

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE

DATE: 2022 January 26

FROM: GENERAL MANAGER PLANNING AND
DEVELOPMENT

FILE: 49500 20

SUBJECT: BRENTWOOD WEST CONCEPTUAL MASTER PLAN
BRENTWOOD TOWN CENTRE

PURPOSE: To seek Committee and Council endorsement of the preliminary concepts and vision for the Brentwood West Conceptual Master Plan in the Brentwood Town Centre, as a basis for receiving community input.

RECOMMENDATIONS:

1. **THAT** the Committee request that Council endorse the preliminary concepts and vision for the Brentwood West Conceptual Master Plan in the Brentwood Town Centre, as a basis for receiving community input, as outlined in this report.
2. **THAT** the Committee and Council authorize staff to undertake a public consultation process to receive public input on the preliminary concepts and vision for the Brentwood West Conceptual Master Plan in the Brentwood Town Centre, as outlined in this report.

REPORT**1.0 INTRODUCTION**

The Brentwood Town Centre is one of four designated Town Centres within Burnaby's *Official Community Plan* and is intended to continue to accommodate a significant portion of the city's population and job growth. Higher density development forms and locations for commercial services and community amenities are characteristic of development in Burnaby's Town Centres. This approach to focusing development in the Town Centres has allowed for the creation of a broad spectrum of housing types, including adaptable housing (20%), inclusionary non-market rental (20% of market units), market rental housing and strata housing through new growth, and has also enabled the preservation of a significant portion of the City's land base for park and open space (approximately 25%), as well as for agricultural and industrial purposes. At the same time, this approach has contributed to Regional Planning objectives, established by Metro Vancouver in the *Regional Growth Strategy*, that are of benefit both locally and more broadly. From a regional viewpoint, Burnaby's Town Centre framework has helped maximize the use of transit, encourage more trips by walking and cycling, reduce east-west traffic movements through the City, provide the opportunity for people to

live, work and access services within their community, and reduce development pressure on open space and agricultural lands in the region.

The foundation for the City’s community plans, including the plan for the Brentwood Town Centre, arises from a wide range of processes and community consultation efforts that have been undertaken in Burnaby over many decades. While development plans for the Brentwood Town Centre area were initially established in the late 1960s, a consolidated comprehensive plan for the Brentwood Town Centre was adopted in 1996. The Brentwood Town Centre Development Plan is organized on the basis of a transit-oriented high-density mixed-use, high-vitality central core, with surrounding medium-density supporting development. The development of a complete community was envisioned, enabling people to live, work and play within the area, with the goal of providing an inclusive and diverse community to benefit all.

The subject area is located in the primary core of the Brentwood Town Centre Plan, at the northwest corner of Lougheed Highway and Willingdon Avenue. The defining features of the site are its proximity to the Brentwood SkyTrain Station, its adjacency to major destinations such as Brentwood Mall and the Solo District, and a future public open space identified along Buchanan Street. Given its strategic location within the Brentwood Town Centre, this area’s redevelopment presents a unique opportunity to create not only a transit-oriented development, but an integrated, vibrant, and walkable mixed-use community in the heart of the Brentwood Town Centre. It is recognized that redevelopment of this key area requires a concept and vision that delivers not only superior architectural expression, but acts as a model for employment growth, sustainability, urban design, and public amenity for the Brentwood Town Centre. To assist in realizing this vision, a team involving City staff, the applicant and their various consultants have worked to develop the key concepts intended to guide the area’s transformation over time.

This report provides an overview of the area’s context, in relation to the broader Brentwood Town Centre, including a summary of the preliminary concepts, visions and guiding principles for its future redevelopment. The purpose of this report is to seek Council endorsement of the concepts and visions for the redevelopment of the subject site, as a basis for the initiation of a community consultation process. The feedback received from this consultation is intended to inform the concepts and visions to be introduced within a conceptual master plan, land use framework and related Plan amendments for the subject site. With Council adoption of the recommendations of this report, the proposed consultation process would be initiated. The advancement of the concepts, vision and opportunities for the area will also seek Council’s consideration of amendments to the prevailing land use framework of the adopted Brentwood Town Centre Plan. The proposed Plan amendments are to be included in the community consultation process.

