

PLANNING AND DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: GROSVENOR BRENTWOOD CONCEPTUAL MASTER PLAN
BRENTWOOD TOWN CENTRE**

RECOMMENDATION:

1. THAT Council receive this report for information.

REPORT

Burnaby City Council, at its Closed meeting held on 2022 January 31, received and adopted the attached report from the Planning and Development Committee seeking Council endorsement of the preliminary concepts and vision for the Grosvenor Brentwood Conceptual Master Plan in the Brentwood Town Centre, as a basis for receiving community input.

As per recommendation #3, the report is being forwarded to the Open Council meeting.

Respectfully submitted,

Copied to: Chief Administrative Officer Deputy CAO / CFO GM Corporate Services GM Engineering GM Parks, Recreation and Cultural Services GM Planning and Development GM Public Safety City Solicitor

Councillor P. Calendino
Chair

Councillor S. Dhaliwal
Vice Chair

TO: CHAIR AND MEMBERS
PLANNING AND DEVELOPMENT COMMITTEE **DATE:** 2021 September 22

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ#19-38

SUBJECT: GROSVENOR BRENTWOOD CONCEPTUAL MASTER PLAN
BRENTWOOD TOWN CENTRE

PURPOSE: To seek Committee and Council endorsement of the preliminary concepts and vision for the Grosvenor Brentwood 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 Grosvenor Brentwood Conceptual Master Plan in the Brentwood Town Centre, as a basis for receiving community input, as outlined in this report.
2. **THAT** the Committee request that Council authorize staff to undertake a public consultation process to receive public input on the preliminary concepts and vision for the Grosvenor Brentwood Conceptual Master Plan in the Brentwood Town Centre, as outlined in this report.
3. **THAT** the Committee forward this report to an open Council Meeting.

REPORT**1.0 INTRODUCTION**

The Brentwood Town Centre (see **Figure #2**) 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.

To: *Planning and Development Committee*
From: *Director Planning and Building*
Re: *Grosvenor Brentwood Conceptual Master Plan*
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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 1960's, 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 geographic centre of the Brentwood Town Centre Plan, at the southeast corner of Lougheed Highway and Alpha Avenue. The defining features of the site are the proximity to the Brentwood SkyTrain Station, which is located across Alpha Avenue from its northwest corner, the bisecting desire line connecting the station to the future Brentwood South Park on Dawson Street and Beta Avenue, and the potential for a Brentwood Community Centre to take advantage of the site's centrality and access. 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 civic development, with broad multi-level connections through the site, and thus better connecting the future Brentwood South Park and potential community centre to the broader 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, into a model for transit oriented development in the region.

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 Committee and 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 Committee and 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 Committee and 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 Grosvenor Brentwood site is 3.18 ha (7.86 ac.) in size and is comprised of five individual parcels, four of the parcels (4612 Lougheed Highway and 2040, 2140, 2150 Alpha Avenue) were formerly occupied by the former Chrysler dealership, and are currently being used for a weekend public market and food truck festival. The largest parcel (4664 Lougheed Highway) is occupied by an older office

building. To the north, across Lougheed Highway, is the mixed-use high density residential Brentwood Mall Master Plan site (Amazing Brentwood, Rezoning Reference #11-21); to the west across Alpha Avenue is the Carter GM Dealership and Brentwood SkyTrain Station; to the east, across Beta Avenue, is a mix of existing medium and high density residential (Rezoning Reference #04-19 and 06-40) with the mixed-use, high density residential Concord Brentwood Master Planned site beyond; and to the south are three older industrial buildings, two of which (4612 and 4650 Dawson Street) are undergoing rezoning to permit the construction of mixed-use, high density residential with street fronting townhouses (Rezoning Reference #17-10002).

