

ITEM	SUPPLEMENTARY	36
MANAGER'S REPORT NO.		49
COUNCIL MEETING		88/07/25

- 3.3 In conformity with the Brentwood Town Centre concept illustrated on Sketch #2 attached there was to be no vehicular access through the pedestrian plaza area proposed between the subject site and Willingdon Avenue. The applicant, however, in the interest of providing direct access and circulation to the building, requested that staff review the concept for the potential of retaining the Buchanan Street-Willingdon Avenue connection. The outcome of this is that staff support the developers request for a vehicular connection to be maintained between Buchanan and Willingdon provided that the travelled pavement width is 24 feet (with no parking) and that paving stones or similar plaza type materials are used to emphasize that priority is to be given to pedestrians in the plaza area.
- 3.4 While the building density provides a Floor to Area ratio of approximately 1.03 which is below the 2.5 F.A.R. outlined in the Area Plan, the proposal is considered to have merit in terms of contributing activity to the area.
- 3.5 Initially the building is proposed to have two storeys, however there is provision in the plan for a future additional third (office) floor as a second phase of the development. Adequate underground parking for the both phases is being provided in the first phase.
- 3.6 In terms of servicing requirements the developer will be required to pay for the full cost of upgrading the Buchanan Street plaza area and the east half of the loop road on the west side of the site. Vehicle access will be from the loop road area.
- 3.7 A highway exchange is proposed to obtain the 50 foot loop road area in exchange for the closure of a small strip of a portion along the south side of Buchanan right-of-way which is required for an architectural canopy along the north face of the building. The existing building to the north will continue to obtain access to the underground parking from Buchanan Street.
- 3.8 A provision has been made for a potential pedestrian overpass landing as outlined in the Area Plan to be situated on Buchanan Street at the north east corner of this site, in order to preserve the option for a future overpass of Willingdon Avenue.
- 3.9 There is an existing lane along the south property line of this site that is to be closed and consolidated with the site to the south in the future. The consent to the closure of the lane will be obtained from this development site as a condition of rezoning.
- 3.10 There is a large overhead power line abutting the Willingdon Avenue side of the site. The developer will be required to remove the line or if this is not feasible, to provide for the underground ducting for the future relocation of the lines.
- 3.11 The Ministry of Transportation and Highways will be required to approve this rezoning.
- 3.12 Any necessary easements will be provided.

REZONING REFERENCE #71/87
4462, 4472 BUCHANAN STREET, 1911, 1933 WILLINGDON AVENUE
1988 JULY 19

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4.0 DEVELOPMENT PROPOSAL:

4.1 Gross Site: 2992 m² (32,208 sq. ft.) approximately
Net Site: 2425 m² (26,107 sq. ft.) (subject to survey) 255

4.2 Floor Area:

Phase I	Main floor	788 m ²	(8,484 sq. ft.)
	Second floor	793 m ²	(8,535 sq. ft.)
Phase II	Third floor	903 m ²	(9,715 sq. ft.)
Total:		2,484 m ²	(26,739 sq. ft.)

