

TO: ACTING CITY MANAGER 2021 May 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-42**
Residential Tower 6
Brentwood Town Centre Development Plan

ADDRESS: Ptn. 4567 Lougheed Highway (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL's 123 and 124, Group 1, NWD Plan EPP31990 Except Plans EPP40171 and EPP59173

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, RM5r Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "The Amazing Brentwood Phase 2b – Tower 6" prepared by IBI Group Architects (Canada) Inc.)

APPLICANT: Shape Properties
2020 – 505 Burrard Street
Vancouver, BC, V7X 1M6
Attn: Patrick Hunter

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 June 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 June 14, and to a Public Hearing on 2021 June 29 at 5:00 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 completion of Rezoning Reference #16-31.
 - c. 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

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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.

- d. The utilization of an amenity bonus in accordance with Section 5.4 of this report.
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f. The registration of a Housing Covenant as described in Section 5.8 of this report.
- g. The completion of the necessary subdivision.
- h. The design and provision of units adaptable to persons with disabilities, with the provision of customized hardware and cabinet work being subject to the sale/renting of the unit to a disabled person.
- i. Compliance with the Council-adopted sound criteria.
- j. The submission of a Comprehensive Sign Plan.
- k. The submission of a Public Art Plan.
- l. Submission of a Green Building Strategy.
- m. The deposit of the applicable Parkland Acquisition Charge.
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. The deposit of the applicable Regional Transportation Cost Charge.
- q. 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of this rezoning amendment is to permit the construction of a 39 storey high-rise residential building inclusive of a 4 storey rental podium with commercial at grade.

2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Mayor's Task Force on Community Housing Final Report (2019).

3.0 BACKGROUND

- 3.1 On 2013 September 23, Council granted Final Adoption to Rezoning Reference #11-22, which established the Brentwood Site Conceptual Master Plan and associated Development Guidelines for phased mixed-use retail, office and multiple family redevelopment of the Brentwood Mall site in line with the adopted Brentwood Town Centre Development Plan. As a result, the site is zoned CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s Multiple Family Residential District and RM5s Multiple Family Residential District as guidelines).
- 3.2 On 2018 December 03, Council received the rezoning report from the Planning and Building Department regarding the subject Tower 6 (T6) Phase 2b development site, which encompasses a portion of 4567 Lougheed Highway (see *attached* Sketches #1 and #2) currently occupied by surface parking, and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.3 In accordance with commitments made as part of Rezoning Reference #11-22, a public information session has been held for Phase 2 as part of the Tower 5 (T5) rezoning process (Rezoning Reference #16-31) at the Brentwood Presentation Centre, with information on the components of Phase 2 as outlined in the adopted Brentwood Site Conceptual Master Plan. On 2018 December 03, Council granted Third Reading to Rezoning Reference #16-31, which includes the underground parking, services and frontage works for Phase 2. It is noted that as a prerequisite to this rezoning, Rezoning Reference #16-31 must achieve Final Adoption prior to, or concurrent with, the subject rezoning.
- 3.4 The form and density allocated to T6 through the adopted Brentwood Site Conceptual Master Plan and density allocation covenant, permits up to 35 storeys of market strata residential development, and a residential Gross Floor Area (GFA) based on the underlying RM4s and RM5s Districts of up to 396,788 sq.ft. calculated as shown below in Table 1.

Base Density (sq.ft.)	Base Bonus Density (sq.ft.)	Supplementary Base Density (sq.ft.)	Supplementary Bonus Density (sq.ft.)
180,824	32,388	91,788	91,788

Table 1 – breakdown of permitted residential density for T6 as per adopted density allocation covenant

- 3.5 Since the adoption of the Brentwood Site Conceptual Master Plan and density allocation covenant, Council adopted the Rental Use Zoning Policy to support the construction of new

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and replacement rental units in the City. In accordance with the Policy, the subject rezoning application is required to comply with Stream 2 – Inclusionary Rental requirements, and is eligible, subject to Council approval, to provide voluntary rental housing utilizing commercial density under Stream 3 of the Policy.

