



Item.....
Meeting..... 2022 June 20

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2022 June 15

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #21-44**
Renovations to Existing Mall
Brentwood Town Centre Development Plan

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

LEGAL: Lot 1 District Lots 123 and 124 Group 1 New Westminster District Plan EPP31990
Except Plans EPP40171, EPP59173 and EPP108674

FROM: CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines and in accordance with the development plan entitled “The Amazing Brentwood – Existing Mall Renovation” prepared by IBI Group)

APPLICANT: Shape Properties Corp.
Attn: Patrick Hunter
2020 – 505 Burrard Street, Box 206
Vancouver, BC V7X 1M6

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 04 and to a Public Hearing on 2022 July 26 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The 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 granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.6 of this report.
- d) The submission of a Site Disclosure Statement and resolution of any resultant conditions.
- e) The submission of a Seismic Assessment of the existing mall structure and proposed works.
- f) The submission of a Green Building Plan and Energy Benchmarking.
- g) The submission of a detailed Comprehensive Sign Plan.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit major renovations to the existing mall.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: 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), Climate Action Framework (2020), and Transportation Plan (2021).

3.0 BACKGROUND

- 3.1 The subject development site comprises a single parcel at 4567 Lougheed Highway, and is currently occupied by a partially renovated mall and surface parking. The site is located within the Council adopted Brentwood Town Centre Development Plan, and forms part of the master planned Brentwood Site (also referred to as The Amazing Brentwood), a phased mixed-use retail, office and multiple family redevelopment of the Brentwood Mall property. On 2013 September 23, Council granted Final Adoption to Rezoning Reference #11-22, which established the Brentwood Site Conceptual Master Plan and associated Development Guidelines.

3.2 On 2022 January 31, Council received an initial rezoning report which proposed to rezone the subject development site to amend the CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s Multiple Family Residential District and RM5s Multiple Family Residential District as guidelines) zoning for the site. The proposed rezoning amendment is consistent with the approved Conceptual Master Plan and associated Development Guidelines for the site.

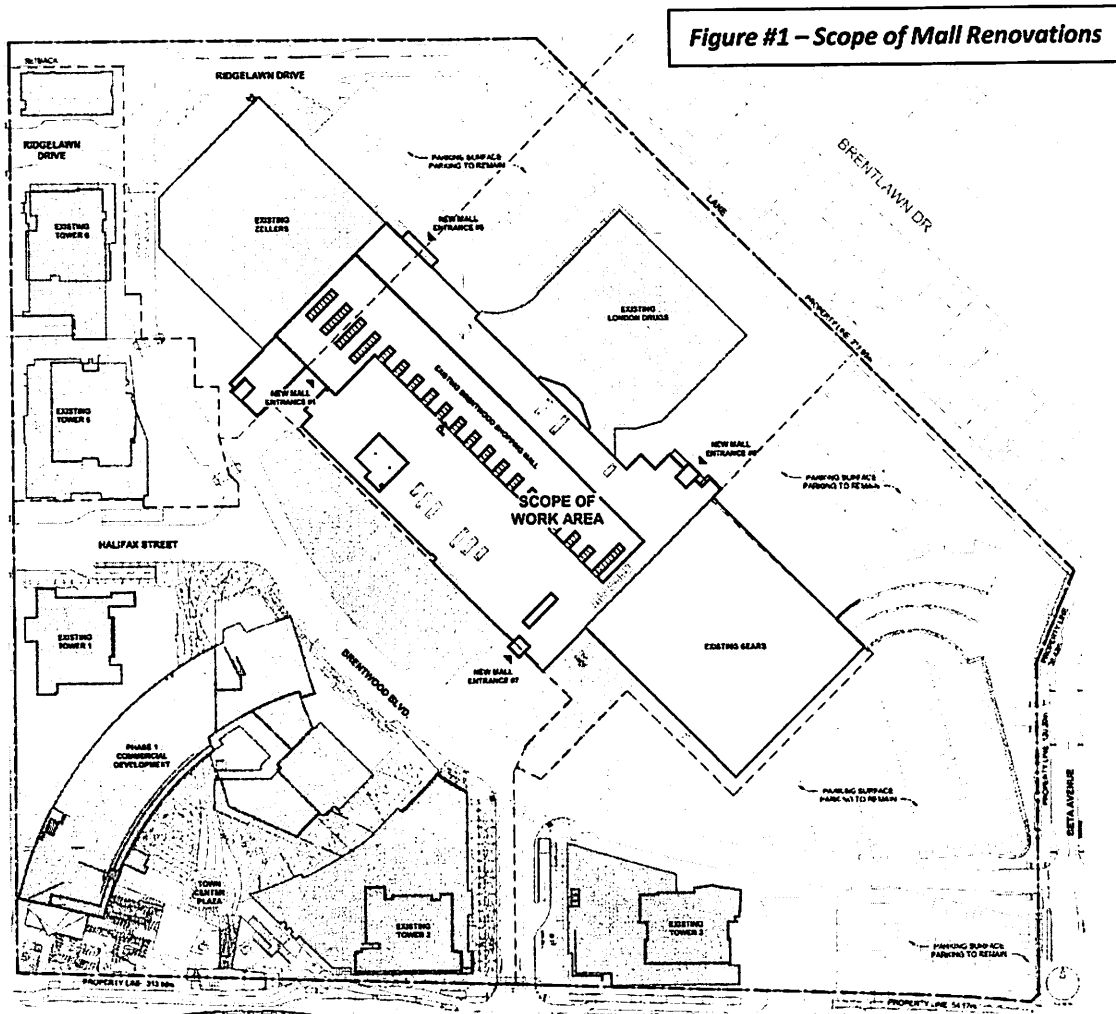
3.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

