

ITEM	20
MANAGER'S REPORT NO.	56
COUNCIL MEETING	91/10/07

TO: MUNICIPAL MANAGER 1991 SEPTEMBER 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #5/90

4315, 4343, 4411, 4417, 4431 LOUGHEED HIGHWAY;
 4412, 4422, 4432 BUCHANAN STREET;
 4350, 4360, 4382 HALIFAX STREET

LEGAL: (SEE ATTACHED SCHEDULE "A")

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1991 October 29.

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RECOMMENDATIONS:

- 1) THAT staff be authorized to bring forward for abandonment Amendment Bylaw No. 6/89, Bylaw No. 9150, Rezoning Reference #178/87, a predecessor of the current zoning application, after Second Reading has been granted for this new rezoning proposal.
- 2) THAT the adjustment to Community Plan Nine as outlined in Section 4.3 and illustrated on attached sketch # 2 of this report be approved, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
- 3) THAT the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 4.7 of this report, contingent upon the granting by Council of First and Second Readings of the subject rezoning Bylaw.
- 4) THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1991 October 07 and to a Public Hearing on 1991 October 29 at 7:30 p.m.
- 5) 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 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 Municipal 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.

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- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all existing improvements other than the restaurant at 4315 Loughheed Highway and the hotel at 4343 Loughheed Highway from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e) Registration of a covenant and provision of bonding to provide for the future removal of the restaurant building at 4315 Loughheed Highway as outlined in Section 4.10 of this report.
- f) The subdivision of the net project site into three legal parcels.
- g) The granting of any necessary easements.
- h) The dedication of any rights-of-way deemed requisite.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) The approval of the Ministry of Transportation and Highways to the rezoning application.
- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) Applicant's schedule for the construction phasing of the subject proposal.
- m) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the residential underground parking and a commitment to implement the recycling provisions.
- n) Completion of the Highway Exchange Bylaw.
- o) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- p) The deposit of the applicable charge to go towards the cost of the pedestrian overpass of Willingdon Avenue at Buchanan Street.
- q) Provision of a day-care centre, and of a community meeting space in accordance with Section 4.13 of the rezoning report, and guarantee of continued provision through the registration of covenants.
- r) Detailing of units adaptable to the disabled.

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- s) The provision of a public pedestrian walkway easement through the retail mall from the Buchanan Street cul-de-sac to Rosser Avenue.
- t) Creation of an air space parcel and registration of a lease, easements and other legal instruments as required to permit commercial facilities and parking to be developed on the residential site (Parcel A), and residential roof garden and tennis court to be developed on the commercial site (Parcel B), as outlined in Section 4.8 of this report.
- u) The successful completion of the required neighbourhood survey for the proposed retail beer and wine store.
- v) Provisions ensuring joint retail-office use of parking spaces equivalent to the parking reduction as outlined in Section 4.11 of this report.

SUMMARY:

A plan of development which is suitable for submission to a Public Hearing has now been submitted.

R E P O R T

1.0 APPLICANT:

Dayton Holdings Limited
1300 - 1090 West Georgia Street
Vancouver, B.C.
V6E 3V7

2.0 REZONING PURPOSE:

The intent of the proposed bylaw is to accommodate a major phased mixed-use comprehensive development within the Brentwood Town Centre.

3.0 BACKGROUND:

- 3.1 The subject properties are located within the Brentwood Town Centre (Community Plan Nine) and are designated for Town Centre uses (see attached sketch #1). The properties include the Loughheed Hotel site as well as other commercial properties and vacant lands.
- 3.2 Council on 1990 March 26 received a report regarding the proposed mixed-use development incorporating hotel, office, retail and residential components, and authorized staff to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing. It is noted that the rezoning application has been amended to also specifically provide for a retail beer and wine store (under C3a guidelines), to be initially located within the existing hotel building and in a future phase of development within the retail mall portion of the development. It is also noted that a new applicant is now pursuing the subject rezoning. A plan of development suitable for submission to a Public Hearing has now been submitted.

