



Item .....
Meeting..... 2022 April 25

COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 April 20

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** REZONING REFERENCE #21-31  
Concord Brentwood Phase 3  
Brentwood Town Centre Development Plan

**ADDRESS:** 4818, 4828 Dawson Street, 2285, 2311 Delta Avenue, and 2316 Beta Avenue  
(Sketches #1 and #2 *attached*)

**LEGAL:** See *attached* Schedule A

**FROM:** CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District and P2 Administration and Assembly District) and P3 Park and Public Use District

**TO:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District and the Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Concord Brentwood 3" prepared by GBL Architects Inc.) and P3 Park and Public Use District

**APPLICANT:** Concord Brentwood (Nominee) Ltd.  
900 – 1095 West Pender Street  
Vancouver, BC V6E 2M6  
Attn: Matt Meehan

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 May 31.

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**RECOMMENDATIONS:**

1. **THAT** the amendment to the Brentwood Town Centre Development Plan, as outlined in Sections 3.6 and 4.5 of this report be approved, to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.
2. **THAT** the introduction of a Housing Agreement Bylaw be authorised according to the terms outlined in Section 4.6 of the report, contingent upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

To: Chief Administrative Officer  
From: General Manager Planning and Development  
Re: Rezoning Reference #21-31  
2022 April 20 ..... Page 2

3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 May 09 and to a Public Hearing on 2022 May 31 at 5:00 p.m.
4. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Administration 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 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.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - d) The undergrounding of existing overhead wiring abutting the site.
  - e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
  - f) The consolidation and re-subdivision of the site into three lots.
  - g) The dedication of any rights-of-way deemed requisite.
  - h) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.12 of this report.
  - i) The registration of a Housing Covenant and Housing Agreement.
  - j) The submission of a suitable on-site Stormwater Management System, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
  - k) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
  - l) Submission of a SPEA Enhancement Plan for Stickleback Creek in accordance with the Master SPEA Plan.

- m) The submission of a geotechnical and groundwater study.
- n) The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and other nearby development.
- o) The submission of a suitable Solid Waste and Recycling Plan.
- p) The review of on-site loading facilities.
- q) The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- r) The provision of facilities for cyclists in accordance with this report.
- s) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- t) The approval of the Ministry of Transportation and Infrastructure.
- u) Compliance with Council-adopted sound criteria.
- v) Compliance with the guidelines for underground parking for visitors.
- w) The submission of a detailed Public Art Plan.
- x) The submission of a Green Building Plan and Energy Benchmarking.
- y) The submission of a detailed Comprehensive Sign Plan.
- z) The submission of a Site Disclosure Statement and resolution of any resultant conditions.
- aa) The deposit of the applicable Parkland Acquisition Charge.
- bb) The deposit of the applicable School Site Acquisition Charge.
- cc) The deposit of the applicable GVS & DD Sewerage Charge.

- dd) The deposit of the applicable Regional Transportation Development Cost Charge.
- ee) 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.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of Phase 3 of the Concord Brentwood Site over two sub-phases (3A and 3B), comprised of four high-rise residential strata buildings, one non-market residential rental building, and street-fronting retail atop underground parking, as well as creating the future City park.

### **2.0 POLICY FRAMEWORK**

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Brentwood Town Centre Development Plan (1996), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Transportation Plan (2021), Home Strategy (2021), and Rental Use Zoning Policy (2020).

### **3.0 BACKGROUND**

- 3.1 On 2016 June 13, Council granted Final Adoption to Rezoning Reference #13-20 for the Woodlands Site (Concord Brentwood) Conceptual Master Plan, which established a Conceptual Master Plan framework and companion Design Guidelines for the subject site. The intent of the Master Rezoning was to guide site-specific rezoning applications for the development of a phased, mixed-use, high-density apartment development, with street-fronting commercial uses on Dawson Street and a neighbourhood park south of Dawson Street and east of Beta Avenue. Phase 3, the subject site, comprises the final phase of the Master Plan, as well as the aforementioned park site.
- 3.2 The subject site is comprised of five individual parcels, which are currently improved with older industrial buildings, a City sanitary pump station, and accessory storage. The Brentwood Town Centre Development Plan designates the site for medium or high-density multiple family residential development, utilizing the RM4, RM4s, RM4r Multiple Family Residential Districts, and P3 Park and Public Use District as guidelines (see Sketch #2 *attached*).
- 3.3 Phase 3 of the Concord Brentwood Master Plan is located within the 'Parkside Precinct', which is characterized by high-rise multiple-family forms set within an extensively landscaped

private realm in order to extend the sense of open greenspace associated with the adjacent park site to the south and east. The park is proposed to be the preeminent recreational open space within the Brentwood Town Centre, with connections by way of urban trails and greenways to the broader Town Centre to the north, and Burnaby Lake Park and Sports Complex to the southeast. An agreement was registered through Rezoning Reference #13-20 to ensure delivery of the park to the City prior to occupancy of Phase 3A. The parcel will be provided to the City remediated to school/park standards, as determined by a numerically based Certificate of Compliance issued by the Ministry of Environment. The park will be provided graded and grassed with riparian areas planted with appropriate tree and shrub species as identified through a detailed riparian planting plan. Two gateway entry features, complete with appropriate paving and seating areas will be provided on Dawson Street and Beta Avenue.