4.1 The purpose of the subject rezoning proposal is to permit major renovations and seismic upgrades to the existing mall on the Brentwood Site. The scope of the renovations, as shown in **Figure #1**, include:

- replacement of the existing pitched fabric roof with a new, more energy efficient design;
- three new integrated mall entries and one redesigned mall entry;
- seismic upgrades to the existing mall structure;
- reconfigured loading access;
- demolition of the previously occupied Sears CRU; and,
- various interior renovations and fit out.

The interior renovations to the mall are anticipated to generate between 50 and 60 new CRU tenants, and will contribute to a modern retail and social experience, further advancing the Brentwood site's evolution from a suburban style shopping centre to a dynamic destination within the Town Centre. The proposed mall entries help to improve overall access and connectivity within the site, and facilitate the planned extension of the east mews connection to the northern property line. This new connection will be protected by a statutory right-of-way to ensure safe and direct public access across the site throughout all times of the day and evening. As such, pedestrians will be permitted to travel through the enclosed mall 24 hours a day, with access to the mall on either side of the statutory right-of-way restricted by gates outside of business hours. This approach to public access has been successfully implemented at Metropolis Metrotown for 15+ years, facilitating access from Kingsway to the SkyTrain station. Appropriate signage will be installed on site to inform patrons and residents of this public passage way. To complement the proposed building upgrades, landscape improvements are also proposed in conjunction with the four new mall entries, including new seating, sidewalks, trees and planters, and a signature plaza at the northwest mall entry. Upon completion of the renovation, the resultant mall will have a gross floor area of 39,804.49 m² (428,452 sq. ft.).



- 4.2 The proposed renovations result in the removal of a small amount of commercial surface parking, and 2 commercial loading bays. Notwithstanding the proposed reduction in commercial parking and loading, the site would still have a surplus of 539 commercial parking spaces and 2 loading bays based on the approved parking and loading rates in the Master Transportation Impact Assessment.
- 4.3 The adopted Brentwood Site Conceptual Master Plan and associated Master Density Allocation Covenant permit a maximum commercial density of 3.23 FAR for the site, equivalent to 359,584.22 m². Following the planned mall renovation, the proposed commercial density for the Brentwood Site (excluding market rental uses) would be 0.90 FAR, or 100,300.54 m², as outlined in Table #1. It is noted that the renovation work results in a reduction in commercial floor area compared with the existing mall, primarily related to the demolition of the Sears CRU space. It is further noted that the proposed density is consistent with the approved Master Density Allocation Covenant for the site.