2.0 SITE CONTEXT AND BACKGROUND INFORMATION

2.1 Site Context

The Brentwood West site is approximately 3.27 acres (142,542 sq. ft.) in size and is comprised of seven individual parcels. One of the parcels (4488 Halifax Street) is vacant, three parcels (4430 Halifax Street, and 1801, 1925 Willingdon Avenue) are occupied by older low-rise office buildings, two parcels (both addressed 4461 Lougheed Highway) are occupied by older low-rise retail uses, and one parcel (1967 Willingdon) is occupied by a gas station. The applicant for the Community Plan

Amendment and Conceptual Master Plan, Bosa Developments, is the owner of three parcels located at 4430, 4488 Halifax Street, and 1801 Willingdon Avenue. The remaining parcels within the subject site are currently held by three separate owners.

To the west of the site, is a high-density mixed-use development with an office building and residential building over a retail podium (Rezoning Reference #05-41) and a high-density seniors residential development (Rezoning Reference #70-61), with Rosser Street, and the high-density mixed-use Madison Centre beyond. To the north, across Halifax Street, is a low-rise office building developed under Rezoning Reference #01-33 and a high-density residential development, with a cemetery beyond. To the east, across Willingdon Avenue, is the first phase of the Master Planned, high-density mixed-use Brentwood Mall Site (Rezoning References #11-21, 12-44, 12-45, and 16-31). To the south, across Lougheed Highway, is the high-density mixed-use SOLO District Master Planned site (Rezoning Reference #06-47) with three of the four residential and office buildings over retail podiums complete, and the remaining one currently under construction.

2.2 Brentwood Town Centre Development Plan Context

The Brentwood Town Centre Development Plan, adopted by Council in 1996, provides a land use concept (as shown in **Figure 1**) for the Town Centre which is premised on the creation of a high-density mixed-use core surrounded by supporting high and medium-density residential development. The Plan intended the Town Centre to be highly transit oriented, taking advantage of the area’s three SkyTrain Stations (Gilmore, Brentwood and Holdom).