- 3.4 The Brentwood Town Centre Development Plan, Concord Brentwood Master Plan and executed Master Density Allocation Covenant permits a blended residential floor area ratio (FAR) of 1.7 FAR (RM4), 3.6 FAR (RM4s) and 5.0 FAR (RM5s) across the master plan area. The Master Plan also permits 4,645.15 m<sup>2</sup> (50,000 sq. ft.) of commercial floor area under the C2 Neighbourhood Commercial District within Phase 2.
- 3.5 Since the adoption of the Conceptual Master Plan and registration of the Master Density Allocation Covenant, Council adopted the Rental Use Zoning Policy to support the development of rental units in the City. In accordance with the Policy, the subject rezoning application is required to comply with Stream 2 – Inclusionary Rental. To assist with the provision of non-market housing in Phase 3, an RM4r rental density up to 1.7 FAR and density offset up to 0.85 FAR are considered appropriate given the RM4/RM4r designation of the Phase 3 site. It is noted however, that in accordance with the terms of the Master Density Allocation Covenant, approximately twenty-two percent (27,538.13 m<sup>2</sup> or 296,418 sq. ft.) of the density generated from the Phase 3 and park site was utilized in prior development phases (Phases 1 and 2). Therefore it is proposed that the RMr and density offset only be applied to approximately seventy-eight percent of the Phase 3 density generating area. The resulting total permitted residential density for the overall Master Plan site, inclusive of RMr rental density and density offset, is outlined in **Table 1** below. The proposed density of the subject application is consistent with the intent of the adopted Conceptual Master Plan and Design Guidelines, Master Density Allocation Covenant, and Rental Use Zoning Policy. The Master Density Allocation Covenant will be amended through the subject rezoning in order to capture the additional RM4r, RM4s density offset, and commercial floor area identified in **Table 1** and Section 3.6 below.

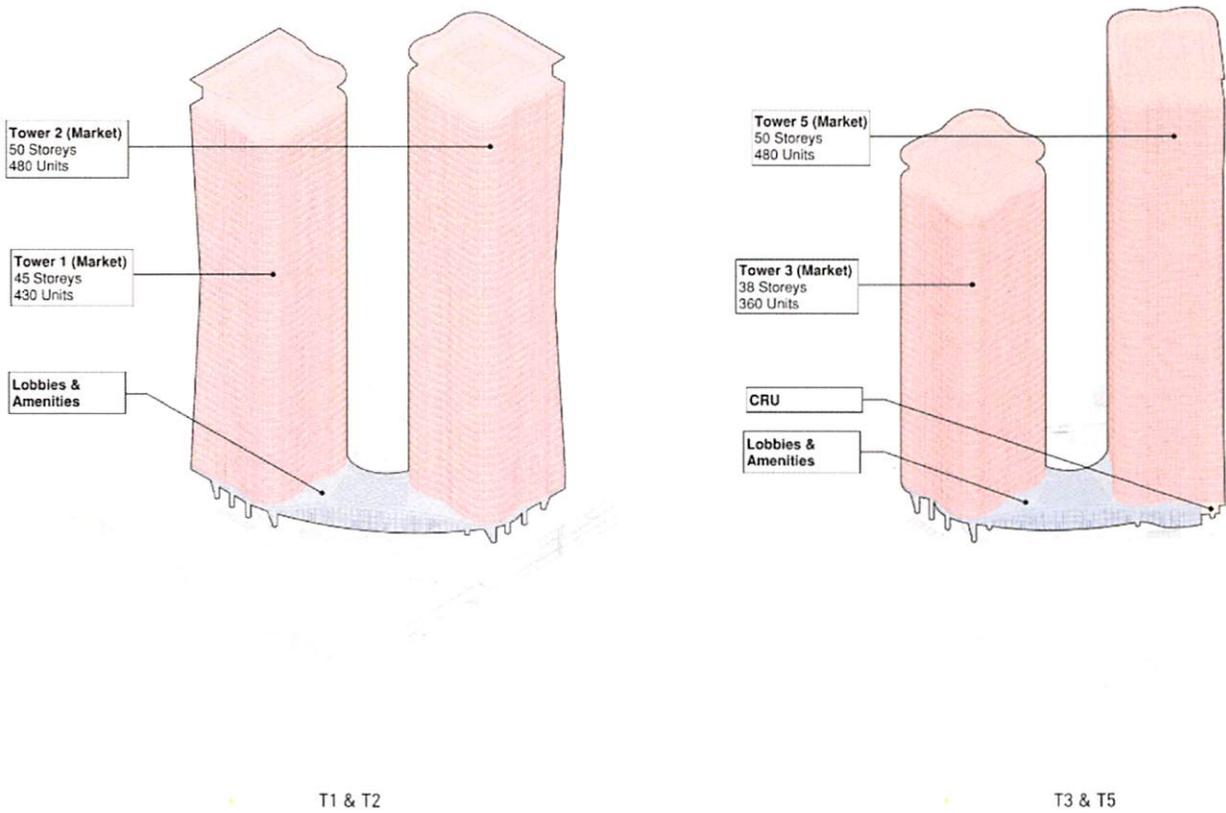
Zoning District	Site Area (sq. ft.)	Site Area (m <sup>2</sup> )	Max FAR	Max GFA (sq. ft.)	Max GFA (m <sup>2</sup> )
RM5s Multiple-Family Residential District	434,140	40,332.93	5.0	2,170,700	201,664.65
RM4s Multiple Family Residential District	170,640	15,852.98	3.6	614,304	57,070.73
RM4 Multiple Family Residential District	441,073	40,977.02	1.7	749,824	69,660.93
RM4r Multiple Family Residential District	477,028	44,317.39	1.7	810,948	75,339.56
RM4 Multiple Family Residential District Density Offset	477,028	44,317.39	0.85	405,474	37,669.78
<b>Total</b>	-	-	-	<b>4,751,250</b>	<b>441,405.65</b>