Floor Area Ratio: 1.03

Height: Three storeys

4.3 Parking Required: 1 space per 46 m² = 54 spaces

Provided: 54 spaces

Loading required and provided 1 bay

4.4 Exterior materials include Alucobond (metal) with brick planters and concrete pavers.

4.5 Garbage handling will be underground.

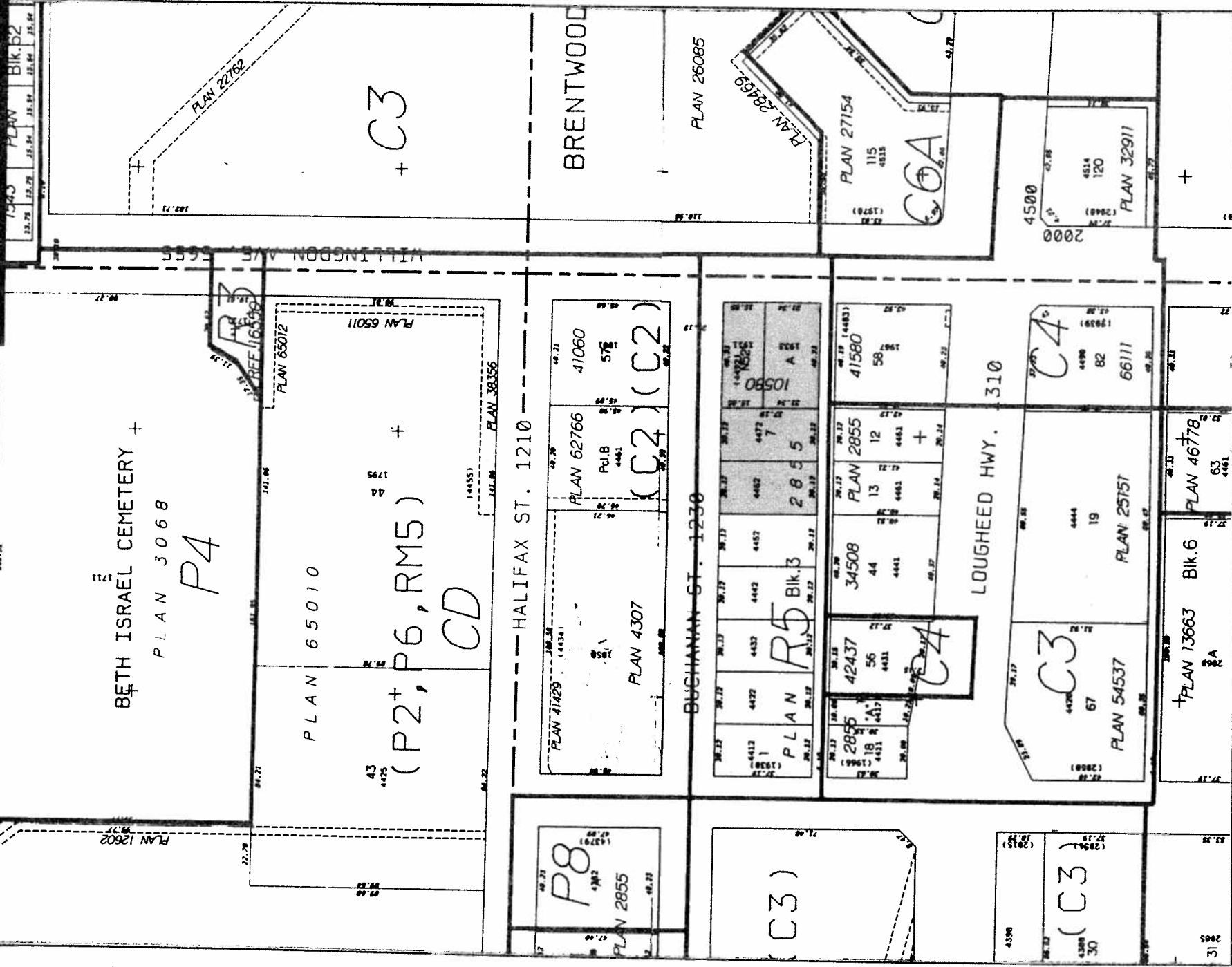
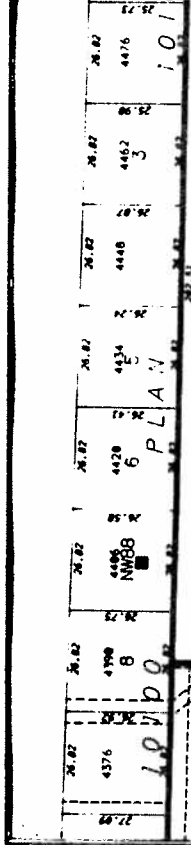
AP
BR/ds

Attachments

cc: Municipal Clerk
Director Engineering

M. A. V. Parr
M. A. V. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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Planning & Building Inspection Department