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4.0 GENERAL COMMENTS:

4.1 The subject site is being rezoned:

FROM: C3, CD (based on C3 District guidelines),
C4, R5, P8 and M1 Districts

TO: CD Comprehensive Development District
(based on C3 General Commercial District use
and density, and C3a use for Parcel B only, and
RM5 use and density for Parcel A only, and
in accordance with the development plan entitled
"Brentwood Town Centre" prepared by Musson Cattell
Mackey Partnership")

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4.2 This development proposal provides for the implementation of a major section of the adopted Brentwood Town Centre Community Plan, west of Willingdon Avenue and north of the Loughheed Highway. It represents a very substantial land assembly initiative on the part of the developer that enables site planning and development to take place on a large-scale, comprehensive basis, providing an opportunity for intensive mixed-use development with underground parking achieving the level of quality and urbanity desirable in this Town Centre location. The proposed development includes a retail mall, two office towers, a hotel tower and a residential tower. The proposed uses and development plan are in general considered to be consistent with the site's Town Centre designation.

4.3 As noted in our previous report, the possible closure of Buchanan Street between Madison Avenue and Rosser Avenue has been investigated. Transportation Planning staff have also reviewed the desirability of maintaining Douglas Road - Madison Avenue continuity (generally the current road alignment) versus extending Madison Avenue to intersect Halifax Street at right angles (as indicated in the adopted Community Plan for the area). Based on analysis of a traffic study submitted by the applicant's consultants, it has been concluded by Transportation Planning that the current general Douglas Road - Madison Avenue alignment should be maintained, and that Buchanan Street should be developed as a cul-de-sac access to the subject site from this alignment, and closed to the east. Engineering staff concur with this conclusion. The recommended configuration is illustrated on attached sketch #2 and a corresponding adjustment to the adopted Community Plan is recommended.

4.4 In our previous report, it was noted that the applicant was pursuing acquisition of additional property for inclusion in the subject rezoning application. Although this has not been accomplished, it is evident as illustrated on attached sketch #2, that the properties not included in the current application constitute viable future development sites.

4.5 A previous rezoning application (Rezoning Reference #178/87) for the Loughheed Hotel site (which forms part of the current subject site) was granted Second Reading by Council on 1989 March 28. This provided for the development of a retail beer and wine store on the site, without compromising the future expansion of the site, based on the original adopted Comprehensive Development plans. This rezoning application has been superseded by the current application and it is recommended that the subject bylaw be abandoned after Second Reading has been granted for the new rezoning proposal.

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4.6 The current rezoning application proposes the development of an interim retail beer and wine store within the east end of the existing hotel building which, under the proposed phasing approach, is being maintained as an interim use on Parcel "A". In a future phase comprising retail mall development and the demolition of the hotel, a new beer and/or wine store would be located in a specified area within the retail mall (subject to applicable Provincial legislation and Municipal approval requirements at the time). As noted in the report regarding the previous rezoning application (Rezoning Reference #178/87) for a retail beer and wine store, this Department has concluded that it could support the establishment of a retail beer and wine store at this location, subject to the submission of a plan of development which provided for amending of the Comprehensive Development rezoning of the site in a manner which did not compromise the quality or the future expansion potential of the original Comprehensive Development zoning of the site. The current development proposal meets this criterion.

If Council were to give this rezoning application First and Second Reading, the Liquor Control and Licensing Branch would be informed, and advised that it would be appropriate for the Province to consider the liquor licence application for preliminary site and applicant approval, but that final Municipal approval is subject to a neighbourhood survey being conducted for the Municipality and further consideration by Council. If preliminary site and applicant approval is granted by the Provincial authorities, Burnaby would select an independent marketing firm to conduct the required neighbourhood survey.

4.7 A subdivision creating the three development sites illustrated on attached sketch #3 will be completed. As illustrated on attached sketch #2 and sketch #3, road widening dedications are required for the Loughheed Highway, Madison Avenue, Buchanan Street, Halifax Street and Rosser Avenue, while a portion of Buchanan Street is to be closed and the lane east of Rosser Avenue is to be reconfigured to provide an interim access to Buchanan Street pending the consolidation of the lane with the neighbouring redevelopment site. A Highway Exchange Bylaw is recommended in this regard, with compensation at market value to the Municipality for any excess of land acquired over that dedicated. Details will be the subject of a further report. The proposed closures will require relocation of existing services within the closure areas, including replacement of existing overhead wiring with an underground system in an alternative location.

4.8 A portion of the proposed commercial development on Parcel B is to be developed on the residential site Parcel A. This will include retail space, underground parking and loading facilities. Rooftop areas of the commercial facilities on Parcel A as well as a defined rooftop area on Parcel B will be landscaped for residential use when this commercial development proceeds. An air space parcel, in the same ownership as Parcel A but leased to the owners of Parcel B, is to be created to accommodate the commercial development on Parcel A. An easement in favour of Parcel A will provide for residential use of the roof garden and recreational area on Parcel B. The lease and easement would come into effect when the subject phase of the commercial development proceeds.