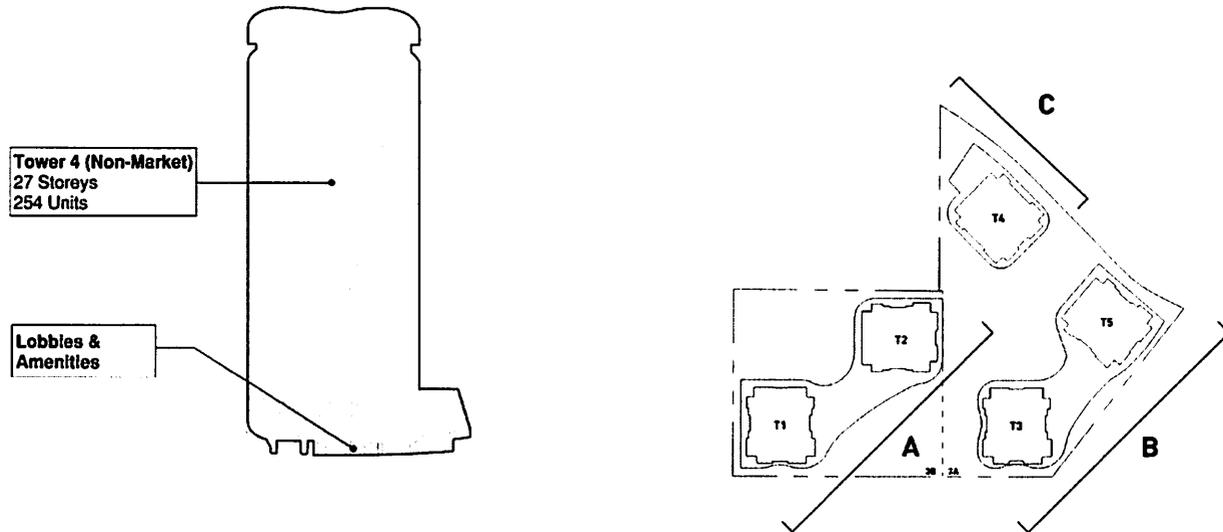
*Table 1 – revised breakdown of permitted residential density for the overall Concord Brentwood Master Plan Site, inclusive of RMr rental density and density offset.*

- 3.6 As noted above, a commercial component (4,645.15 m<sup>2</sup>) has been identified and applied on the north side of Dawson Street in Phase 2. To further activate the park and provide increased surveillance, a small commercial component (approximately 265 m<sup>2</sup>) is proposed within Phase 3 to accommodate a café/restaurant fronting Dawson Street and the Entry Gateway into the park. This addition of commercial uses south of Dawson Street requires an amendment to the Brentwood Town Centre Development Plan, which if approved would take effect upon Council granting Second Reading to the Rezoning Amendment Bylaw for the subject site. Further details on the proposed Community Plan Amendment are outlined in Section 4.5 of this report.
- 3.7 On 2021 October 04, Council received an initial rezoning report which proposed to rezone the subject development site to the CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District and the Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District.
- 3.8 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 4.0 GENERAL COMMENTS**
- 4.1 The proposed Phase 3 development plan, as shown in **Figure 1**, is for four high-rise residential strata buildings, a mid-rise non-market rental building, and street fronting commercial atop underground parking. The development is proposed to be constructed over two phases. Phase 3A includes two residential strata buildings at 38 and 50 storeys respectively, a 27 storey non-market rental building, and a street level commercial retail unit with frontage onto Dawson Street measuring approximately 265 m<sup>2</sup>. Phase 3B includes the remaining two residential strata buildings at 45 and 50 storeys with frontage onto Beta Avenue. Underground parking and

associated services will be provided with each phase of development. Access to the development is provided from Dawson Street and Beta Avenue, as well as an additional pedestrian access via the future park to the south. A total of 2,004 residential dwelling units are proposed, comprised of 1,750 market strata units (1,268 RM5s + 482 Offset), and 254 (20% below CMHC median) non-market rental units. The proposed form of development responds to its context and to the massing and form intent expressed in the Master Plan. Building components facing urban conditions along Dawson Street and Beta Avenue feature straight balcony edges and orthogonal corners in order to engage and frame the bounding streets. Building facades that are orientated towards the park or landscaped areas are articulated in a softer, more amorphous architectural language, creating a visual dialog with the naturalized environment. The development includes a diversity of housing sizes and tenures in order to accommodate a range of incomes and age cohorts, as well as a generous amenity package including a variety of meeting and recreation rooms, fitness centres, as well as a significant outdoor amenity. 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 development in the City's Town Centre areas.

**Figure 1 – Land Use and Tenure Diagram**





T4

**Figure 1 Continued – Land Use and Tenure Diagram**

- 4.2 The subject rezoning application would also establish the park site area and its P3 Park and Public Use District zoning. The park is intended to be highly visible and engaging with the surrounding community through a broad exposure to Beta Avenue and Dawson Street. The proposed park area measures approximately 4.04 hectares (10 acres), which is to be added to the 1.29 hectares (3.19 acres) currently within City ownership. The result will be a total park area of approximately 5.33 hectares (13.19 acres). Transfer of the park site to the City is required prior to occupancy of Phase 3A. The park’s specific design is to be determined through a separate park planning and design process.
- 4.3 The maximum potential density for the Phase 3 development site may be up to 14.51 FAR based on the remaining density identified for Phase 3 in the Master Density Allocation Covenant, as well as the additional RM4r, RM4s density offset, and C1 commercial density proposed for the subject site. The proposed total density for the subject site is 9.99 FAR, as outlined in **Table 2** below. While the floor area ratio appears atypical, it is derived by applying the permitted density to the net Phase 3 site area, excluding the park site, and dedications. It is noted that the resultant tower forms are comparable to other high-rise buildings developed to date and planned within the Brentwood Town Centre. It is further noted that the proposed densities do not exceed that permitted in the zoning bylaw or identified under the Woodlands Conceptual Master Plan for the entire site.