Brentwood Site Size: 111,415.09 m²

	Existing Commercial GFA (m ²)	Proposed Commercial GFA (m ²)
C3 Commercial Density (FAR)	1.03	0.90
C3 Commercial Density (GFA)	115,192.90	100,300.54

Table #1 – breakdown of existing and proposed commercial density for the Brentwood Site (excluding market rental uses).

- 4.4 Given the commercial only nature of the proposal, amenity density bonus provisions and the Rental Use Zoning Policy do not apply to the subject application.
- 4.5 The Engineering Department will assess the need for any additional services necessary to serve the site, including, but not necessarily limited to modifications to Brentwood Boulevard to facilitate bus service.
- 4.6 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 and statutory right-of-way guaranteeing the provision and maintenance of a public access route from the east mews through the mall to the eastern property line; and,
 - 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.
- 4.7 A Site Disclosure Statement and resolution of any resultant conditions is required.
- 4.8 A Comprehensive Sign Plan detailing sign numbers, locations, sizes and attachment details is required.
- 4.9 The submission of a detailed plan of an engineered Sediment Control System is required.
- 4.10 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 initiatives. The applicant has indicated that the development will meet Step 2 of the BC Energy Step Code with Low Carbon Energy Systems.
- 4.11 The submission of a Seismic Assessment of the existing mall structure and proposed works is required.

5.0 DEVELOPMENT STATISTICS

5.1 Site Area

Brentwood Site (gross site)	111,415.09 m ² (1,199,262 sq. ft.)
4567 Lougheed Highway (subject site)	74,151.48 m ² (798,160 sq. ft.)

5.2 Renovated Mall Site Coverage 17.74%
 (based on subject site)

5.3 Building Height 2 storeys (unchanged)

5.4 Density (excluding market rental uses)

Existing Commercial FAR (gross site)	1.03 FAR
Proposed Commercial FAR (gross site)	0.90 FAR

Existing Commercial GFA (gross site)	115,192.90 m ² (1,239,926 sq. ft.)
Proposed Commercial GFA (gross site)	100,300.54 m ² (1,079,626 sq. ft.)

5.5 <u>Commercial Vehicle Parking</u>	<u>Required</u>	<u>Provided</u>
2.4 spaces/100 m ² of GLA Retail and 0.75/100 m ² of GFA Office	1550 spaces	2,089 spaces

5.6 <u>Commercial Bicycle Parking</u>	<u>Required</u>	<u>Provided</u>
10% of Required Commercial Parking	209 spaces	602 spaces