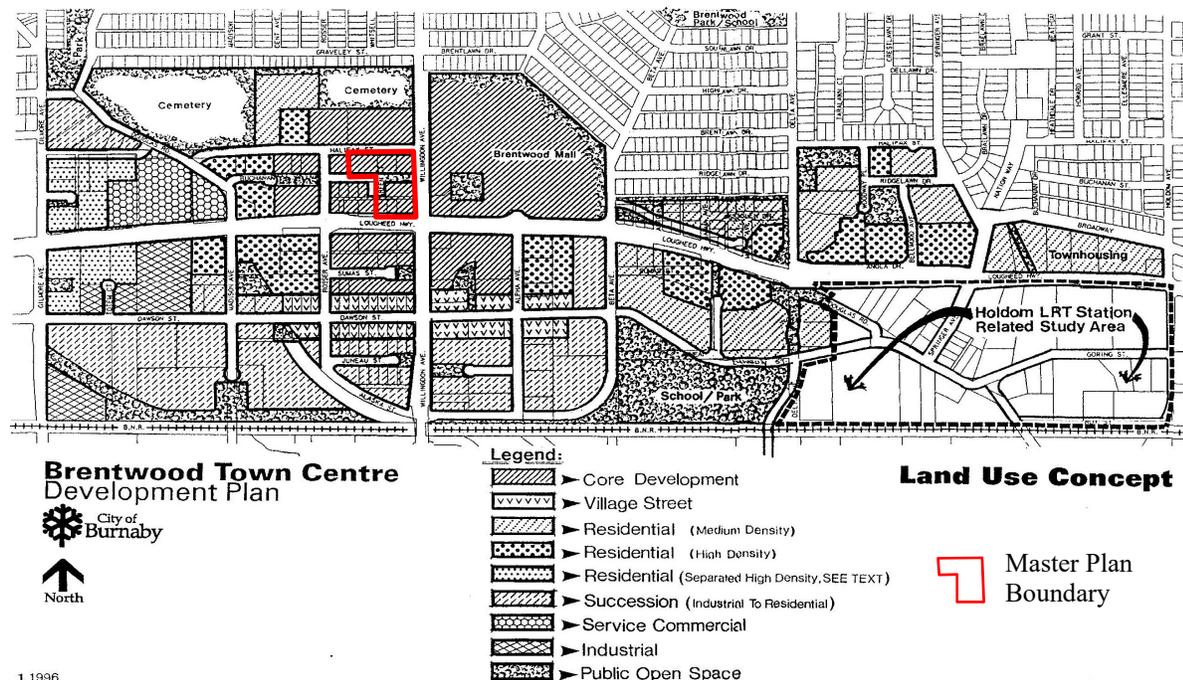


Figure 1 – Brentwood Town Centre Land Use Framework 1996

The Brentwood Town Centre Development Plan designated the subject sites, located in the northwest quadrant of the primary core, for high-density commercial development and noted the potential for some sites to redevelop into major office and/or residential development. A public open space was also envisioned along Buchanan Street at the intersection of Willingdon Avenue. Subsequently, through a combination of master plans and community plan amendments, surrounding sites have been designated and developed for high-density mixed-use. The City identified that the remaining sites in the northwest quadrant be brought forward in a future Plan amendment 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. Considering the adjacent land use designations, and the original intent for the area in the adopted 1996 Brentwood Town Centre Plan to create a highly transit oriented, high-density mixed-use core, it is felt that a master plan predicated on this mixed-use intent is supportable and should form the basis for more detailed and advanced work leading to a conceptual framework for the area’s redevelopment to capitalize on its strategic location.

2.3 Master Plan Approach

City staff, the applicant, and their consultants, have been exploring concepts for the site, and are working through the City’s review process to develop the key concepts, which will assist in the visioning and eventual transformation of this area, over time, into a new, distinct mixed-use neighbourhood. Given this site’s strategic location in the core of the Brentwood Town Centre at a nexus of Burnaby’s road and transit networks, future redevelopment of the area presents a special opportunity to create a fully-integrated, diverse, transit-connected, mixed-use neighbourhood with a focus on creating economic growth and community. Re-conceptualizing the subject site requires a concept and vision that delivers architectural excellence, and also demonstrates leadership in economic, environmental and social sustainability, exceptional urban design and public realm, and meaningful amenity contributions to the broader Brentwood Town Centre area. More significantly still, a contemporary approach to planning, including a robust community and public engagement process, is required.

The achievement of an appropriate response to these concepts, vision, and opportunities will result in the preparation of a conceptual master plan for the site, and Committee and Council consideration of amendments to the prevailing land use framework of the current Brentwood Town Centre Plan. The resulting Plan amendments are proposed to be reviewed through the community and public consultation process, which will provide feedback on the overall vision and direction for the area and respond to City-wide, community, and local objectives.

3.0 PROPOSED AMENDMENTS FOR THE SUBJECT SITE

There is an opportunity to establish a core concept for the subject site that fulfills its intent under the Brentwood Town Centre Plan to become a vibrant and diverse mixed-use, transit oriented neighbourhood. This intent is represented in the preliminary concepts, vision, and design tenets below. These early ideas are proposed to be further guided, developed, and refined through community and public consultation processes, which will lead to the development of a conceptual master plan and related Plan amendments.

3.1 Redevelopment Opportunity

The opportunity provided by the redevelopment of the subject site is to transform this underutilized commercial, and partially vacant site, in the heart of the Brentwood Town Centre into an activity hub that maximizes its strategic location in proximity to the Brentwood SkyTrain Station and major commercial and residential nodes. A fundamental goal for the Brentwood West site is the

Figure 2 – Existing Land Use Designations



Figure 3 – Proposed Community Plan Amendment



General Land Use Designation Key

- | | |
|---|-----------------------------------|
| Medium Density Multiple Family Residential | Commercial |
| High Density Multiple Family Residential | Institutional |
| Medium Density Mixed Use | Business Centre |
| High Density Mixed Use | Park and Public Use/Public School |
| Medium or High Density Multi-Family Residential | Cemetery |
| High Density Multiple Family Residential - Brentwood Succession | |

Community Plan Amendment Boundary

facilitation of necessary transit, road, pedestrian and cycling linkages within the Town Centre, including the improvement of Lougheed Highway, Willingdon Avenue, and Halifax Street to their Town Centre standards, the realization of a significant new public space along Buchanan Street, and the creation of a new multi-model street linking Buchannan Street to Lougheed Highway. However, the most significant goal of the Brentwood West Conceptual Master Plan is the achievement of a truly pedestrian oriented development where a diverse mixture of residential, office, retail and open space uses come together to support a vibrant pedestrian core for the Town Centre.