**Phase 3 Development Site Zoning: CD (RM4s, RM4r, C1)**  
**Phase 3 Net Site Size: 15,705.40 m<sup>2</sup>**

	Permitted (m <sup>2</sup> )	Proposed (m <sup>2</sup> )	Proposed Units
Remaining RM4s/ RM5s Base Density Per Master Density Allocation Covenant	4.33	4.33	869
GFA	67,986.97	67,986.97	
Remaining RM4s/ RM5s Bonus Density Per Master Density Allocation Covenant	1.99	1.99	399
GFA	31,206.49	31,206.49	
RM4r Density	4.80	1.26	254
GFA	75,339.56	19,778.13	
RM4s Density Offset	2.40	2.40	482
GFA	37,669.78	37,669.78	
C1 Commercial Density	1.00	0.02	-
GFA	15,705.40	264.99	
TOTAL Density	14.51	9.99	2,004
TOTAL GFA	227,908.20	156,906.36	

**Table 2 – breakdown of permitted and proposed density for Phase 3.**

- 4.4 As noted above in **Table 2**, the applicant is proposing to use the amenity density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 31,206.49 m<sup>2</sup> (335,904 sq. ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Lands and Facilities Department will initiate discussions with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning. In accordance with Council’s adopted policy, 80% of the cash-in-lieu contributions are applied toward the City-Wide Community Benefit Bonus Reserve and 20% to the Community Benefit Bonus Affordable Housing Reserve.
- 4.5 Through the Master Plan rezoning (Rezoning Reference #13-20), the Brentwood Town Centre Plan was amended in order to permit reconfiguration of the future park site, reflect the RM4s and RM5s Multiple-Family Residential District and P3 Park and Public Use District designations for the Master Plan site, and to permit up to 4,645.15 m<sup>2</sup> (50,000 sq. ft.) of neighbourhood commercial uses fronting Dawson Street. Following additional review of the commercial opportunities for Phase 3, an amendment to the Brentwood Town Centre Development Plan is proposed in order to permit approximately 265 m<sup>2</sup> of additional local serving street-orientated commercial retail on the south side of Dawson Street in Phase 3A, utilizing the C1 District as a guideline. The proposed commercial retail unit would complement the approved commercial on the north side of the street and serve as an anchor to a future entry plaza into the park. Public Input on the amendment would be received at the Public Hearing, and would take effect upon Council Granting Second Reading to the Rezoning Bylaw.

- 4.6 With respect to the rental component of the project, this application is proposed to be processed in accordance with the City's Rental Use Zoning Policy, utilizing Stream 2 – Inclusionary Rental. The applicant is proposing to utilize 19,778.16 m<sup>2</sup> of the available RM4r density to provide a total of 254 inclusionary non-market rental dwelling units, to be provided at 20% below CMHC median market rates for the North Burnaby rental survey area. A Housing Agreement is required to secure the tenure and affordability of the units. It is noted that the proposal meets the requirements of the Rental Use Zoning Policy.
- 4.7 The development is providing 401 adaptable units with 230 accessible parking stalls, which is in line with the 20% minimum requirement of the Council-adopted Adaptable Housing policy. The accessible parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation and rental housing operator.
- 4.8 It is intended that the overall project would accommodate a broader spectrum of housing needs. To support this, a portion of the market strata one bedroom unit sizes are generally based on the Zoning Bylaw minimum rental unit sizes, which requires a minimum area of 50 m<sup>2</sup> (538.21 sq.ft.). Smaller one bedroom units are intended to provide a level of affordability for new home ownership, providing access to the market for first time home buyers. To offset the number of smaller one bedroom units, a commensurate number of larger two bedroom and den, and three bedroom units are proposed.
- 4.9 A parking ratio of 1.05 spaces per market strata unit and 0.35 spaces per rental unit is proposed for the development. Of these ratios, 0.05 spaces per unit is for visitor parking, which will also operate as commercial visitor parking for the commercial retail unit. The applicant has provided a parking supply study to support the proposed parking ratios, which includes utilizing commercial parking in Phase 2 of Concord Brentwood to meet anticipated visitor parking demand. All residential spaces will be equipped with an individually metered energized outlet capable of providing a Level 2 or higher charging level for an electric vehicle, in accordance with the Burnaby Zoning Bylaw. To support both alternative modes of transportation to and from the development site, and reductions to private vehicle trips, the applicant will be providing a comprehensive Transportation Demand Management strategy including:
- a transit pass subsidy equivalent to a two-zone pass for 15% of the units for two years;
  - 4 car share parking spaces for use by a public car share provider;
  - a car share subsidy equivalent to a two year car share membership for each unit;
  - two bike parking spaces for each residential unit;
  - bike repair facilities including a bike stand and tools;
  - work lounges as part of the amenity offering;
  - parcel storage rooms; and,
  - a communications strategy that provides the owners, strata, renters, rental management company and strata management company an understanding of how to best use each of the alternative transportation options.

A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of these measures.

