



Item
Meeting.....2020 June 22

COUNCIL REPORT

TO: CITY MANAGER 2020 June 17

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #19-30
General Commercial Uses**

ADDRESS: 1901 Rosser Ave and 4399 Lougheed Hwy (see *attached* Sketches #1 and #2)

LEGAL: Lot B Except: Part on Plan LMP49418, DL 119, Group 1, NWD Plan LMP45761

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Madison Centre Lougheed Re-Development Commercial Uses” prepared by Bosa Development.

APPLICANT: Bosa Development
1300 – 2025 Willingdon Ave
Burnaby, BC V5C 0J3
Attention: Maria Wood

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 July 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 July 06, and to a Public Hearing on 2020 July 28 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit all commercial uses, as outlined in the C3 General Commercial District within the retail portion of the Madison Centre (see Sketch #1 *attached*).

2.0 POLICY FRAMEWORK

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

A Connected Community

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

A Dynamic Community

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

An Inclusive Community

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

3.0 BACKGROUND

3.1 The subject site is located within the Council adopted Brentwood Town Centre Development Plan area (see attached Sketch #2). The subject site is comprised of the retail podium portion of the high-density mixed-use Madison Centre development (Rezoning Reference #97-49), which received Final Adoption by Council on 1999 November 01. This rezoning established the site's current CD Comprehensive Development zoning, including the two residential towers above the podium, and to the residential tower and podium north of the subject site.

3.2 The current amendment rezoning is being pursued to permit general commercial uses under the C3 General Commercial District as a guideline, where currently specific limited uses are permitted under the adopted comprehensive development plan. The plan of development submitted by the applicant and being forwarded to Public Hearing conforms

to the land use and density, and other guidelines established by the previous rezoning of this site.

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

4.0 GENERAL COMMENTS

4.1 The applicant is requesting rezoning to the Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District) in order to permit all commercial uses as outlined in the C3 General Commercial District for the retail component of the subject site. No changes are proposed for the office, residential or open space (park) components of the development plan.

4.2 The Brentwood Town Centre Development Plan, adopted by Council in 1996, designated the subject site, located in the northwest quadrant of the primary core, for Commercial development under the CD Comprehensive Development District (utilizing the C3 General Commercial District as guidelines) and noted the potential for some sites to redevelop into major office or residential development. Subsequently, through Rezoning Reference #97-49 the subject site was redeveloped as a high density mixed use site with specific uses or tenants identified on the CD Plan for certain retail units within the development, including a retail bank at the corner of Rosser Avenue and Lougheed Highway. The specific uses noted on the CD Plan restrict the ability for these commercial spaces to be re-tenanted by alternative commercial uses.

4.3 The applicant has submitted the subject application to modify the existing CD Plan to permit a broad range of retail tenants and uses consistent with C3 General Commercial District by removing references to site specific uses such as “Bank” and tenants such as “Winners” and “Save-On-Foods”. The proposal would allow tenancies to change as community retail needs evolved and allow the existing development to compliment new and evolving development in the Brentwood Town Centre. It is noted that Gilmore Place to the southwest and Brentwood Mall to the east, do not have specific uses or tenants identified within their CD Plans, which permits them to respond to market demand for retail space and evolve to serve community needs, in accordance with uses permitted within the C3 General Commercial District.

4.4 Primary servicing for the subject site has been provided through Subdivision Reference #99-03; however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site.

4.5 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #19-30
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5.0 DEVELOPMENT PROPOSAL

- 5.1 Site Area
 - Gross Site - 19,353.63 m² (208,310 sq. ft.) (no change)
 - Road Dedications - 3,117.83 m² (33,560 sq. ft.) (no change)