4.9 The Director Engineering will be requested to prepare an estimate for all services necessary to serve the site, including but not necessarily limited to the following:

- upgrading of Halifax Street to a 14 m (46 ft.) standard with a separated sidewalk, interlocking pavers and street trees on the south side, fronting the site.
 - upgrading of Madison Avenue to a 14 m (46 ft.) standard with a separated sidewalk, interlocking pavers and street trees on the east side fronting the site.
 - provision of a separated sidewalk, interlocking pavers and street trees on the south side of Buchanan Street fronting the site east of Rosser Avenue.
 - construction of the interim lane east of Rosser Avenue in its new alignment.
 - construction of the Buchanan Street cul-de-sac east of Madison Avenue with a 15.2 m (50 ft.) radius bulb with a separated sidewalk on the south side fronting the site and interlocking pavers, street trees and street lighting.
 - construction of separated sidewalks, interlocking pavers and street trees on both sides of Rosser Avenue fronting the development site and provision of a bus shelter on the west side of Rosser Avenue between Halifax Street and Buchanan Street.
 - construction upgrading of the Loughheed Highway to provide six traffic lanes, a 5.0 m (16.4 ft.) median, auxiliary lane (incorporating provision for cyclists), left turn channelization at Madison Avenue, and separated sidewalk on the north side, (subject to concurrence by the Ministry of Transportation and Highways), in accordance with the Burnaby Transportation Planning preliminary roadway geometric plan dated 1991 May 14.
 - any necessary transitions beyond the site for all required road improvements.
 - signalization of Loughheed/Madison (subject to Ministry of Transportation and Highways approval).
 - upgrading of traffic signals on Willingdon Avenue at Loughheed Highway and at Halifax Street, as well as signalization at Halifax/Rosser and Halifax/Douglas may be required.
 - relocation of services within the Buchanan Street and lane closure areas and through Parcel 9 on the former Douglas Road right-of-way.
- 4.10 The existing Loughheed Hotel building and restaurant at the corner of Madison Avenue and Loughheed Highway, on proposed Parcel B, are proposed to remain pending development of the first phase of commercial redevelopment (other than the interim retail beer and wine store) on Parcel B. Upon finalization of the current rezoning and associated subdivision, however, the existing restaurant building will encroach upon the widened Loughheed Highway right-of-way. For cash-flow reasons, the applicant has requested that the restaurant be permitted to remain as noted above. Based on

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consultation with the Municipal Solicitor, staff are prepared to support this, subject to bonding for demolition of the restaurant and registration of a covenant requiring demolition, within five years, or prior to a building permit for new commercial development (other than the retail beer and wine store) on Parcel B being issued, or when the right-of-way is required for road works, whichever occurs soonest. Since all the required road works cannot be completed until the restaurant building is removed, it will be necessary for the Servicing Agreement to provide for servicing in two phases.

4.11 The development proposal for Parcel B incorporates a reduction in parking provided for the officer towers equivalent to ten per cent of the parking requirement for the retail mall. This reduction is intended to take advantage of differing times of peak demand for office versus retail space and is supported by staff subject to a parking layout and legal guarantees making the subject number of retail spaces available to the office development during working hours. In response to enquiries from the developer, staff have indicated that the possibility of further parking reductions for the later phases of the development could be reviewed in conjunction with an amendment rezoning application, based on experience with parking provision and utilization in the earlier phases.

4.12 The developer has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in our primary town centre areas, and has indicated that seven adaptable units will be provided, representing five per cent of the total residential units.

4.13 The proposed development on Parcel B₂ includes a day-care facility² with an interior floor area of 334 m² (3,600 sq. ft.) and a 260 m² (2,800 sq. ft.) outdoor play area. This is incorporated in the first office level of the east office tower. The proposed development on parcel B includes community use space with a floor area of 93 m² (1,000 sq. ft.). This will be provided on the upper mall level and used as a community meeting room for public use. The provision of the day-care space and community use space on a rent-free basis for the life of the development will be guaranteed through the registration of covenants.

4.14 Public use of a pedestrian link through the retail mall from the Buchanan Street cul-de-sac bulb to Rosser Avenue at Buchanan Street, will be protected through the registration of an easement. Pedestrian lighting is to be provided along all major exterior pedestrian routes through the development.