- 4.10 A master phasing and servicing covenant for the Concord Brentwood Master Plan has been executed and outlines the required servicing for each phase of development. Notwithstanding, the Engineering Department will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Dawson Street back of curb along the site's frontage to the Town Centre standard;
  - upgrades to both sides of Dawson Street between Beta Avenue and Yukon Cr to provide a separated sidewalk and cycle path;
  - construction of Beta Avenue along the site's frontage to the Town Centre local residential standard;
  - undergrounding of overhead lines across the development frontage;
  - proportionate contribution toward proposed Brentwood Town Centre pedestrian and cycling overpasses; and,
  - storm, sanitary sewer and water main upgrades as required.
- 4.11 To support the foregoing servicing requirements, road dedications are required along the Dawson Street and Beta Avenue frontages measuring 559.8 m<sup>2</sup> (6,026 sq. ft.) in area, subject to final civil drawings.
- 4.12 Any necessary easements, covenants and/ or statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
  - Section 219 Covenant ensuring compliance with the approved acoustical study;
  - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - Section 219 Covenant to ensure a Housing Agreement is completed prior to Occupancy Permit being issued and that the non-market rental units meet and maintain the affordability criteria;
  - Section 219 Covenant requiring Phase 3A obtain an occupancy permit prior to or concurrent with Phase 3B;
  - Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation and rental housing operator;
  - Section 219 Covenant ensuring that the development density of the Phase 3A and 3B parcels, air space parcels and strata lots comply with the approved CD Zoning for the site, and to ensure that the overall Phase 3 site continues to function of a single integrated development.
  - Amendments to the Master Density Allocation Covenant for the Brentwood Concord Site to include the RM4r and RM4s density offset, and C1 density as outlined in **Table 2** above.
  - Section 219 Covenant and statutory right-of-way guaranteeing the provision and maintenance of, and public access to the on-site public art;

- Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
  - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 2 of Step Code, Energy System, and Energy/GHG Model) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.
  - Section 219 Covenant to ensure alternative transportation provisions for the development;
  - Section 219 Covenant ensuring that the water table will not be drawn down during and after development;
  - Section 219 Covenant ensuring that any building lighting features can be turned on and off by the strata, and that architectural lighting will be turned off by the strata at the City's request in the event that the lighting results in any adverse neighbourhood and/or environmental impacts;
  - Section 219 Covenant ensuring that the site can be used safely in accordance with the approved geotechnical study;
  - Section 219 Covenant restricting commercial retail uses on Dawson Street from having obscured fenestration; and,
  - Easement guaranteeing reciprocal access between Phase 3A and 3B.
- 4.13 Submission of a SPEA Enhancement Plan for south of Dawson Street in accordance with the Master SPEA Plan is required prior to occupancy, as well as applicable approvals from the Ministry of Environment and Climate Change Strategy. The riparian area is an extension of the park that surrounds Stickleback Creek. The riparian area is intended to be a mix of low impact trails and pathways within a naturally vegetated area, and a separated streamside protection and enhancement area. The riparian area is located along the southern edge of the park, and within the former Delta Avenue road right-of-way on the eastern edge of the site. The enhancement of this riparian corridor is to provide improved fish passage and wildlife habitat, further connecting the urban and natural elements of the Brentwood Town Centre.
- 4.14 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 4.15 Due to the proximity of the subject site to the BNSF Rail line, Lougheed Highway and Millennium SkyTrain Line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.16 Given the site's current industrial uses, a Site Disclosure Statement and resolution of any resultant conditions is required.
- 4.17 A Comprehensive Sign Plan for the commercial component of the development, detailing sign numbers, locations, sizes and attachment details is required.

- 4.18 The developer is required to provide a geotechnical and groundwater study to ensure that the site can be used safely in line with its intended uses, and that the site's excavation will not draw down the water table or cause impact to adjacent properties and road rights-of-way.
- 4.19 As underground parking is requested for a site with known geotechnical and hydrological conditions, as well as the potential for groundwater contamination in the area, and given the site's proximity to civic and other major infrastructure, an indemnification agreement with the owner/developer will be required to hold the City harmless in the approval of the subject rezoning and all other subsequent permits.
- 4.20 As the site will be fully excavated for development, a tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter.
- 4.21 The provision of 9 enhanced car wash stalls are required, complete with hot and cold water supply, car vacuums, bike wash stands, hose and spray nozzle, and splash proof partitions.
- 4.22 The submission of a Groundwater and Stormwater Management Plan is required. As well, a suitable engineered design will be required for the on-site Stormwater Management System, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.23 The submission of a detailed plan of an engineered Sediment Control System is required.
- 4.24 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.25 The submission of a detailed Loading Management Plan is required.
- 4.26 The submission of a Public Art Plan detailing the concept, character, and location of public art on site as well as details of the budget, terms, and the artist selection process is required.
- 4.27 The submission of a Green Building Plan and energy benchmarking is required. The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. The applicant has indicated that the development will meet Step 2 of the BC Energy Step Code with Low Carbon Energy Systems.
- 4.28 The submission of a Communication Strategy Plan that provides the owners, strata, renters, rental management company 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.

4.29 As the proposed amendment rezoning is located within 800 m of a highway interchange, approval of the Ministry of Transportation and Infrastructure to the rezoning application is required.

4.30 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.