To assist with the provision of non-market housing at the Brentwood Site, an RMr rental density up to 1.92 FAR and density offset up to 0.96 FAR are considered appropriate, and are established using an aggregate RM4 and RM5 FAR in keeping with the methodology used to calculate density for the Brentwood Site under the Conceptual Master Plan. It is noted that the RMr and density offset is proposed to be calculated on the T6 site area and remaining undeveloped site area only (approx. 841,328 sq. ft. subject to legal survey), given that the previously developed lands were not required to comply with the Rental Use Zoning Policy. The total permitted density for the Brentwood site, inclusive of RMr rental density and density offset, would be as follows:

	Site Area (sq.ft.)	Maximum FAR	Maximum GFA (sq.ft.)
RM4s Multiple-Family Residential District	554,173	3.6	1,995,023
RM5s Multiple-Family Residential District	418,889	5.0	2,094,445
C3 General Commercial District	645,089	6.0	3,870,534
RMr Rental Density	841,328	1.92	1,615,350
Density Offset	841,328	0.96	807,675
Total	-	-	10,383,027

Table 2 – breakdown of permitted density for the Brentwood site, inclusive of RMr rental density and density offset

It is noted that the subject application is consistent with the adopted Conceptual Master Plan, density allocation covenant, and Rental Use Zoning Policy. Therefore, amendments to the Conceptual Master Plan and density allocation covenant to incorporate changes resulting from the Rental Use Zoning Policy will be advanced to Council for approval with the next site specific rezoning application for the Brentwood Site.

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

4.0 GENERAL COMMENTS

- 4.1 The purpose of the subject rezoning application is to obtain approval for the detailed design and construction of T6 in Phase 2 of the Brentwood Site Conceptual Master Plan. The proposed development plan is for a single 39 storey apartment tower, inclusive of a 4 storey rental podium with commercial at grade. As noted above, T6 is proposed to sit atop an underground parkade that is advancing separately under Rezoning Reference #16-31 (Tower 5, Phase 2a). The proposed development is in line with the Council adopted Brentwood Site Conceptual Master Plan and the Brentwood Town Centre Development Plan.

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A total of 443 apartment units are proposed, comprised of 369 market strata units, 21 market rental units utilizing C3 District Density, and 53 non-market rental units in accordance with the Rental Use Zoning Policy. The development includes a relatively high proportion of larger, family-sized units with a generous amenity package including meeting rooms, fitness centre, guest suite, and an outdoor patio. Commercial uses are proposed at grade fronting Willingdon Avenue and Brentwood Boulevard, as well as on level 2 of the podium. Primary vehicular access to the residential parking area is through a right-in right-out driveway off of Willingdon Avenue to be shared with T5. The Phase 2 parkade will also provide a connection through to the Phase 1 parkade, providing residents with additional options to access Brentwood Boulevard, Lougheed Highway and Willingdon Avenue.

- 4.2 A total GFA of 38,787.74 m² (417,508 sq.ft.) and FAR of 9.67 is proposed for the subject site. Table 3 below, shows the density breakdown.

	FAR	GFA (sq.ft.)
RM4s/RM5s Market Residential Density	5.38	232,235
C3 Commercial Density	0.75	32,339
C3 Market Rental Density	0.40	17,451
RMr Non-Market Rental Density	0.88	38,038
Density Offset	2.26	97,445
Total	9.67	417,508

Table 3 – density breakdown for the subject development

It is noted that the density offset proposed for the subject site is commensurate with the amount of non-market rental provided, and the proposed density is in accordance with the density allocation covenant and Rental Use Zoning Policy.

- 4.3 Overall, the subject proposal exemplifies exceptional urban design and architectural expression related to the building's siting, massing, pedestrian orientation and materiality; meeting the standard expected for 's' Category development in the City's Town Centre areas.

5.0 REZONING REQUIRMENTS

- 5.1 To complement the transportation demand management measures secured for the development through Rezoning Reference #16-31, the applicant will be required to provide a transit pass subsidy program for T6 residents, equivalent in value to a two-zone transit pass for 15% of the units for two years, and four car share parking spaces.
- 5.2 The developer has agreed to pursue green building practices by committing to achieve Leadership in Energy and Environmental Design Neighbourhood District (LEED - ND) certification for the entire site, in addition to specific design features to reduce energy consumption, water uses and waste. Submission of a Green Building Strategy is required.
- 5.3 In line with the Public Art Strategy adopted within the Brentwood Site Conceptual Master Plan, a significant public art piece will be provided on the subject site along Ridgellawn

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Drive, within a the Statutory Right-of-Way, acting as a strong visual reference at the north-western gateway to the site. A Public Art Plan is required prior to Final Adoption.