5.7 <u>Commercial Loading</u>	<u>Required</u>	<u>Provided</u>
	16 bays	18 bays

E.W Kozak, General Manager
 PLANNING AND DEVELOPMENT

MN:tn

Attachments

cc: General Manager Community Safety
 City Solicitor
 City Clerk

To: Chief Administrative Officer
 From: General Manager Planning and Development
 Re: Rezoning Reference #21-44
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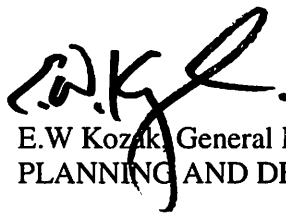
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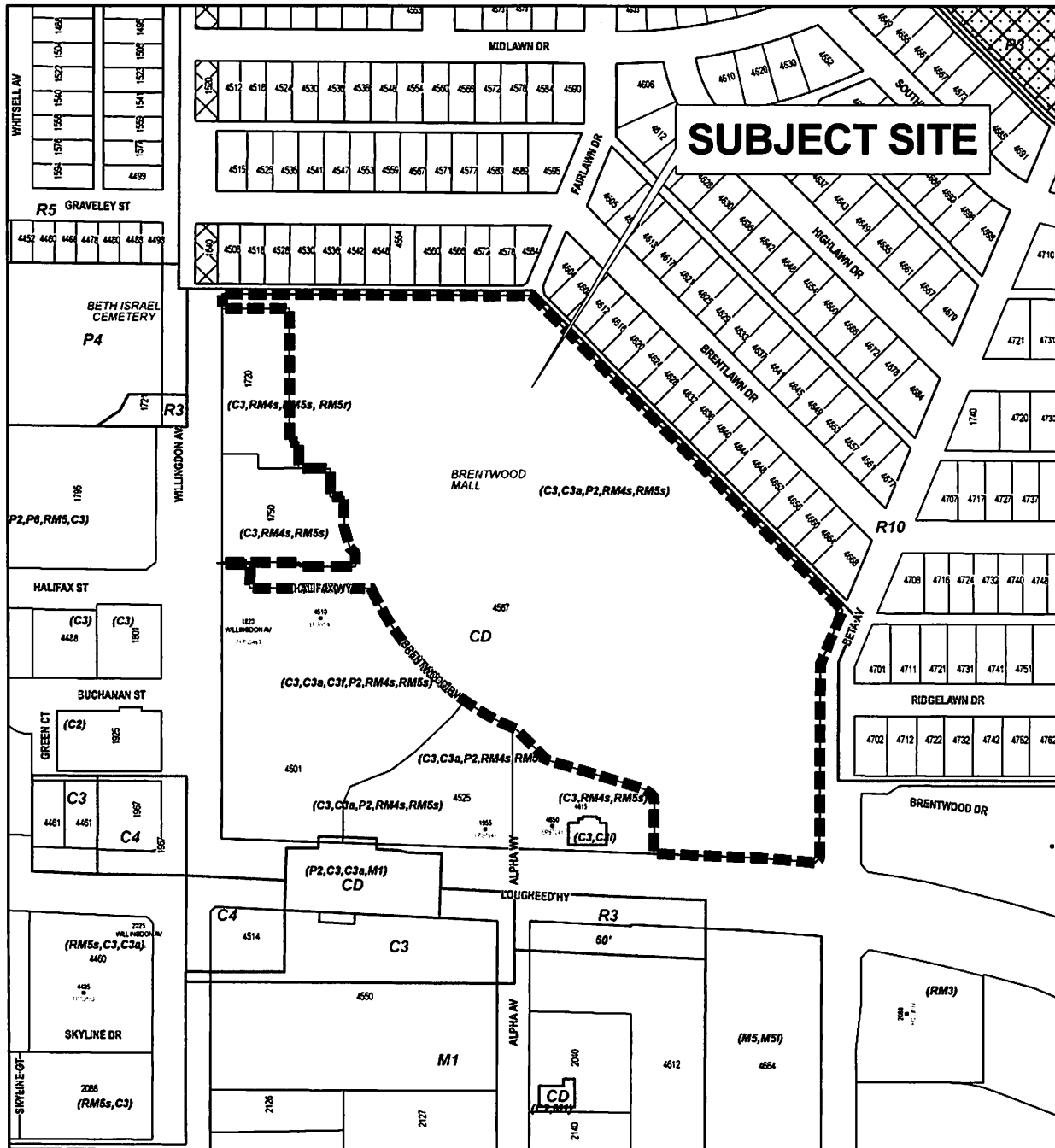