## 5.0 DEVELOPMENT STATISTICS

### 5.1 Site Area (subject to detailed survey)

Phase 3 Net Site Area	<b>15,705.40 m<sup>2</sup> (169,052 sq. ft.)</b>
Park Site Area	<b>40,355.60 m<sup>2</sup> (434,384 sq. ft.)</b>
Road Dedication	<b>559.80 m<sup>2</sup> ( 6,026 sq. ft.)</b>

5.2 Site Coverage 45%

### 5.3 Building Height

T1	45 storeys
T2	50 storeys
T3	38 storeys
T4	27 storeys
T5	50 storeys

5.4 Density **9.99 FAR** (based on net site area)

Residential Floor Area Ratio	9.97 FAR
Commercial Floor Area Ratio	0.02 FAR

5.5 Gross Floor Area **156,906.36 m<sup>2</sup> (1,688,926 sq. ft.)**

Residential Gross Floor Area 156,641.37 m<sup>2</sup> (1,686,074 sq. ft.) (inclusive of 31,206.49 m<sup>2</sup> amenity bonus)

Commercial Gross Floor Area 264.99 m<sup>2</sup> (2,852 sq. ft.)

5.6 Residential Unit Mix

**T1 Market Strata**

43 – Studio	45.86 m <sup>2</sup> (494 sq. ft.)
86 – One Bedroom (rental size)	50.10 m <sup>2</sup> (539 sq. ft.)
43 – One Bedroom (adapt.)	56.05 m <sup>2</sup> (603 sq. ft.)
86 – One Bedroom + Den	56.00 - 56.19 m <sup>2</sup> (603 - 605 sq. ft.)
86 – Two Bedroom + Den	71.09 - 79.30 m <sup>2</sup> (765 - 854 sq. ft.)
43 – Two Bedroom + Den (adapt.)	88.58 m <sup>2</sup> (954 sq. ft.)
<u>43 – Three Bedroom</u>	103.60 m <sup>2</sup> (1,115 sq. ft.)
430 units	

**T2 Market Strata**

48 – Studio	45.86 m <sup>2</sup> (494 sq. ft.)
96 – One Bedroom (rental size)	50.10 m <sup>2</sup> (539 sq. ft.)
48 – One Bedroom (adapt.)	56.05 m <sup>2</sup> (603 sq. ft.)
96 – One Bedroom + Den	56.05 m <sup>2</sup> (603 sq. ft.)
96 – Two Bedroom + Den	71.09 - 79.30 m <sup>2</sup> (765 - 854 sq. ft.)
48 – Two Bedroom + Den (adapt.)	88.70 m <sup>2</sup> (955 sq. ft.)
<u>48 – Three Bedroom</u>	103.53 m <sup>2</sup> (1,114 sq. ft.)
480 units	

**T3 Market Strata**

36 – Studio	45.83 m <sup>2</sup> (493 sq. ft.)
108 – One Bedroom (rental size)	50.10 m <sup>2</sup> (539 sq. ft.)
36 – One Bedroom (adapt.)	56.00 m <sup>2</sup> (602 sq. ft.)
36 – One Bedroom + Den	56.30 m <sup>2</sup> (606 sq. ft.)
72 – Two Bedroom + Den	71.09 - 79.30 m <sup>2</sup> (765 - 854 sq. ft.)
36 – Two Bedroom + Den (adapt.)	88.70 m <sup>2</sup> (955 sq. ft.)
<u>36 – Three Bedroom</u>	103.60 m <sup>2</sup> (1,115 sq. ft.)
360 units	

**T5 Market Strata**

48 – Studio	45.86 m <sup>2</sup> (494 sq. ft.)
144 – One Bedroom (rental size)	50.10 m <sup>2</sup> (539 sq. ft.)
48 – One Bedroom (adapt.)	56.05 m <sup>2</sup> (603 sq. ft.)
48 – One Bedroom + Den	56.05 m <sup>2</sup> (603 sq. ft.)
96 – Two Bedroom + Den	71.09 - 79.30 m <sup>2</sup> (765 - 854 sq. ft.)
48 – Two Bedroom + Den (adapt.)	88.70 m <sup>2</sup> (955 sq. ft.)
<u>48 – Three Bedroom</u>	103.48 m <sup>2</sup> (1,114 sq. ft.)
480 units	

**T4 Non-Market Rental (20% Below CMHC Market Median Rates)**

25 – Studio	45.86 m <sup>2</sup> (494 sq. ft.)
52 – One Bedroom	50.10 m <sup>2</sup> (539 sq. ft.)
25 – One Bedroom (adapt.)	54.35 m <sup>2</sup> (585 sq. ft.)
50 – One Bedroom + Den	56.05 m <sup>2</sup> (603 sq. ft.)
51 – Two Bedroom + Den	71.09 - 79.30 m <sup>2</sup> (765 - 854 sq. ft.)
26 – Two Bedroom + Den (adapt.)	88.70 m <sup>2</sup> (955 sq. ft.)
<u>25 – Three Bedroom</u>	101.88 m <sup>2</sup> (1,097 sq. ft.)
254 units	

**TOTAL NUMBER OF UNITS: 2,004 units**

5.7 **Vehicle Parking**

**Total Required and Provided:**

Strata residential (1.05 spaces per unit)	1,838 spaces (including 88 visitor spaces and 199 accessible spaces)
Rental residential (0.35 spaces per unit)	90 spaces (including 13 visitor spaces and 31 accessible spaces)
Commercial (1 space per 46 m <sup>2</sup> )	6 spaces (6 spaces shared with visitor parking)
Car Share	4 spaces
Car Wash	9 spaces

5.8 **Bicycle Parking**

**Total Required and Provided:**

Secured Residential (2 spaces per unit)	3500 spaces (double lockers)
Visitor (0.2 spaces per unit)	350 spaces (bike racks)
Commercial (2 spaces per 500 m <sup>2</sup> )	2 spaces (bike racks)