- 5.4 Given the site's Town Centre location, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 41,900 sq.ft. of additional gross floor area (GFA) included in the development proposal. Under the Community Benefit Bonus Policy, 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. 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. The applicant has proposed the provision of approximately 914 m² (9,837 sq.ft.) of ground orientated commercial space fronting Willingdon Avenue and the Willingdon Linear Park as an in-kind contribution toward the available amenity bonus provision for community services. A further report on the availability and suitability of this space would be advanced to the Planning and Development Committee at a future date.
- 5.5 Site servicing for the subject lot was captured under Rezoning Reference #12-44 (Phase I – Commercial) and Rezoning Reference #16-31 (Phase 2 – Tower 5). The Director Engineering will be requested to prepare a revised estimate for any additional services necessary to serve the site.
- 5.6 All necessary dedications have been obtained as part of subject site's master rezoning (Rezoning Reference #11-22). Under the master rezoning, the site was consolidated into one parcel. A subdivision to create the subject site is required. Prior to occupancy of the subject residential building, an airspace parcel subdivision will be required.
- 5.7 The development is providing 90 adaptable units (20% of total number of single-level residential units), in line with the Council-adopted Adaptable Housing policy. Accessible parking stalls will be provided in the underground parkade through Rezoning Reference #16-31.
- 5.8 Any necessary statutory rights-of-way, easements and or covenants for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant to ensure that the density of the 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;
 - Section 219 Covenant to ensure a Housing Agreement is completed prior to Occupancy Permit being issued and that the 53 non-market rental units meet and maintain the affordability criteria;
 - Section 219 Covenant restricting the use of the accessible guest room;
 - Section 219 Covenant and statutory right-of-way guaranteeing the provision and maintenance of and public access to the on-site public art;

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- Section 219 Covenant restricting commercial uses on Willingdon Avenue from having obscured fenestration;
- Section 219 Covenant ensuring the achievement of a green building design with a minimum Leadership in Energy and Environmental Design (LEED) Silver rating or equivalent;
- Section 219 Covenant requiring T5 (Phase 2a) obtain an occupancy permit prior to or concurrent with the T6 (Phase 2b);
- Section 219 ensuring provision of an easement and physical connection between the parkade of Towers 5 and 6, and the remainder parkade;
- Section 219 restricting residential parking for Tower 6 to those areas identified in the CD set for Rezoning Reference #16-31;
- Section 219 Covenant to ensure alternative transportation provisions for the development; and,
- Section 219 Covenant ensuring compliance with the approved acoustical study.

5.9 Due to the proximity of the subject site to the Millennium SkyTrain Line, Willingdon Avenue, Loughheed Highway, and entertainment uses within the future Brentwood plaza, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.

5.10 The submission of a Communication Strategy Plan that provides the owners, future strata and strata management company with an understanding and recommendations as to how best utilize the on-site amenities and alternative transportation provisions proposed for the development site is required.

5.11 A Comprehensive Sign Plan detailing sign numbers, locations, sizes and attachment details will be required.

5.12 Development Cost Charges applicable to this rezoning include:

- Parkland Acquisition Charge;
- GVS&DD Sewerage Charge;
- School Site Acquisition Charge; and,
- Regional Transportation Development Cost Charge.

6.0 DEVELOPMENT PROPOSAL

6.1 Site Area

Brentwood Gross Site Area	-	111,415.09 m ² (1,199,262 sq.ft.)
Tower 6 Site Area	-	4,010.45 m ² (43,168 sq.ft.) (Subject to detailed survey)

6.2 Density (FAR and GFA on Tower 6 Site Area)

Market Strata Residential FAR	-	7.64 FAR
Non-Market Rental Residential FAR	-	0.88 FAR

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Market Rental Commercial FAR	-	0.40 FAR
<u>Commercial FAR</u>	-	<u>0.75 FAR</u>
TOTAL FAR	-	9.67 FAR

Market Strata Residential GFA	-	30,628.26 m ² (329,680 sq.ft.) (Inclusive of 97,445 sq.ft. density offset and 41,900 sq.ft. amenity bonus)
Non-Market Residential GFA	-	3,533.81 m ² (38,038 sq.ft.)
Market Rental Commercial GFA	-	1,621.28 m ² (17,451 sq.ft.)
<u>Commercial GFA</u>	-	<u>3,004.39 m² (32,339 sq.ft.)</u>
TOTAL GFA	-	38,787.74 m ² (417,508 sq.ft.)