To achieve these goals, the site is proposed to be developed in a compact urban form, reflective of surrounding contextual high-density land use designations and similar building forms. This would be represented by buildings that: are high-rise in form; directly engage the street; are sensitive to adjacent land uses; are transit oriented; are resilient and sustainable; and, are linked to local social, commercial and recreational services and amenities. At its core, the concepts and visions for the site's redevelopment envision a unique place within the Town Centre, achieved through the expression of dynamic architecture and exceptional public realm design that is engaging, inclusive and empowering, where employment and living coexist and benefit one another in the same area. **Figure 3** above identifies the proposed amendment to the Plan, which supports the commercial opportunities envisioned for the northwest quadrant in the 1996 Council adopted Brentwood Town Centre Plan,

while also enabling the creation of a highly transit oriented, high-density mixed-use core. The specific amendment being sought includes a redesignation of the high-density commercial properties to high-density mixed-use.

3.2 Preliminary Vision and Design Tenets for the Brentwood West Site

As part of the planning approach to the proposed subject area, a preliminary vision and set of urban design tenets have been established to help inform and guide redevelopment overtime.

The broader vision for the Brentwood West site is: *To create a vibrant, pedestrian-oriented, transit-connected, mixed-use community in the heart of the Town Centre, focused on creating economic growth and community.*

The realization of the vision is proposed to be guided by the following design tenets:

1. **Community:** the combination of vibrant commercial uses, a diverse mix of housing types and tenures, and a new signature public open space will contribute towards an architecturally sensitive and socially inclusive community that is integrated within the broader neighbourhood.
2. **Connected:** the site will be connected to the broader Brentwood Town Centre and beyond by a robust mobility network with connections to transit and active mobility routes. The relationship between pedestrians, cyclists, and private vehicles will be made safer and more intuitive with the implementation of the new Town Centre Street Standards through and surrounding the site.
3. **Experience:** the interplay between engaging architecture, vibrant commercial uses, and animated public spaces will create an exciting, memorable, and distinct place within the Town Centre that seamlessly fits into the overall urban fabric, contributing to a cohesive town centre core area.

These design tenets are intended to serve as a basis to evaluate the final land use, design, and building form proposed for the area, leading to a comprehensive concept plan. The site will be a complete community within the Brentwood Town Centre. The synthesis of land use, architecture, and landscape expression will result in a contemporary and functional pedestrian and transit oriented development that will act as a vibrant and welcoming node within the Brentwood Town Centre. The focus will be the inter-relationship of commercial and residential uses, and public space to complement the surrounding Brentwood Town Centre.

3.3 Site Concept

The preliminary vision and design tenets reflect the City's goals for the Brentwood West site and its transition to a transit integrated mixed-use employment and commercial gateway into the Brentwood Town Centre. The site is envisioned to be developed in four main phases, shown in **Figure 4**, each having a unique identity and relationship within the site. The size, location, and orientation of the phases are influenced by such factors as vehicular access, parking capacity, desired massing, site servicing requirements, and critically by land ownership patterns. It is anticipated that each phase

would be brought forward as a single, or related grouping of site specific rezoning applications. Upon completion, the approximately 3.27 acres (142,542 sq. ft.) site is envisioned to accommodate four mixed-use residential and commercial towers, two new public open spaces, a new street linking Buchanan Street to Lougheed Highway, and a range of public realm and infrastructure upgrades, including the achievement of the Town Centre Street Standards along the development frontages. The following is a brief overview of the proposed phases of development.