To: Chief Administrative Officer  
From: General Manager Planning and Development  
Re: Rezoning Reference #21-31  
2022 April 20 ..... Page 17

5.9 Loading

Total Required and Provided 13 bays (including 4 Class A and 9 Class B)

5.10 Communal Facilities

Extensive communal facilities are provided in both the non-market rental building and the strata buildings. Amenities located in the non-market rental building include a fitness centre, meeting room, children's play area, solarium, and an outdoor terrace, which includes seating and garden plots. The strata buildings include multi-purpose rooms, kitchen lounges, card rooms, fitness centre, pet grooming stations, children's play areas, and work lounges. The site is also extensively landscaped to provide a high level of amenity to residents and includes a large lawn area, BBQ and dining facilities, a significant water feature, and two plazas with artwork and seating. The artworks will be selected and installed prior to occupancy of the development. The internal amenity area amounts to 4,829.92 m<sup>2</sup> (51,989 sq.ft.), which is permitted to be excluded from Gross Floor Area (GFA) under the Zoning Bylaw. In addition to the proposed on-site amenities, an amenity clubhouse measuring approximately 2,868.66 m<sup>2</sup> (30,878 sq. ft.) will be provided in Phase 2 for use by residents.

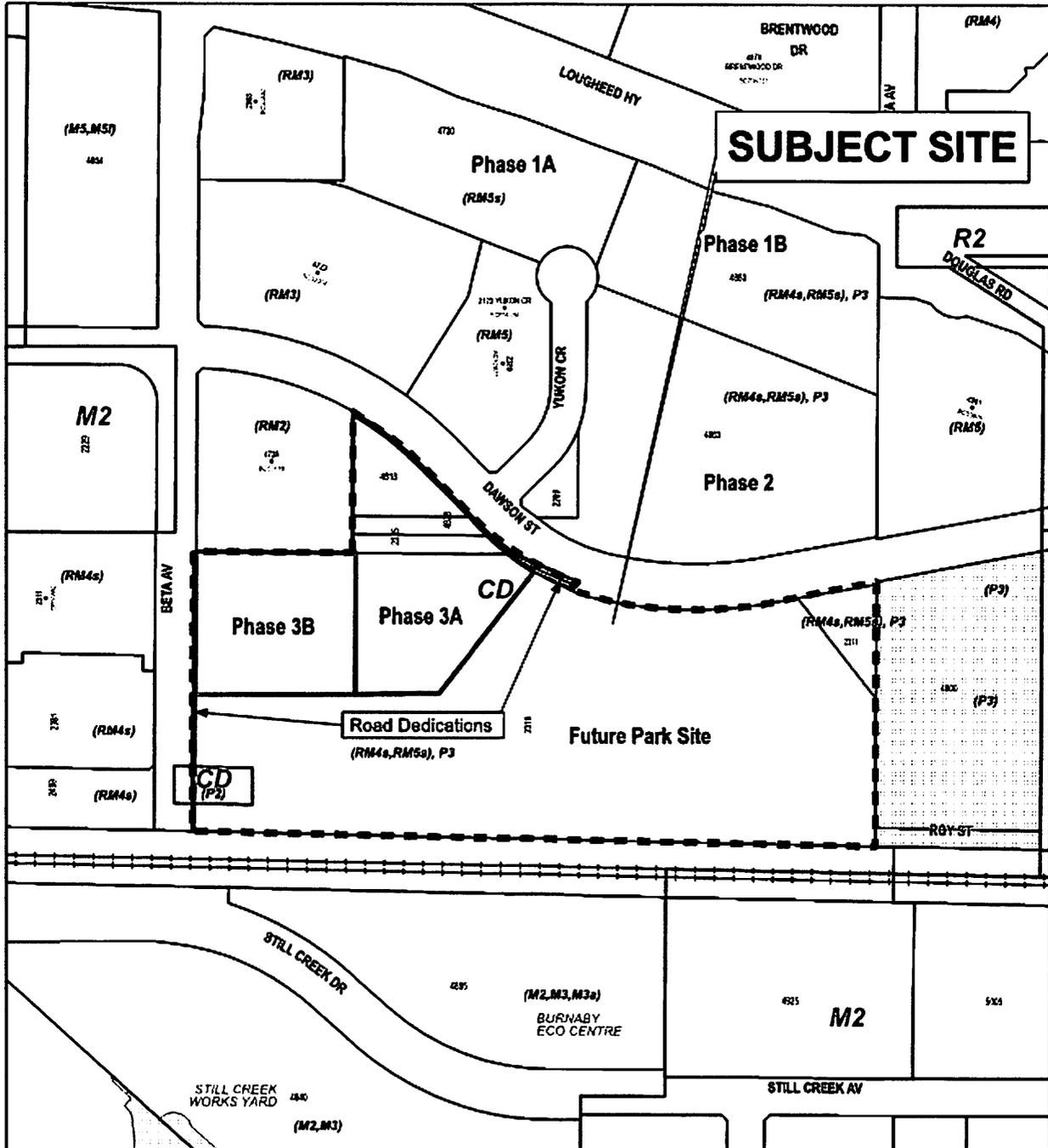


E.W Kozak, General Manager  
PLANNING AND DEVELOPMENT

MN:tn

**Attachments**

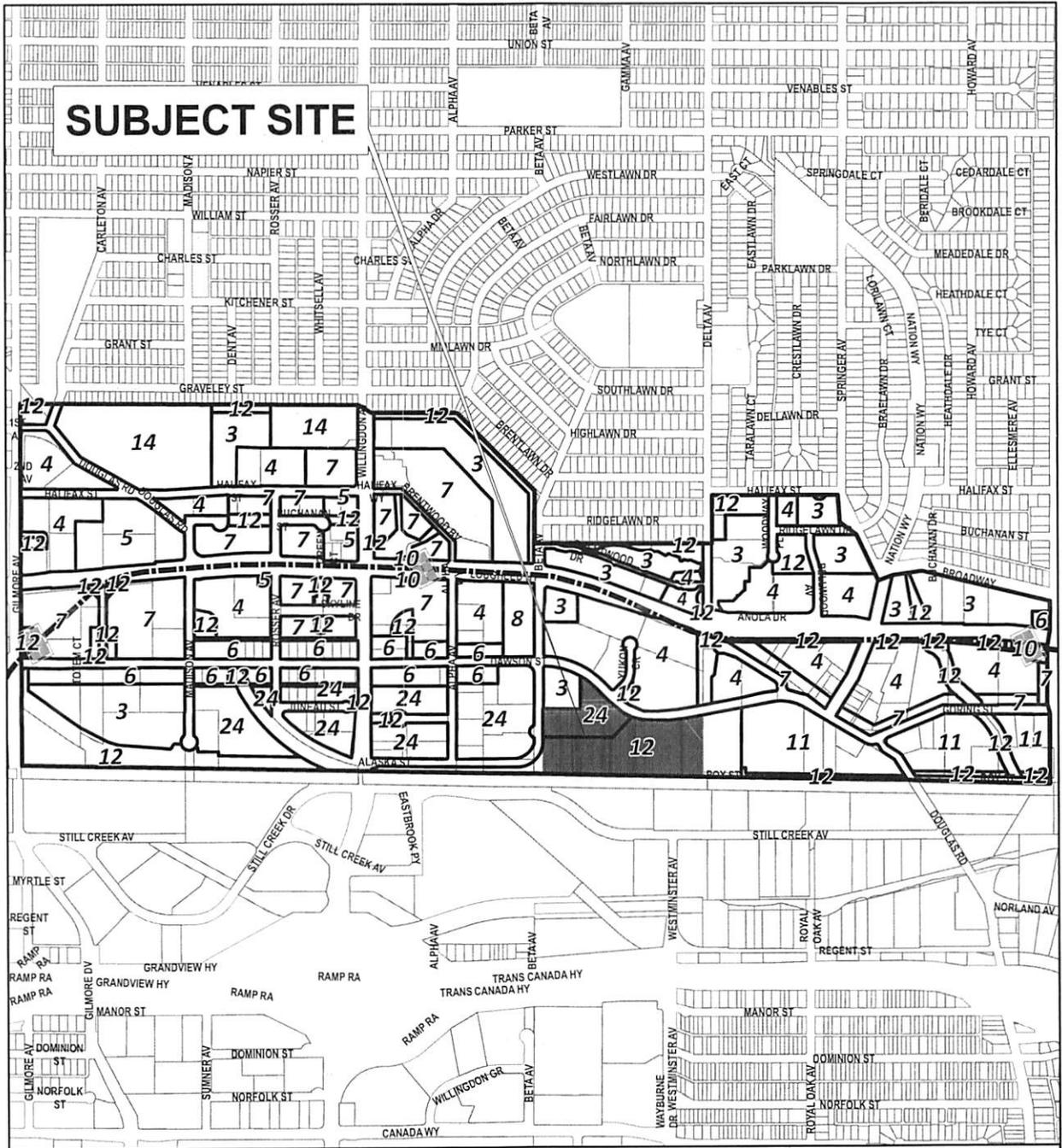
cc: General Manager Community Safety  
City Solicitor  
City Clerk



	PLANNING AND DEVELOPMENT DEPARTMENT 