6.3 Building Height - 39 storeys

6.4 Residential Unit Mix

Market Strata Units:

26 – Studio	-	37.1 – 42.7 m ² (399 – 460 sq. ft.)
11 – 1 Bedroom P11e	-	52.0 – 54.6 m ² (560 – 588 sq. ft.)
32 – 1 Bedroom P11e (Adaptable)	-	54.6 – 54.7 m ² (588 – 589 sq. ft.)
100 – 1 Bedroom + Den	-	56.8 – 69.8 m ² (612 – 751 sq. ft.)
79 – 2 Bedroom	-	72.4 – 83.6 m ² (779 – 900 sq. ft.)
24 – 2 Bedroom (Adaptable)	-	82.3 m ² (886 sq. ft.)
2 – 2 Bedroom + Den	-	129.8 – 151.2 m ² (1,394 – 1,627 sq. ft.)
14 – 2 Bedroom + Den (Adaptable)	-	80.7 – 80.9 m ² (868 – 871 sq. ft.)
73 – 3 Bedroom	-	84.2 – 100.6 m ² (906 – 1,083 sq. ft.)
4 – 3 Bedroom (Adaptable)	-	93.2 m ² (1,003 sq. ft.)
<u>4 – 3 Bedroom + Den</u>	-	<u>109.6 – 115.2 m² (1180 – 1240 sq. ft.)</u>

369 Units

Market Rental Units:

8 – Studio	-	30.5 – 31.7 m ² (329 – 341 sq. ft.)
2 – 1 Bedroom	-	50.5 m ² (543 sq. ft.)
1 – 1 Bedroom (Adaptable)	-	52.3 m ² (562 sq. ft.)
2 – 1 Bedroom + Den	-	62.0 m ² (667 sq. ft.)
4 – 2 Bedroom + Den (Adaptable)	-	70.2 – 73.4 m ² (756 – 790 sq. ft.)
<u>4 – 3 Bedroom</u>	-	<u>80.4 – 81.3 m² (865 – 876 sq. ft.)</u>

21 Units

20% Below CMHC Median Rent Level Units:

2 – Studio	-	31.7 – 42.0 m ² (341 – 452 sq. ft.)
22 – 1 Bedroom	-	50.0 – 50.7 m ² (539 – 546 sq. ft.)
7 – 1 Bedroom (Adaptable)	-	50.0 – 52.3 m ² (539 – 562 sq. ft.)

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3 – 1 Bedroom + Den	-	56.3 – 58.4 m ² (606 – 629 sq. ft.)
2 – 1 Bedroom + Den (Adaptable)	-	56.8 m ² (611 sq. ft.)
2 – 2 Bedroom	-	65.5 – 65.6 m ² (705 – 706 sq. ft.)
5 – 2 Bedroom + Den	-	70.5 – 72.5 m ² (759 – 781 sq. ft.)
2 – 2 Bedroom + Den (Adaptable)	-	75.6 m ² (814 sq. ft.)
7 – 3 Bedroom	-	80.1 – 81.7 m ² (826 – 879 sq. ft.)
<u>1 – 3 Bedroom + Den</u>	-	83.9 m ² (903 sq. ft.)
53 Units		