2.2 Brentwood Town Centre Development Plan Context

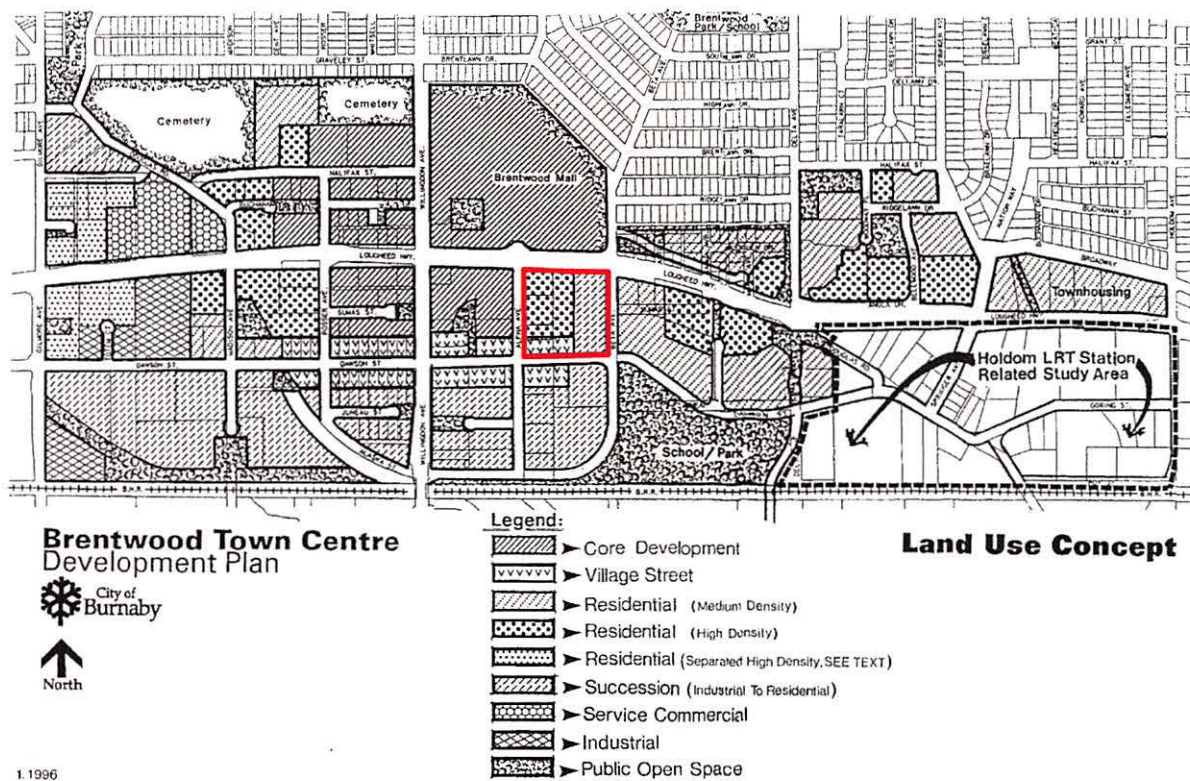


Figure #1 – Brentwood Town Centre Land Use Framework 1996

The Brentwood Town Centre Development Plan, adopted by Council in 1996, provides a land use concept 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). As shown in **Figure #1**, the Subject site was designated for high-density residential development and succession (industrial to residential) development with a Village Street component on a portion of Dawson Street. On 2014 November 03, Council approved a recommendation from the Community Development Committee for Rezoning Reference #14-11 to designate all of the succession areas south of Dawson Street for RM4(s) and determine the designation for the succession area through future rezoning. In addition, the Brentwood Town Centre Development Plan identified the intersection of Dawson Street and Beta Avenue for a potential community centre.

2.3 Master Plan Approach

City staff, the applicant, and their consultants, have been exploring site concepts for the site, and are working through the City’s review process to develop the key concepts for the site, which will assist in the vision and eventual transformation of this area, over time, into a new, distinct mixed-use neighbourhood. Given this site’s strategic location as the geographic centre 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 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 contribution to the broader Brentwood Town Centre area. More significantly, 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 model for transit oriented development in a way that would enhance both the community, the broader Town Centre and the City as a whole. This intent is represented in the preliminary concepts, vision, and principles 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 for the subject site and related Plan amendments.

3.1 Redevelopment Opportunity – Brentwood Station

The opportunity provided by the redevelopment of the subject site is to transform this underutilized and primarily vacant site in the heart of the Brentwood Town Centre into an activity hub in the center of the Town Centre and adjacent to the Brentwood SkyTrain Station. A fundamental goal for the Grosvenor Brentwood site is the facilitation of necessary transit, road, pedestrian and cycling linkages within the Town Centre, including the improvement of Lougheed Highway, Dawson Street, and Alpha and Beta Avenues to their Town Centre standards, and the creation of a new pedestrian connection

through the site linking the Brentwood SkyTrain Station to the future Brentwood South Park site. However, the most significant goal of the Grosvenor Brentwood Conceptual Master Plan is the achievement of a truly pedestrian oriented development where a diverse mixture of residential, office, retail and open space uses are used to create a vibrant pedestrian core for the Town Centre.

