.

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

A handwritten signature in black ink, appearing to be 'Ryan Bragg', written over a horizontal line.

Ryan Bragg, Principal  
Perkins + Will Canada Architects Co.