E.W Kozak, General Manager
 PLANNING AND DEVELOPMENT

MN:tn

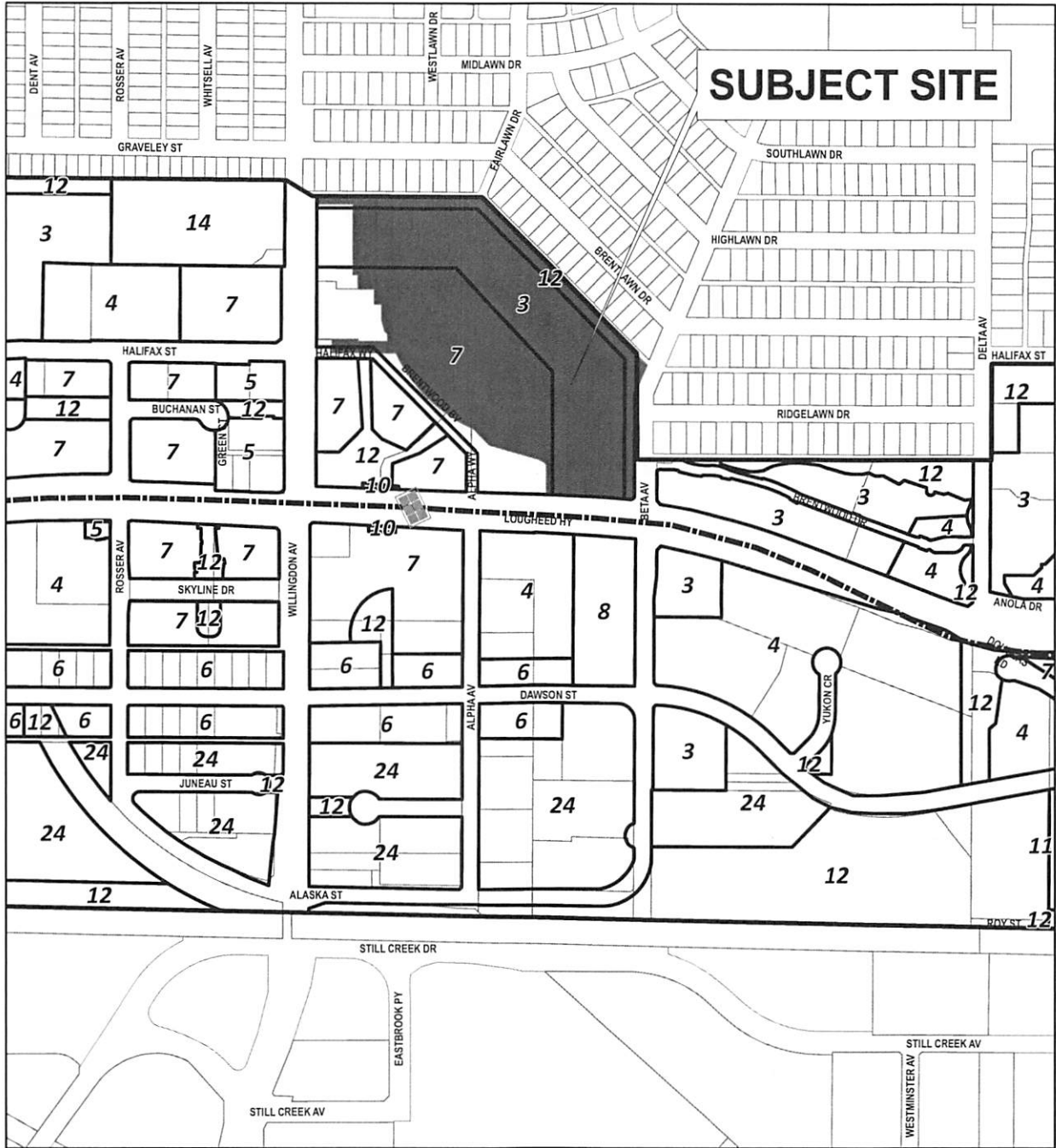
Attachments

cc: General Manager Community Safety
 City Solicitor
 City Clerk



	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date: APR 29 2022</p>	<p>REZONING REFERENCE #21-44 4567 LOUGHEED HIGHWAY</p> <p> Subject Site</p>
<p>scale: 1:4,000</p>	
<p>Drawn By: RW</p>	

Sketch #1



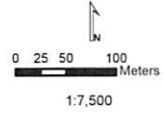
- | | |
|---|--|
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | 11 Business Centre |
| 6 Medium Density Mixed Use | 12 Park and Public Use/Public School |
| 7 High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

Brentwood Succession (RM4s)



Planning and Development Dept
Printed April 29, 2022

Brentwood Town Centre Plan



Sketch #2