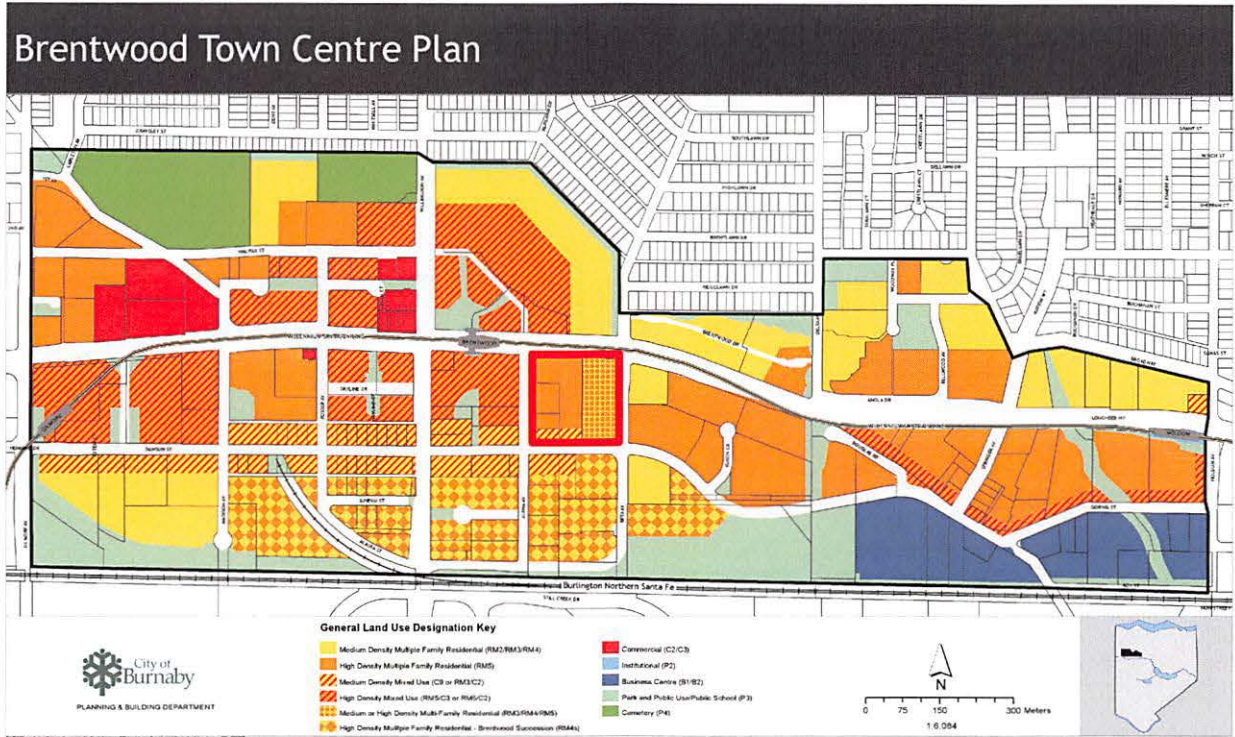


Figure #2 – Brentwood Town Centre Land Use Framework 1996

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 low, mid and high-rise in form; engage at the street level; 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 inspiring, where employment and living coexist and benefit one another in the same area. **Figure #2** above identifies the proposed amendment to the Plan, which is both consistent with the high-density residential mixed-use designation of the site in the 1996 adopted Brentwood Town Centre Plan and subtly shifts the focus of the Town Centre from the auto centric intersection of Willingdon Avenue and Lougheed Highway to the pedestrian and transit nexus of the Brentwood SkyTrain Station. From the station intersecting pedestrian routes weave their way in all directions through the town centre, connecting the Civic Plaza on the north side of Lougheed Highway through the Grosvenor site to the Brentwood South Park site to the southeast.

3.2 Preliminary Concept and Vision for the Grosvenor Brentwood Site

The preliminary concept plan for the subject site is comprised of different districts, each with a distinct and unique architectural and landscape expression. These districts are described more fully in Section 3.4 of this report. The site sits at the centre of the Brentwood Town Centre and will become a hub of activity with a variety of open air shopping experiences, cafés and restaurants, office space, and high-density rental and strata residential opportunities, all designed around new public plazas, and terraced open spaces. These changes will help create a new, high quality, integrated neighbourhood in Burnaby that will be a seamless extension of existing surrounding neighbourhoods.

3.3 Values/Goals, Ethos and Big Ideas for the Grosvenor Brentwood Site

As part of the planning approach to the proposed Grosvenor Brentwood Conceptual Master Plan, eight values were identified that lead to eight goals:

1. **Open Spaces** – Create high quality, engaging, and connected open spaces;
2. **Landscape** – Leverage the landscape to harness sustainable living with the land;
3. **Context** – Respond to contextual cues to form identity;
4. **Social** – Create shared and social connections;
5. **Innovation** – Innovate to create bold and visionary solutions;
6. **Wellbeing** – Promote health and wellbeing for body, mind and soul;
7. **Resilience** – Integrate resilience to accommodate: adaptation, reuse, and flexibility in design; and,
8. **Local Economies** – Create a curated mix of retail.

From these values four ethos were identified to guide development of a vision: *Enhance Livability; Promote Living Design; Low – or Zero-Carbon and Energy*; and, *People-First Approach*. These led to the four Big Ideas for this project:

1. **Prioritizing the Public:**
 - Engaging and substantial landscaping creating a sheltered oasis within the site;
 - Creating a car-free, pedestrian experience above grade, relocating car and truck activity underground; and,
 - Embracing and connecting to the surrounding neighbourhood with widened sidewalks, a network of public plazas, and an open high-street through the site.
2. **Purposeful Design:**
 - Organising buildings to maximize separation, sunlight and views; with towers oriented at a 45-degree angles;
 - Emphasising the human-scale experience;
 - Fostering equity of design, with residents and the public having access to outdoor space, and a balance between vibrant/public, and quiet private spaces; and,
 - Incorporating sustainable principles consistent with the City's three Sustainability Strategies.
3. **Creating Focus on the Local Community:**
 - Outreaching early to the local community;

- Locating on site a potential Community Centre, at the heart of the Brentwood Town Centre; between transit and the new 0.4 ha park;
- Offering a locally-focused retail experience; and,
- Initiating and fostering local economies through farmers markets, festivals, etc.