443 Total Residential Units

6.5 Parking and Loading - As per Rezoning Reference #16-31

6.6 Communal Facilities

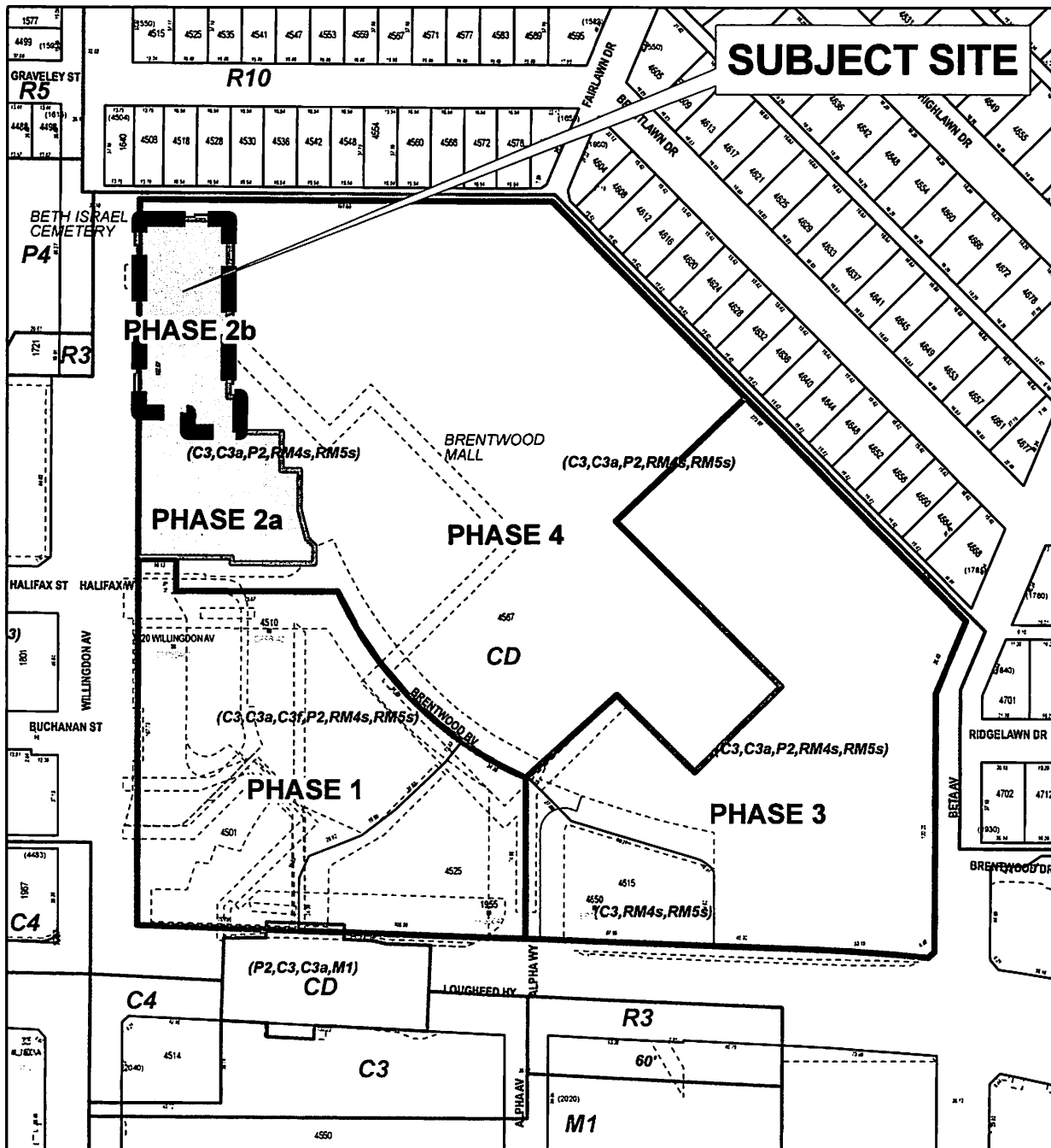
Communal facilities are provided for both residents of the rental and strata units. Communal facilities for strata residents include an amenity lobby, as well as a fitness facility, media and games room, business/study centre, kitchen and dining area, lounge, and a guest suite located on level 5. The adjoining outdoor amenity area includes outdoor seating, children's play, vegetable garden, dining area and extensive rooftop landscaping. Communal facilities for the non-market and market rental tenants include a business/study centre, lounge, and kitchen and dining area, as well as an outdoor patio. The internal amenity area amounts to 1,263.83 m² (13,604 sq.ft.), which is permitted to be excluded from Gross Floor Area (GFA) under the Zoning Bylaw. The applicant will also provide a feature art contribution, in accordance with the Brentwood Master Plan.