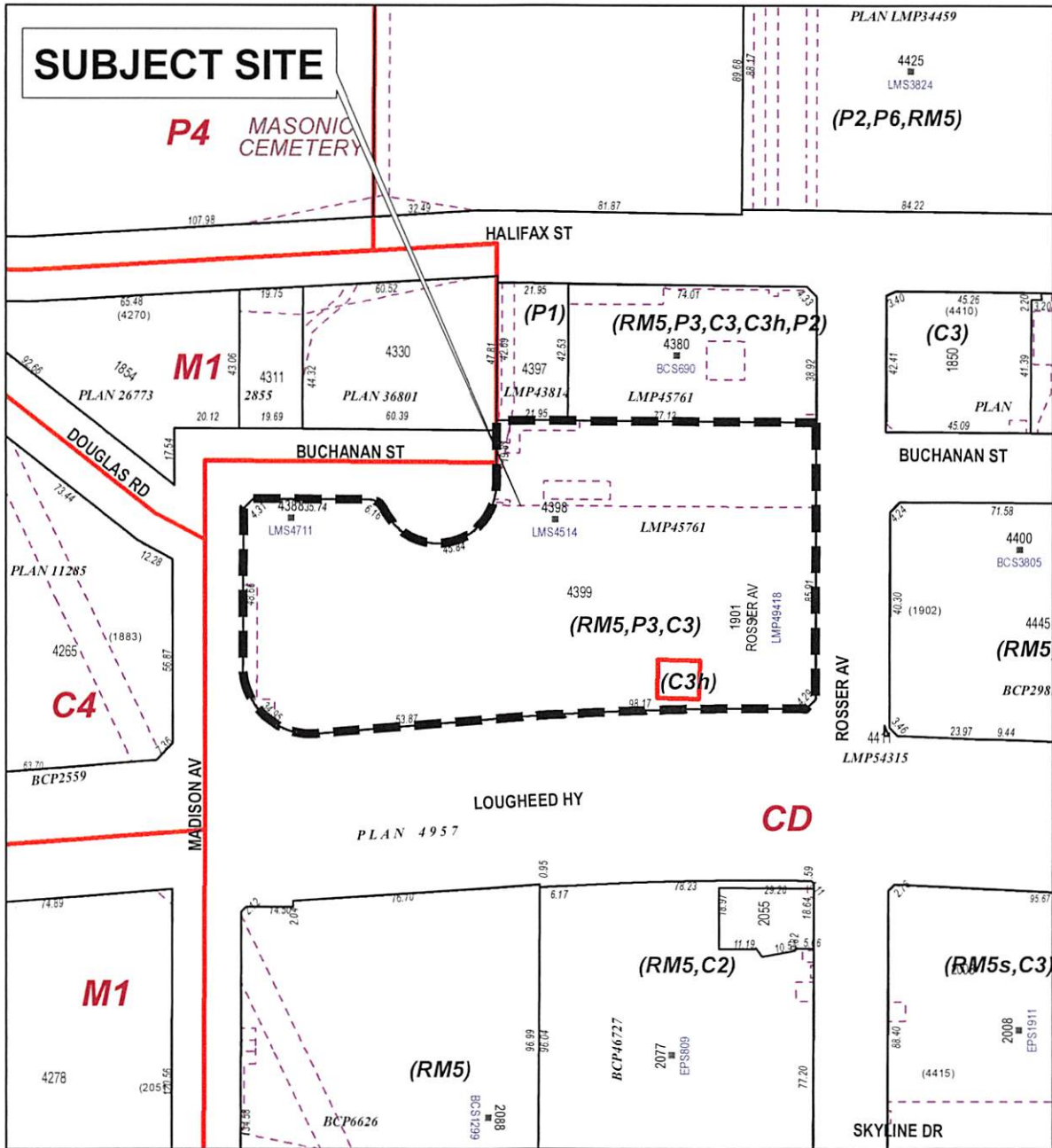
- 5.2 Density
 - Floor Area Ratio
 - Residential Maximum - 2.60 (including bonus) (no change)
 - Retail/Office Commercial - 0.91 (no change)
 - Childcare Facility - 0.02 (no change)
 - Total - 3.53 (no change)


- 5.3 Gross Floor Area
 - Residential - 47,393.19 m² (510,136 sq. ft.) (no change)
 - Retail / Office Commercial - 16,716.88 m² (179,939 sq. ft.) (no change)
 - Childcare Facility - 371.61 m² (4,000 sq. ft.) (no change)

- 5.4 Parking
 - Vehicle Parking Total
 - Required and Provided - 1,316 (no change)