4. Embracing Rental Housing:

- Embracing and exceeding Burnaby’s rental housing goals for the site.

The Big Ideas derived from the Values and Ethos identified in **Figure #3** 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.

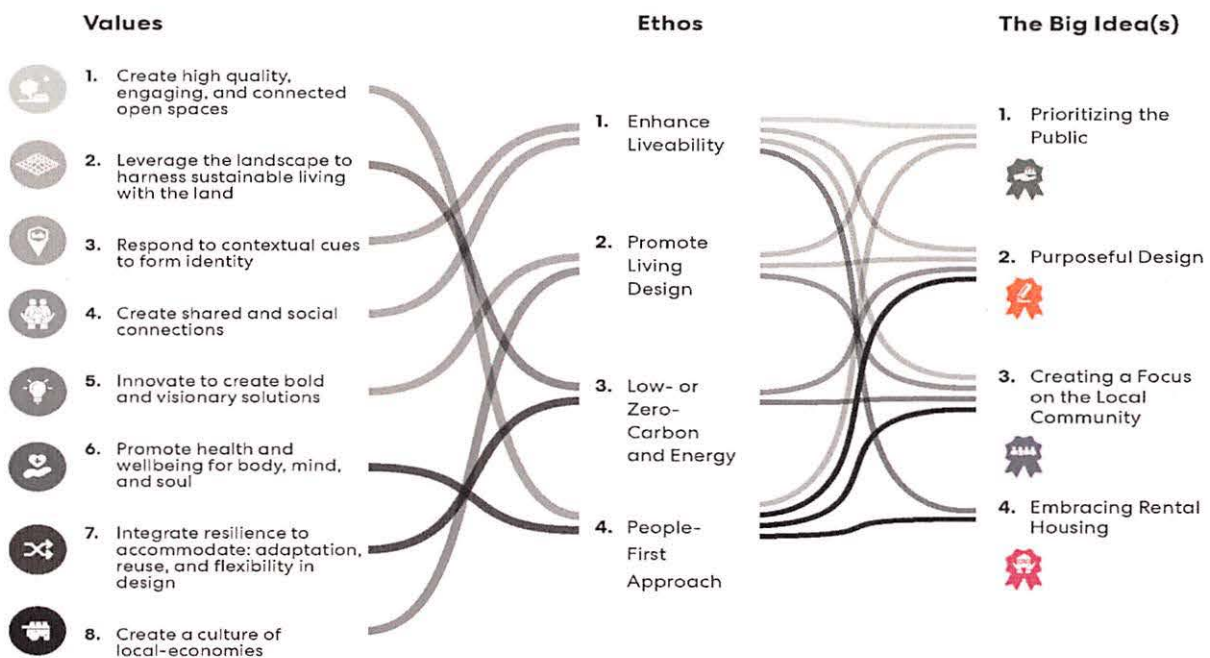


Figure #3 – Idea Development

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 welcoming and inclusive centre for the Brentwood Town Centre. The focus will be the inter-relationship of community space, retail, residential, greenspace and office uses to complement the surrounding Brentwood Town Centre.

3.4 Five Districts

The preliminary vision and principles reflect the City’s goals for the Grosvenor Brentwood 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 phases, which are defined by the five districts shown in **Figure #4**, each having a unique identity and relationship within the site.