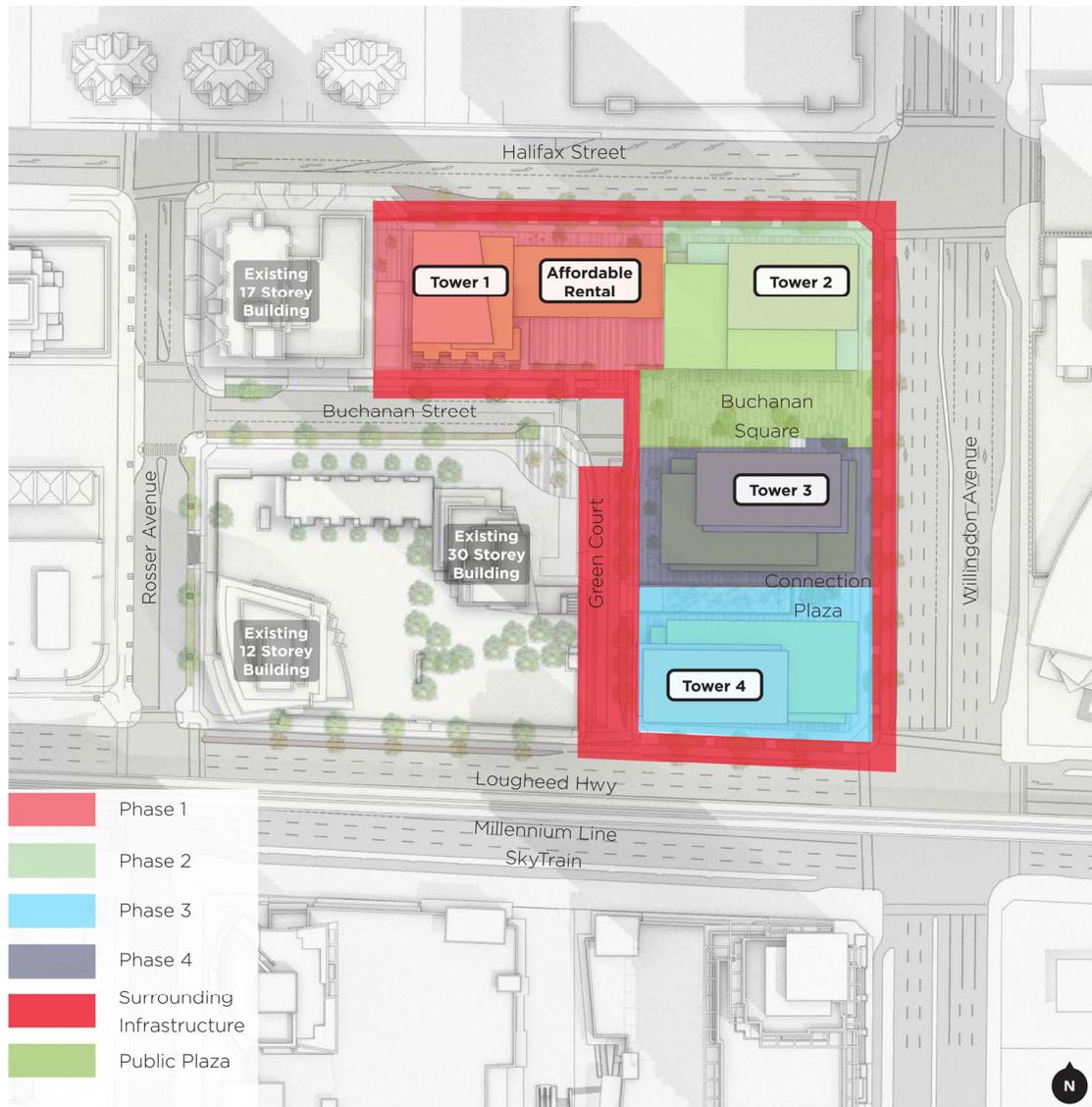


Figure 4 – Proposed Four Phases of Development

- Phase 1 is located in the northwest corner of the site and encompasses the Bosa owned properties at 4430 and a portion of 4488 Halifax Street. The Phase 1 concept includes a single residential condominium tower, over a commercial retail and townhouse base, with an adjoining 6 storey non-market rental podium. Local scale commercial retail units are envisioned along the Halifax Street frontage, with a generous setback to encourage the retail

uses to spill out and activate the street. An intimate scaled retail arcade is proposed underneath the non-market rental podium, providing a direct connection from the Halifax Street retail frontage to a landscaped passenger drop off and collection area, and Buchanan Street beyond. Along Buchanan Street, a residential character is envisioned, characterized by multi-level townhomes and residential lobbies to match the south side of the street. The 6 storey podium is intended to provide the requisite amount of non-market rental housing for both phases 1 and 2. Frontage upgrades would be completed along Halifax Street and Buchanan Street in accordance with City's Town Centre Street Standards. An underground parkade will encompass the entirety of Phase 1 with a driveway access provided from Buchanan Street.