Date: <p style="text-align: center;">MAR 22 2022</p>	<b>REZONING REFERENCE #21-31</b> <b>4818, 4828 DAWSON STREET,</b> <b>2285, 2311 DELTA AVENUE AND</b> <b>2316 BETA AVENUE</b>  Subject Site
scale: <p style="text-align: center;">1:3,500</p>	
Drawn By: <p style="text-align: center;">RW</p>	

**Sketch #1**

# SUBJECT SITE



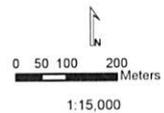
- |   |  |
|---|--|
| <b>3</b> Medium Density Multiple Family Residential | <b>8</b> Medium or High Density Multi Family Residential |
| <b>4</b> High Density Multiple Family Residential   | <b>10</b> Institutional                                  |
| <b>5</b> Commercial                             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

Brentwood Succession (RM4s)



Planning and Development Department  
Printed March 22, 2022

## Brentwood Town Centre Plan



Sketch #2

**REZONING REFERENCE 21-31  
SCHEDULE A**

<b>ADDRESS</b>	<b>PID</b>	<b>LEGAL DESCRIPTION</b>
2316 Beta Avenue	001-506-986	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District Except Parcel 1 (Explanatory Plan 13194) and Plan EPP101140
4818 Dawson Street	026-480-077	Lot 4 District Lot 124 Group 1 New Westminster District Plan BCP20675
4828 Dawson Street	025-313-266	Block 86 District Lot 124 Group 1 New Westminster District Plan 3348 Except Plans 13192, BCP20675 and EPP101140
2285 Delta Avenue	010-995-889	Lot "D", Except Part In Plan BCP20675 District Lot 124 Group 1 New Westminster District Plan 3348 Except Plan EPP101140
2311 Delta Avenue	007-313-039	Parcel "One" (Explanatory Plan 13194) of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District Except Plan EPP101140