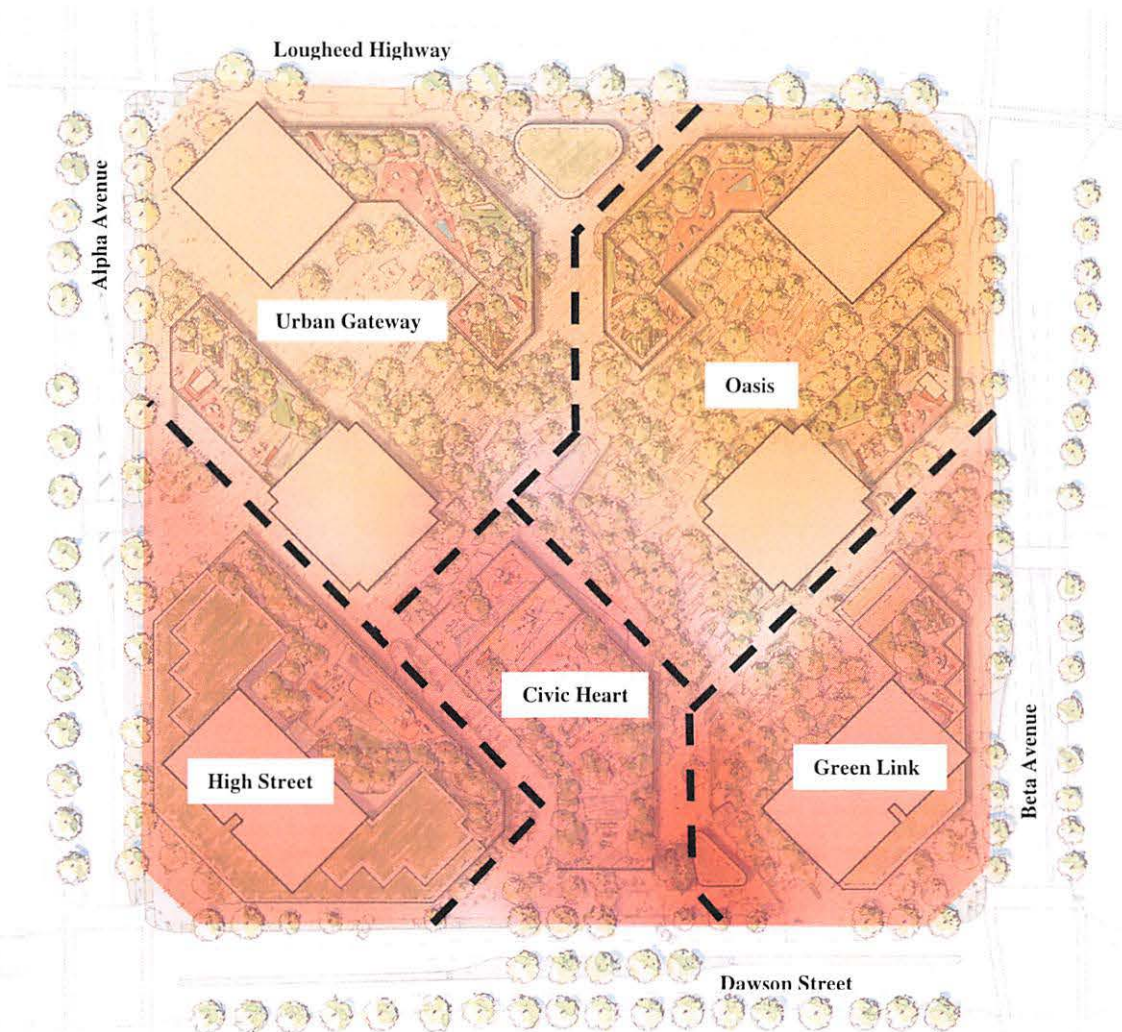


Figure #4 – The Five Districts

Each district would be developed with a common architectural and landscape vernacular, helping to create individual identities within the neighbourhood, while relating to adjacent and planned development on surrounding sites. Although development guidelines for each character area would be defined through the Master Plan process, the following is a brief overview of the intent for each Character Area.

- *The High Street District:* A strong retail expression at the corner of Alpha Avenue and Dawson Street with an active interface to the neighbourhood typifies the High Street, with a signature residential tower atop larger format anchor retail and grocery uses. Midblock plazas on both streets book end a diagonal pedestrianized Alpha Alley that connects the two streets to create a porous entry into the civic heart of the site. High Street is identified to comprise one of three parts of Phase 1 of development, which will be sought through a

site specific rezoning application, Rezoning Reference #21-34. The intended form of development would be characterized by a high-rise strata residential apartment building between 30 to 45 storeys in height, over a podium with three storeys of strata residential atop two storeys of retail and flex office space at the ground level.

- *Urban Gateway District:* The northwest district is the predominant entry point and gateway into this transit oriented development, serviced by the Brentwood SkyTrain Station, Lougheed Highway, Willingdon Avenue and their transit connections. The district's built form assists in creating a strong street wall along Lougheed Highway, providing relief from this busy arterial road and allowing for the introduction of an oasis within the development. As the highest point on the site, in the centre of the Brentwood Town Centre, this is the proposed location for the tallest tower on the site and a lower tower immediately south of it, from which point other towers will step down. The district acts as an urban gateway, inviting people into the heart of the development and anchors a strong northwest-southeast diagonal axis through the development, leading to the proposed Brentwood South Park (southeast of the development). The Urban Gateway is identified to comprise the second of three parts of Phase 1 of development, which will be sought through a site specific rezoning application, Rezoning Reference #21-34. The intended form of development would be characterized by two high-rise market rental residential apartment buildings between 45 to 65 storeys in height, over mid-rises with up to nine storeys of non-market rental residential atop retail and flex office space at the ground level.
- *The Civic Heart District:* Located front and centre on Dawson Street and backing into The Oasis at the centre of the development, all routes through the site would lead directly to the Community Centre. The heart of the development can be seen from every surrounding district courtyard and plaza. The potential Community Centre fronts the Dawson Plaza, a flexible open space adjacent to the Community Centre that supports activities to spill out under a protective canopy and allow Brentwood's most important civic structure to occupy the streetscape. The Dawson Plaza will provide a platform for various community events along the Dawson High Street, and surrounding residential and commercial uses to the south of the development. The bustle of Dawson Street is contrasted with the serenity of The Oasis on the north side of the Community Centre, where the majority of patrons will access the Community Centre through a series of human scaled gardens and plazas that create the 2.7 acre public realm shown in **Figure 5**, with access to and from the Town Centre's surrounding pedestrian, cycling and transit networks and within the public realm protected by statutory rights-of-way. The Civic Heart is identified to comprise the third of three parts of Phase 1 of development, which will be sought through a site specific rezoning application, Rezoning Reference #21-34. The intended form of development would be characterized by a multi-story cantilevering structure designed to shelter outdoor areas on the south side and provide open sunny balconies and a sky park over the rest of the structure, with large recreational facilities cut into the grade of the sloping site to provide easy access for pedestrians, cyclists, transit users and motorists of all ages and abilities.
- *The Oasis District:* Located in the northeast corner of the development, The Oasis establishes a strong street wall along Lougheed Highway and offers an active and porous street edge along Lougheed Highway and Beta Avenue. Its' elevated location at the north corner of the site allows for a vantage point for views down to the High Street and Green Link Districts. The Oasis' land use at grade is predominantly commercial with the potential