- Phase 2 is located in the northeast corner of the site and encompasses the remainder of Bosa's existing properties at 1801 Willingdon Avenue and a portion of 4488 Halifax Street. The intended form of development would be for a single, signature mixed-use high-rise tower, with market rental uses over an office podium and commercial retail base. The defining feature of Phase 2 is the closure of a portion of Buchanan Street and the creation of a pedestrianized public square. The square is intended to be a vibrant and inclusive space, complete with generous landscaping, seating, weather protection and opportunities for recreation and performances. Local scaled retail uses such as cafes and restaurants will activate the edges of the square and continue along the Willingdon Avenue frontage and around onto Halifax Street. Frontage upgrades would be completed along Halifax Street and Willingdon Avenue in accordance with City's Town Centre Street Standards. An underground parkade will encompass the entirety of Phase 2 with access provided via Phase 1. Phase 2 is intended to play a significant role in delivering a sense of arrival and gateway into the Town Centre from the north, inviting people into the heart of the development and the Town Centre beyond. It is noted that Phase 1 and 2 may be constructed concurrently depending on market factors and the expiration of existing lease agreements at the time of Phase 1 advancement.

- Phase 3 is located in the south east corner of the site, and encompasses the properties at 1967 Willingdon Avenue and 4461 Lougheed Highway, as well as a City lane to the north. The intended form of development would be for a single, signature mixed-use high-rise tower, with market strata, rental and non-market rental residential uses over an office podium and commercial retail base. In order to create a landmark tower at the northwest corner of Lougheed Highway and Willingdon Avenue, the preeminent intersection within the Town Centre, it is proposed that in addition to exceptional architecture and urban form, the existing portion of Green Court be closed, mixed-use high-density attributed to the area and transferred into Phase 3. The street would be re-dedicated through the site specific rezoning process in order to locate required sub-surface utilities. The additional density contributed to Phase 3 through this road closure and subsequent re-dedication, would enable the development of a tower that is in keeping with the scale and prominence of existing signature towers on the northeast and southwest corners of the Lougheed Highway and Willingdon Avenue intersection. A defining feature of Phase 3 is the proposed extension of Green Court through to Lougheed Highway, providing a secondary point of multi-model egress from and ingress to Buchanan Street, as well as generally contributing to a more rational and legible pedestrian focused street network. Retail uses would activate the edge of Green Court and continue around all frontages of the development, providing an engaging interface with the public realm. On the north side of Phase 3, an east-west pedestrian connection is proposed to increase porosity within the block, along with a secondary, more intimately scaled public space that provides respite from the activity

on Willingdon. Frontage upgrades would be completed along Lougheed Highway and Willingdon Avenue in accordance with City’s Town Centre Street Standards, and Green Court would have a unique standard to match its smaller scale and intended mode split. An underground parkade will encompass the entirety of Phase 3 with access provided via Green Court.

- Finally, Phase 4 is located in the centre of the Brentwood West site, and comprises a single lot at 1925 Willingdon Avenue. The intended form of development would be for a single mixed-use high-rise tower, with market strata, rental and non-market rental residential uses over an office podium and commercial retail base. Retail uses would extend around all frontages of the development, providing an active and engaging interface with the abutting public spaces and streets. Final frontage upgrades would be completed along Willingdon Avenue and Green Court in accordance with their respective street standards. An underground parkade will encompass the entirety of Phase 4 with shared access provided via Phase 3. It is noted that Phase 3 and 4 would ideally be constructed concurrently, but this would require consolidation of development sites and/or coordination between various property owners.

Upon completion, the Brentwood West site is envisioned to become a hub of activity with a variety of open air shopping experiences, cafes and restaurants, office space, and high-density rental (including non-market rental) and strata residential opportunities, designed around new public spaces. These changes will help create a new, high quality, integrated neighbourhood in the core of the Brentwood Town Centre that will be a seamless extension of existing surrounding neighbourhoods.

3.4 Permitted Density

Under the proposed area plan amendment to the Brentwood Town Centre Development Plan, the subject sites would be designated for high-density mixed-use utilizing the RM5s and RM5r Multiple Family Residential Districts and C3 General Commercial as guidelines. The maximum density permitted may be up to 14.3 FAR, as outlined in Table 1, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.