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EXISTING ZONING R5

RZ REF # 71/87 LOCATION

SKETCH 1

Date: 1987 JULY

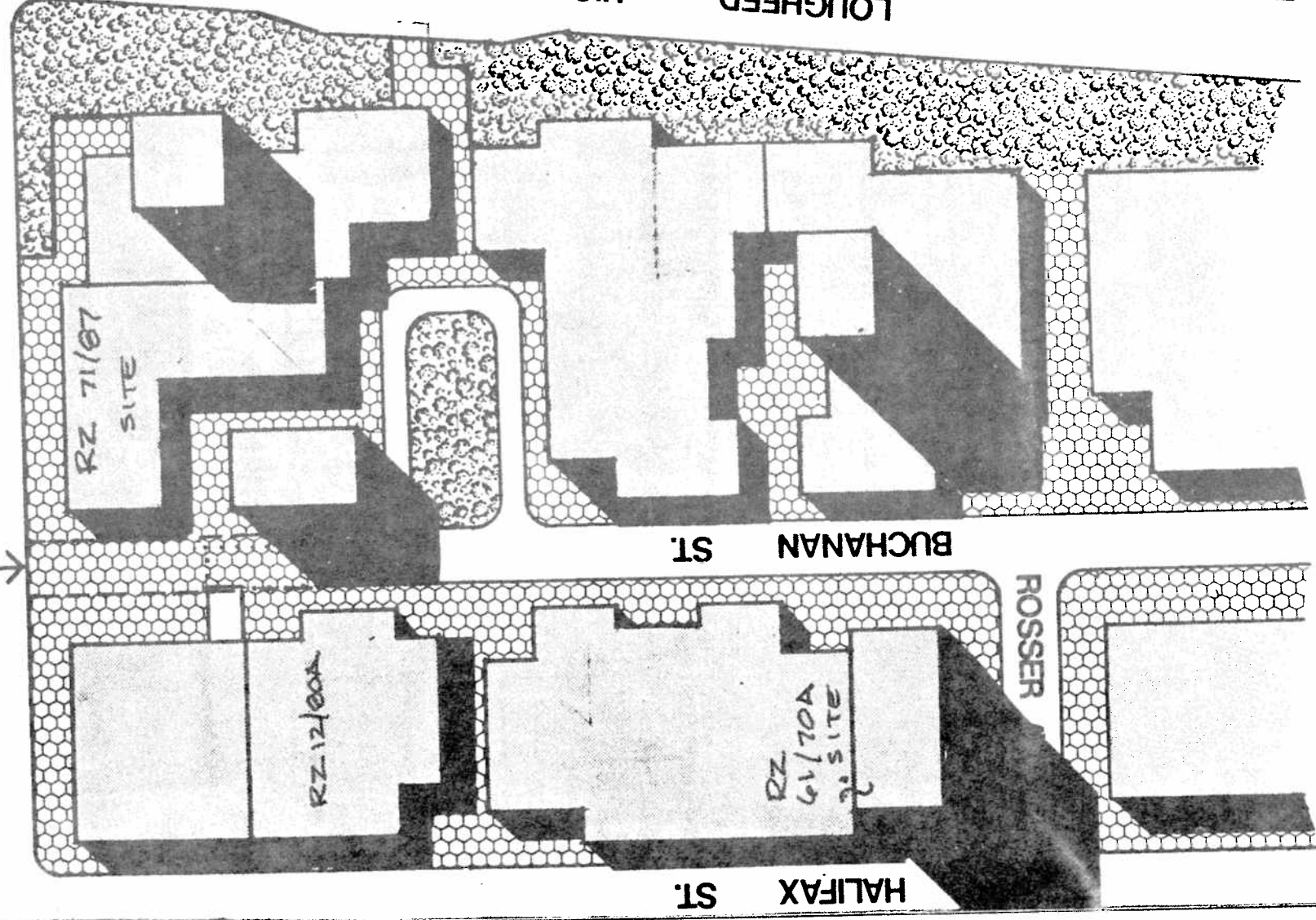
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Drawn By:

GRADE SEPARATED PEDESTRIAN CONNECTION

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WILLINGDON AVE. 257



BRENTWOOD TOWN CENTRE
CONCEPTUAL BUILT FORM
SCALE = 1 : 1200



BURNABY
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Department

Date:
1987 JULY

Scale:

Drawn By:

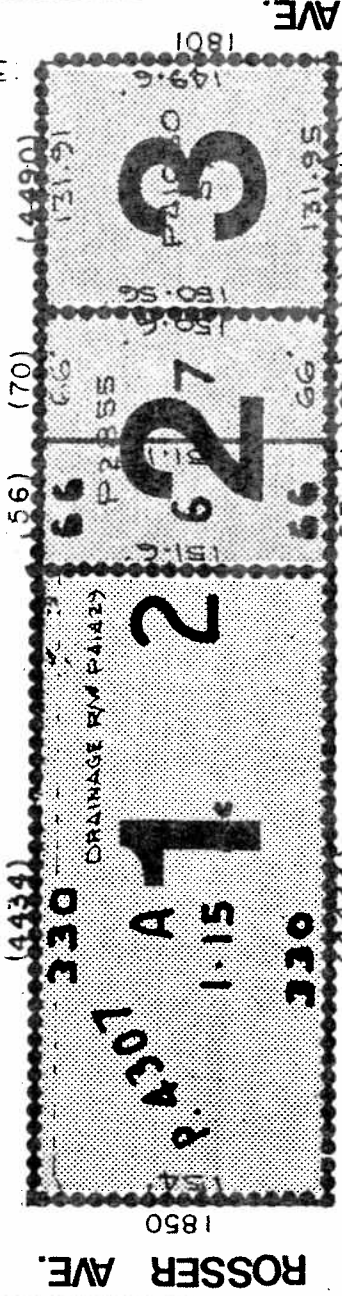
Rezoning Reference # 71/87

BRENTWOOD TOWN CENTRE CONCEPT

SKETCH 2

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1210 HALIFAX ST.



BUCHANAN ST.

LOUGHEED HIGHWAY



WIDENING MAY BE REQUIRED

B. '79

" = 100'

By

Burnaby Planning Department



BRENTWOOD TOWN CENTRE
 PRECINCT BOUNDED BY BUCHANAN, WILLINGDON,
 ROSSER AND LOUGHEED
 PROPOSED DEVELOPMENT SITES

Date:

1987 JULY

Scale:

1" = 100'

Drawn By:



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RZ 71/87 SITE # 4

SKETCH 3