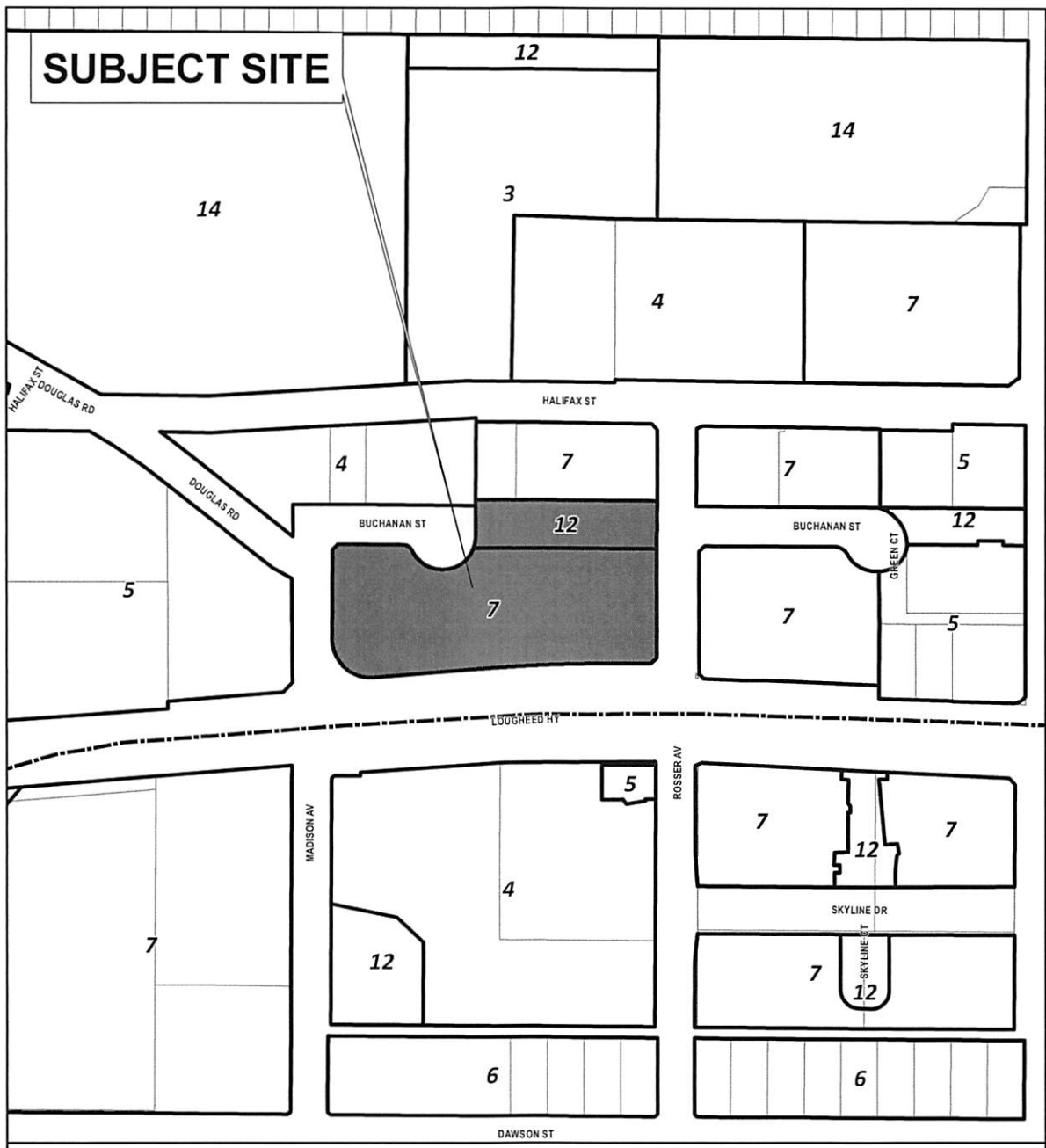

E.W. Kozak, Director
PLANNING AND BUILDING

JT: IW
Attachments
cc: City Solicitor
City Clerk



	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>DATE: AUG 27 2019</p>	<p>REZONING REFERENCE #19-30 9001 ROSSER AVENUE</p> <p> Subject Site</p>
<p>SCALE: 1:2,000</p>	
<p>DRAWN BY: AY</p>	

Sketch #1



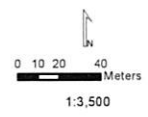
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 8 Medium or High Density Multi Family Residential
- 10 Institutional
- 11 Business Centre
- 12 Park and Public Use/Public School
- 14 Cemetery
- 24 High Density Multiple Family Residential - Brentwood Succession (RM4s)



Planning and Building Dept

Printed August 27, 2019

Brentwood Plan



Sketch #2