Zoning District	Permitted Density
RM5s	5.0
RM5r	2.2
RM5s Density Offset	1.1
C3 (commercial/market rental)	6.0
Total	14.3

Table 1 – Brentwood West Site: breakdown of maximum permitted density

3.5 Sustainability

In line with the City’s Economic Development, Social Sustainability, and Environmental Sustainability Strategies, a significant component of the Brentwood West Conceptual Master Plan is the delivery of sustainability in a meaningful way. Below is a summary of the sustainability goals which would be sought as part of the area’s proposed redevelopment:

- *Economic Sustainability Goals:* The concept is to create a vibrant commercial area that spills into the public realm; provides a wide range of job opportunities close to home, including initial construction related employment and long term retail and office employment. As a driver of the site’s concept, locally run, smaller scale retail uses are intended to serve the local community, while office uses are intended to provide opportunities for business growth, enabling incubator and start-up businesses to expand within the site and remain in Burnaby for the long term.
- *Social Sustainability Goals:* The public realm is to provide a variety of active and contemplative spaces for daytime, nighttime, and multi-season use, in all weather conditions and accessible to all. Buildings are to be flexible, adaptable and programmable for various uses, including childcare, youth-oriented activities, seniors’ centres. Residential units are intended to suit a range of incomes and age cohorts, offering a diversity of housing forms and tenures, including adaptable units, and market and non-market rental housing in accordance with adopted housing policy. New pedestrian, cyclist, and transit linkages that increase walkability, accessibility, livability, and safety are also proposed as a major component of the public realm.
- *Environmental Sustainability Goals:* The concept is based on the development of a higher-density, transit-integrated community in which key goals are to: promote green buildings; reduce waste and water consumption, increase energy efficiency and minimize impacts to local streams and watercourses. Buildings within the Brentwood West site will be required to comply with the Step Code standards applicable at the time of site specific rezoning, as established by the City’s Green Building Policy requirements. Strategies to reduce green house gas (GHG) emissions will be explored at each phase of development in order to help meet the City’s Climate Action targets of 45% reductions by 2030, 75% reductions by 2040, and carbon neutrality by 2050. Reduced parking supported by transportation demand management measures will also be explored as part of the site specific rezoning applications.

3.6 Community Benefits

Several broad community benefits have also been identified as part of the site’s transformation:

- Contribute to a distinct gateway into the Brentwood Town Centre from the north, with signature architecture and an active mix of uses that seamlessly integrate with surrounding existing and proposed development.
- Deliver new and engaging public outdoor spaces, including the proposed Buchanan Square and Connection Plaza, which will provide active and contemplative spaces accessible to all throughout the year, and improve the amenity and experience of movement corridors and adjacent retail uses.
- Reinforce the core of the Brentwood Town Centre as a focal point for services and employment growth at the nexus of Burnaby’s road and transit networks, with the potential for over 600,000 sq. ft. of commercial space, much of which would be office providing space for small and large scale businesses to locate and grow in Burnaby. New retail

locations would be achieved along Halifax Street, Green Court, and along the edges of the proposed public open spaces, expanding and reinforcing the emerging network of retail streets within the Town Centre.

- Focus the Brentwood Town Centre on an accessible pedestrian network and active mobility linkages connecting significant destinations to one another and to the transit network.
- Improve the breadth of housing options available to Burnaby residents in the Town Centre by introducing the potential for 1,400 dwelling units that would include a mix of rental (market and non-market) and strata units, which would appeal to and accommodate a range of age cohorts and income levels with particular emphasis on middle and lower income residents.
- Contribute to the City’s amenity bonus program for the provision of priority amenities, such as a new Brentwood Community Centre, to benefit the Brentwood Town Centre and the northwest quadrant of the City.

4.0 COMMUNITY AND PUBLIC CONSULTATION PROCESS AND NEXT STEPS

4.1 Proposed Amendment to the Brentwood Town Centre Plan

An amendment as shown in **Figure 3**, for Committee and Council consideration, to the current adopted Brentwood Town Centre Plan is expected to arise from the further development of the preliminary vision and concepts presented in this report. The proposed Plan amendment includes designation of high-density mixed-use (RM5s, RM5r, C3) over the six parcels located at 4488 Halifax Street, 1801, 1925, 1967 Willingdon Avenue, and 4461 Lougheed Highway. It is noted that the seventh parcel within the Brentwood West site, located at 4430 Halifax Street, is already designated for high-density mixed-use development. Therefore no amendment to the Brentwood Town Centre Development Plan is requested in respect to that property. The proposed Plan amendment will help inform a conceptual master plan, which will guide site specific rezoning applications for the seven properties included within the Brentwood West site.