Figure #5 – The Public Realm

for residential amenity spaces interspersed, creating a space for local commercial and recreational activities. The internal courtyard creates a place for people of all ages and abilities to take leisure and relax. The sites topography is used to create interactive links between the commercial space and the recreational area. The Oasis is identified to comprise one of two parts of Phase 2 of development, which will be sought through a future site specific rezoning application. The intended form of development would be characterized by two high-rise market rental residential apartment buildings between 40 to 60 storeys in height, over mid-rises with up to nine storeys of non-market rental residential atop retail, flex office and amenity space at the ground level.

- *The Green Link District:* The Green Link is pivotal in establishing the Central Passage through the site. Located in the southeast, its position helps the continuation of movement through the site from the Brentwood SkyTrain Station to the proposed Brentwood South Park. Its internal vegetated courtyard creates a green connector and public realm gesture to

Brentwood South Park (southeast of the site). It also functions as a transition from the residential qualities of The Oasis to the commercial qualities of The Gateway. This connection helps establish the predominant northwest-southeast diagonal axis of the development. The Green Link is identified to comprise the second and final of two parts of Phase 2 of development, which will be sought through a future site specific rezoning application. The intended form of development would be characterized by a high-rise strata residential apartment building between 35 to 45 storeys in height, over a midrise with four storeys of strata residential atop a storey of retail and flex office space at the ground level.