E.W. Kozak, Director
PLANNING AND BUILDING

MN:jz/tn

Attachments

cc: City Solicitor
City Clerk



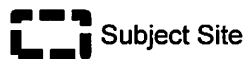
PLANNING & BUILDING DEPARTMENT

Date:
MAY 03 2021

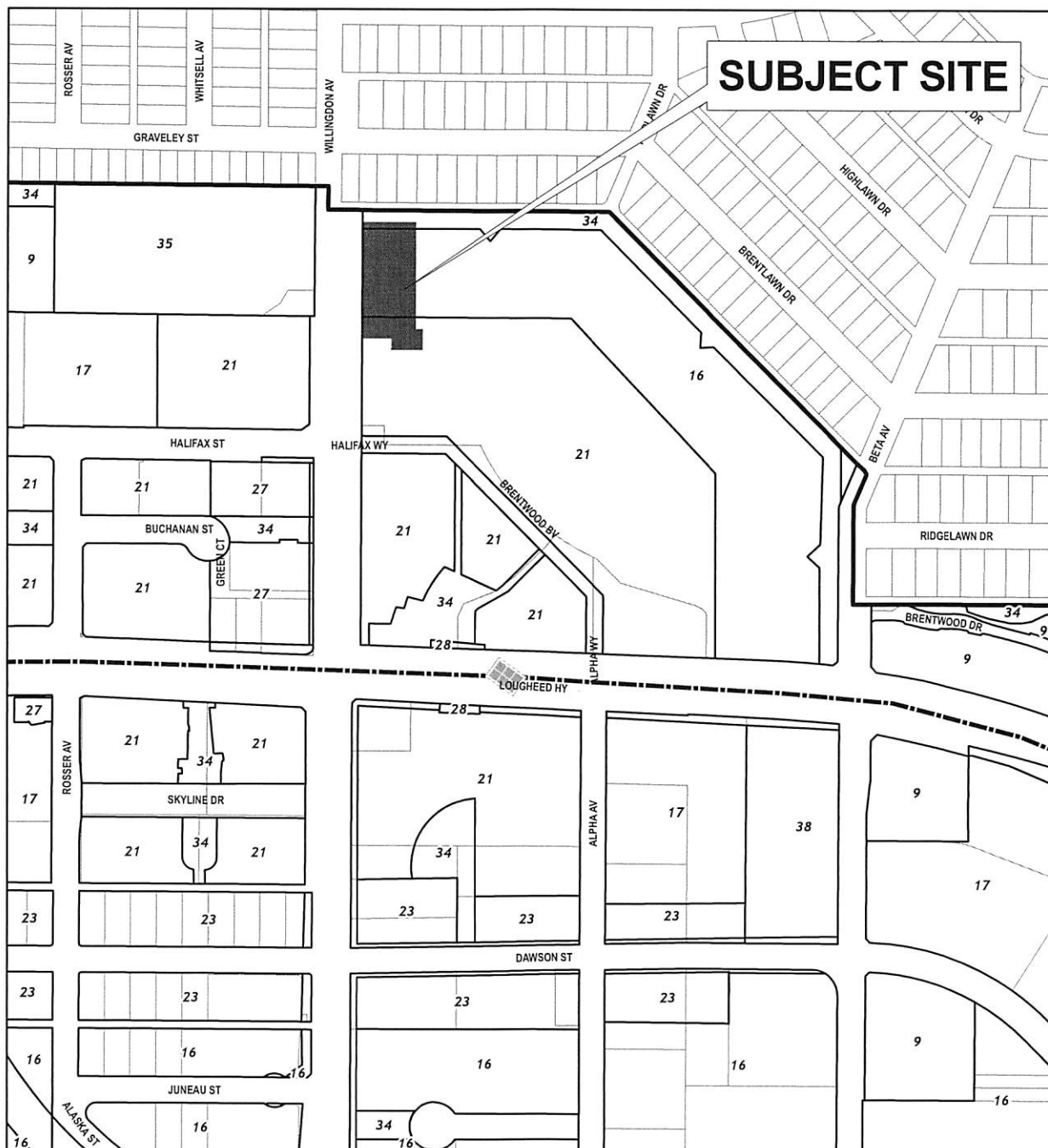
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REZONING REFERENCE #17-42
PORTION OF 4567 LOUGHEED HIGHWAY



Sketch #1



- | | |
|--|---|
| 9 Medium Density Residential (RM3s) | 23 Urban Village Commercial |
| 10 Medium Density Mixed Use (RM3s/Commercial) | 27 Commercial |
| 16 High Density Residential (RM4s) | 28 Institutional |
| 17 High Density Residential (RM5s) | 32 Business Centre |
| 18 High Density Mixed Use (RM4s/C2) | 34 Park and Public Use |
| 20 High Density Mixed Use (RM5s/C2) | 35 Cemetery (P4) |
| 21 High Density Mixed Use (RM5s/C3) | 38 High Density Residential - Brentwood Succession |
| | 40 High Density Mixed Use (RM3s/Commercial/P1) |



Planning and Building Dept

Brentwood Town Centre Plan