The advancement of the preliminary concepts and vision for the Brentwood West site and the anticipated Plan amendments are proposed to be based on feedback received from an engaging and iterative community and public consultation process. The consultation program is proposed to include the following:

- *Open House*: An open house hosted and attended by City staff is proposed to be scheduled in winter/spring 2022 within one of the commercial spaces on-site. With respect to COVID-19 protocols, a virtual open house will be held in addition to, or in place of, a physical open house, subject to applicable Provincial and Municipal health guidelines. The purpose of the open house is to engage in dialogue with the community, explain all aspects of preliminary vision and concepts, receive public feedback, and answer public enquiries.
- *City Webpage*: A dedicated webpage for the preliminary concepts contained within the Conceptual Master Plan is proposed to provide the public with access to all the resources and information related to the project.

- *Information Card:* An information card inviting residents and property owners to the open house and summarizing the preliminary concepts and vision is proposed to be published and distributed to property owners in the area bounded by Graveley Street to the north, Madison Avenue/Douglas Road to the west, Dawson Street to the south and Beta Avenue to the East, as well as, made available at City Hall, and posted on the project webpage.
- *Newspaper Notices:* Advertisements are proposed to be published in the Burnaby NOW to ensure the public is advised of the date and location of the Open House, and directed to information available on the project webpage.

Public feedback that is received is intended to further inform and guide the development of the Conceptual Master Plan, and related Town Centre Plan amendments for future Committee and Council consideration, and to help ensure that the objectives for an integrated community are reflected.

4.2 Next Steps

The planning process by which the engagement of the City, community and other interests in the future development of the Brentwood West site is proposed to be advanced through an in-person open house and/or a virtual open house. This involves the presentation of the proposed Brentwood Town Centre Development Plan Amendment and a conceptual master plan for the Brentwood West site, including: a preliminary site concept; a housing concept; a phasing plan; a sustainability plan; a public art plan; an approvable traffic/transportation study; and, a conceptual servicing approach for the overall area.

Attendance at an in-person open house will extend over a period of 4 hours to permit social distancing and adequate time to answer questions. Staff will present the proposed Brentwood Town Centre Development Plan Amendment and Conceptual Master Plan through a series of small group discussions, with a series of panels and a copy of the Master Plan. The virtual open house will be hosted through an online meeting portal over a period of 2 hours. To allow for adequate coverage by City staff to answer questions, on-line participants will be invited to register for the open house in advance. The open house materials will be available on the City website in advance and following the open houses. Participants and the general public will be able to comment upon the proposed Plan Amendment and Conceptual Master Plan through a feedback form available on the City website. The feedback received would contribute to the refinement of the work completed, and advancement of the community plan and rezoning amendment bylaw.

5.0 CONCLUSION AND RECOMMENDATIONS

The proposed redevelopment of the Brentwood West site is premised on a contemporary planning approach and urban design philosophy and envisions a vibrant, pedestrian-oriented, transit-connected community that supports the commercial opportunities envisioned for the northwest quadrant in the 1996 Council adopted Brentwood Town Centre Plan, but in a mixed-use context. In that sense, the resulting forms of development (high-rise) are unchanged in the proposed amendment. The preliminary concepts and vision for the area as described in this report represent the first step towards creating a unique neighbourhood focused on the synergy of transit, public spaces, employment, and a full spectrum of multiple-family residential uses.

To: *Planning and Development Committee*
From: *General Manager Planning and Development*
Re: *Brentwood West Conceptual Master Plan*
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It is recommended that Committee and Council endorse the preliminary concepts and vision for the Brentwood West Master Plan site as a basis for receiving community input. It is also recommended that Council endorse the public consultation process and initiation of an Open House to seek public input on the preliminary concepts and vision outlined in the draft Conceptual Master Plan, as outlined in this report. As noted, results of the public input process and the refined proposals, as outlined in the conceptual master plan, would be the subject of a future Public Hearing report to Council.

E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

MN:spf

cc: Chief Administrative Officer
Deputy Chief Administrative Officer and CFO
General Manager Parks, Recreation and Cultural Services
General Manager Engineering
Fire Chief
O.I.C. RCMP
Chief Librarian
City Solicitor
City Clerk
Manager Climate Action and Energy