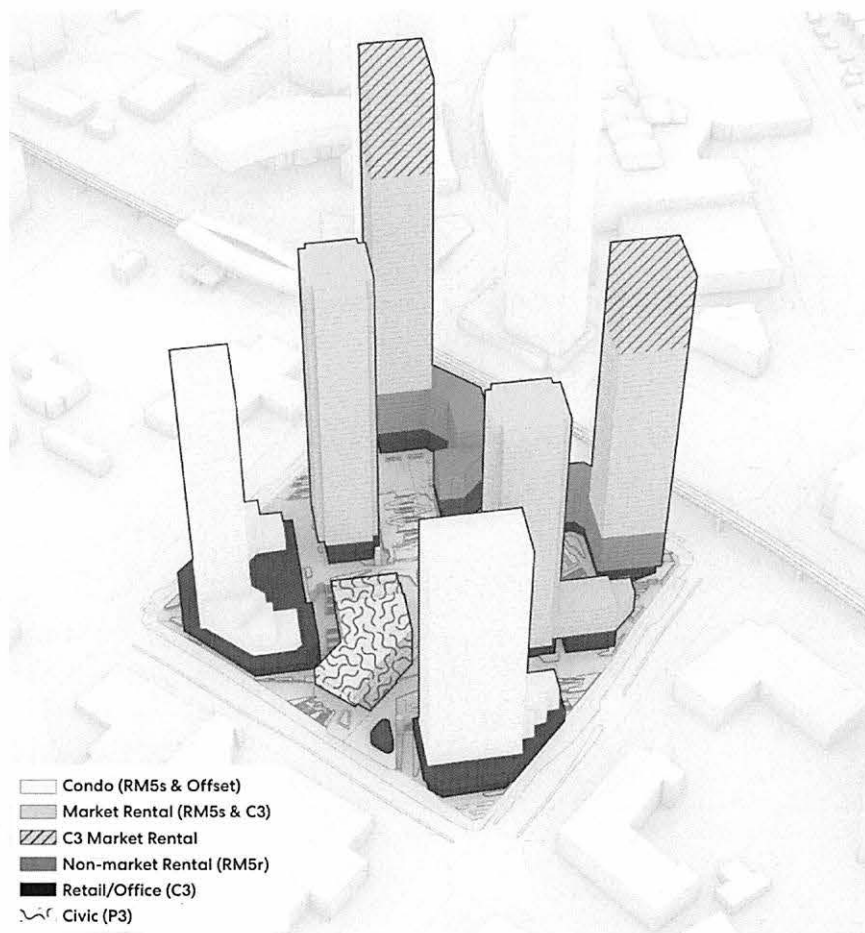
3.5 Permitted Density

The Grosvenor Brentwood Site is approximately 3.18 ha (7.86 ac.) in size, subject to legal survey. Under the proposed Area Plan Amendment to the Brentwood Town Centre Development Plan, the subject site would be designated for high-density multiple-family residential utilizing the RM5s and RM5r Multiple Family Residential Districts; commercial utilizing the C3 General Commercial as guidelines and for a community centre utilizing the P3 Park and Public Use. The Grosvenor Brentwood Site’s maximum residential density permitted would be up to 8.3 FAR, maximum commercial density permitted would be up to 6.0 FAR; and maximum park and public use density permitted would be 0.3 FAR as outlined in Table 1 below, subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Committee and Council. Note that the density in the proposed community centre is being treated as commercial density for the purposes of the calculation of commercial rental density.

Zoning District	Permitted Density	Proposed Density
RM5s	5.0	5.0
RM5r	2.2	0.85
Offset	1.1	1.1
C3 (office/retail)	3.1	0.83
C3 (rental)	2.9	1.02
P3	0.3	0.2
Total	14.6	9.0

Table 1 – Grosvenor Brentwood Site: breakdown of density permitted and proposed

The resultant density would be distributed as shown in the **Figure 6** Massing and Density Axonometric.



3.6 Sustainability

Figure #6 – Massing and Density Axonometric

In line with the City’s Economic Development (2007), Social Sustainability (2011), and Environmental Sustainability Strategies (2016), a significant component of the Grosvenor Brentwood Conceptual Master Plan’s redevelopment into new districts 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 and operated business uses are intended to serve the local community. It is anticipated that there would be upwards of 1,500 retail and office jobs as a result of the site’s development.
- *Social Sustainability Goals:* The public realm is to provide a variety of active and contemplative public and semi-public spaces for daytime, night-time, 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, and residential units intended to suit all stages of life. 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 higher-density, transit-integrated districts in which key goals are to: minimize building footprint; promote green buildings; reduce water consumption, increase energy efficiency and minimize impacts to local streams and watercourses. A STEP 2 with low carbon energy system is targeted for Phase 1 and a STEP 3 with low carbon energy system is targeted for Phase 2.

3.7 Community Benefits

Several broad community benefits have also been identified as part of the Grosvenor Brentwood site's transformation.

- Strengthen the civic heart of the Brentwood Town Centre through the siting of a potential community centre on the site's diagonal pedestrian spine and the Dawson High Street's termination, permitting everyone in the Town Centre to be no more than a 15 minute walk or combined 15 minute transit and walk from the potential community centre.
- Focus the Brentwood Town Centre on an accessible pedestrian network and linkages connecting significant civic areas to one another and to the transit network with signature architecture and an active mix of uses.
- Provide active transportation network improvements throughout and around the site, to connect the site to other destinations in the Brentwood Town Centre through implementation of the Town Centre Standards on all frontages.
- Develop a mix of green spaces protected from traffic and noise for community gatherings, play, socialising, shopping, contemplation and respite through landscape architecture that utilises large plantings, plazas, ramps, stairs and elevators to terrace diagonally across the site to create a series of outdoor rooms.
- Improve the breadth of housing options available to Burnaby residents in the Town Centre by introducing a mix of two thirds rental (market and non-market) and one third strata units, to permit a greater spectrum of housing adjusted to all levels of income with particular emphasis on middle and lower income residents.
- Provide non-market rental housing equivalent to 20% of the units derived from the RM District density of the site, to ensure that all residents have equitable access to the benefits provided by the siting of a community centre, provision of open spaces, complex mix of shopping and services, and close proximity to the regions transit and cycling networks.
- Enhance this vacant and underutilized site with active outdoor spaces, high-amenity employment opportunities, engaging commercial uses; and well-designed residences.

- 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 7** below, for Committee and Council consideration, to the current adopted Brentwood Town Centre Plan is expected to arise from further development of the preliminary vision and concepts presented in this report. The Plan amendment includes designation of public open space through the centre of the site and in four plazas, a civic facility on the Dawson Street frontage (P3), High Density Residential (RM5s and RM5r) over 4664 Lougheed Highway, 2150 Dawson Street and a portion of 4612 Lougheed Highway and Commercial over the entire site (C3) and will help establish a Conceptual Master Plan for the Grosvenor Brentwood site and support specific rezoning and development for the Conceptual Master Plan bounded by Lougheed Highway, Alpha Avenue, Dawson Street and Beta Avenue.

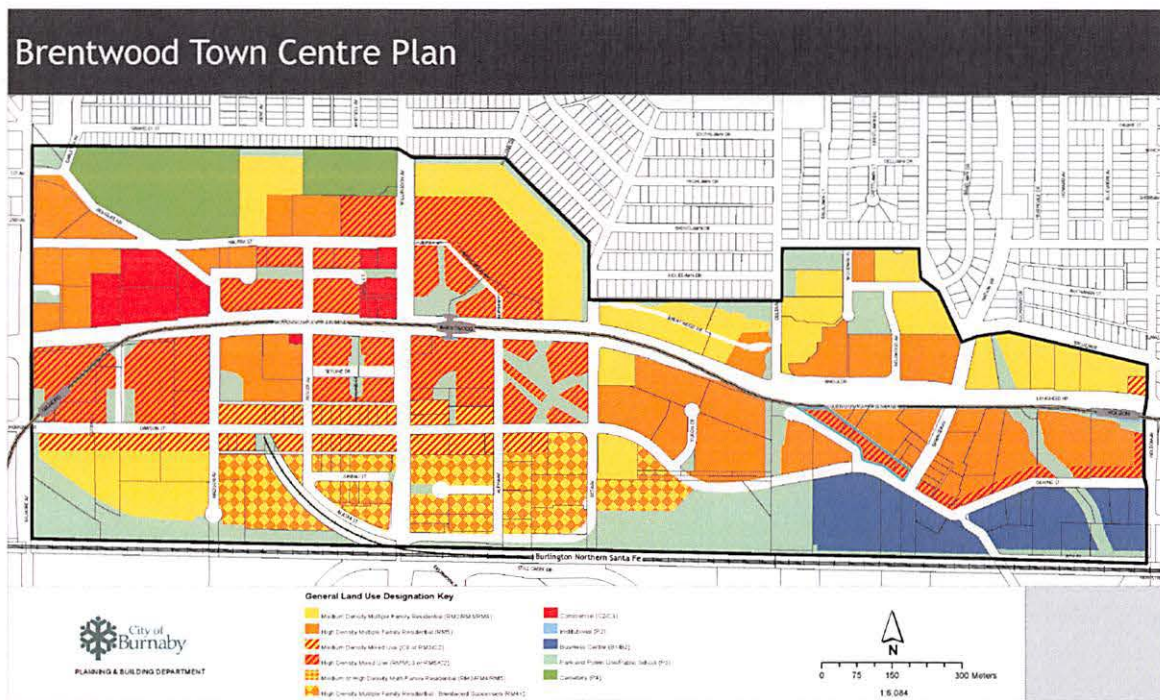


Figure #7 – Proposed Plan Amendment

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

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- *Open House:* With respect to COVID-19 protocols, virtual open houses will be held on March 16th and 17th in place of, a physical open house. 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 Brentlawn Drive to the north, Willingdon Avenue to the west, BNSF Rail line to the south and Delta Avenue to the East, as well as, made available at City Hall, and posted on the project webpage.
- *Public Opinion Survey:* A public opinion survey is proposed to be distributed along with the information card at the Open House and posted online on the project webpage. The purpose of the survey is to invite citizens to express their opinions on the preliminary concepts and vision for the Grosvenor Brentwood Conceptual Master Plan.
- *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, directed to information available on the project webpage, and encouraged to complete the public opinion survey.

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 Grosvenor Brentwood site is proposed to be advanced through two formats: an in-person Open House and a virtual Open House. This involves the presentation of the proposed Brentwood Town Centre Development Plan Amendment and a Conceptual Master Plan for the Grosvenor Brentwood site, including: a preliminary site concept and accompanying design guidelines; a housing concept; a phasing plan; a sustainability plan; a public art plan; a comprehensive signage plan; an approvable traffic/transportation study; and, a conceptual servicing approach for the overall area.

Attendance at the 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 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. 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. Open House materials will be available on the City website in advance and following the open houses. Participants and the general public will be invited to comment upon the proposed Plan Amendment and Master Plan through a

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digital survey 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 Grosvenor Brentwood site is premised on a contemporary planning approach and urban design philosophy and envisions a vibrant, pedestrian-oriented, transit-connected, mixed-use community, one that is consistent with the initial vision established in the 1996 Council adopted Brentwood Town Centre Plan, but one which could be an international model for such development. The preliminary concepts and vision for the area as described in this report represent the first step towards creating a unique neighbourhood with the Town Centre focused on synergy of civic facilities, employment, and a full spectrum of multiple-family residential uses.

It is recommended that Committee and Council endorse the preliminary concepts and vision for the redevelopment of the Grosvenor Brentwood site as a basis for receiving community input. It is also recommended that Committee and 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, Director
PLANNING AND BUILDING

IW:spf

- cc: Chief Administrative Officer
- Director Engineering
- Director Finance
- Director Parks, Recreation and Cultural Services
- Director Corporate Services
- Fire Chief
- O.I.C. RCMP
- Chief Librarian
- City Solicitor
- City Clerk