4.15 Staff are currently reviewing the possibility of establishing a Development Cost Charge to assist the Municipality in paying for the planned pedestrian overpass across Willingdon Avenue at Buchanan Street linking to the Brentwood Transit Exchange. A report in this regard will be submitted in the near future. If a bylaw establishing this charge is not given Final Adoption by Council prior to finalization of the subject rezoning, the prerequisite relating to this will be deleted.

4.16 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,436 per unit, will apply to the residential development.

4.17 The applicant will be expected to relocate underground all existing overhead wiring adjacent to the site and within the road and lane closure areas.



4.18 The proposed residential development will comply with the minimum unit sizes of the condominium guidelines adopted by Council.

4.19 The approval of the Ministry of Transportation and Highways to the rezoning and subdivision is required. The proposed access to the Lougheed Highway also requires Ministry approval.

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4.20 A development plan for the subject site has been submitted which is suitable for submission to a Public Hearing.

5.0 DEVELOPMENT PROPOSAL:

As illustrated on attached sketch #4, the proposed development includes a residential tower (on Parcel A with some landscaping and outdoor recreational areas extending onto Parcel B) and an integrated commercial development (on Parcel B extending onto Parcel A) including a retail mall and two office towers. This commercial development will be constructed in phases. The proposal also includes a hotel tower on an office podium on Parcel C. The overall proposal is for a high quality, mixed-use town centre development characterized by landscaped pedestrian routes, plazas with water features, and roof gardens.

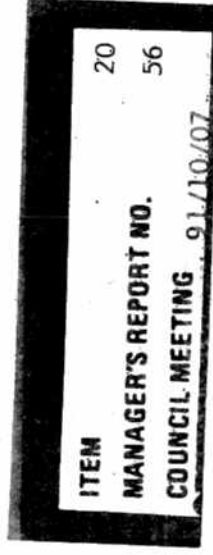
5.1 PARCEL A: RESIDENTIAL

5.1.1 Apartment Tower

<u>Net Site Area</u> (subject to survey)	0.65 ha (1.6 acres)
<u>Gross Floor Area</u>	14,261 m ² (153,512 sq. ft.)
<u>Floor Area Ratio</u>	2.20
<u>Unit Mix</u>	
4 three bedroom units @ 119 m ² to 186 m ² (1,280 sq. ft. to 2,000 sq. ft.)	
42 two bedroom units @ 107 m ² to 113 m ² (1,150 sq. ft. to 1,220 sq. ft.)	
84 one bedroom units @ 65 m ² to 88 m ² (700 sq. ft. to 950 sq. ft.)	

130 UNITS TOTAL

<u>Unit Density</u>	200 units/ha (81 units per acre)
<u>Parking Required and Provided</u>	208 spaces (including 33 visitors' spaces)
<u>Building Height</u>	24 stories: 78 m (255 ft.)
<u>Exterior Materials</u>	acrylic stucco, reflective glass
<u>Communal Amenities</u>	second floor health club, roof gardens, tennis court
<u>Garbage and Recycling</u>	provided underground



5.1.2 Commercial Air Space Parcel Within Parcel A

- This portion of the development functions as an integrated part of the commercial development on Parcel B as outlined in the statistics for that site.

<u>Gross Floor Area</u>	
Commercial Phase 2	1,644 m ² (17,700 sq.ft.)
Commercial Phase 3	660 m ² (7,100 sq. ft.)
TOTAL COMMERCIAL FLOOR AREA	2,304 M² (24,800 SQ. FT.)

Commercial Floor Area Ratio (Parcel A)	0.36
Commercial Parking Provided	617 spaces
Commercial Loading Provided	3 spaces

5.2 PARCEL B: COMMERCIAL

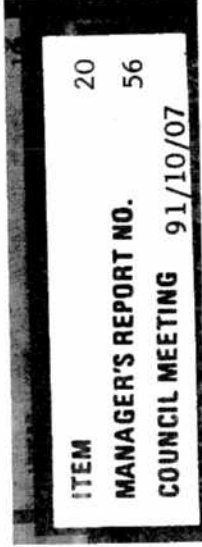
5.2.1 Phase I: Interim Retail Beer And Wine Store

- an existing 102 m² (1,100 sq. ft.) area within the east end of the existing Hotel building is to be converted to a retail beer and wine store pending demolition of the Hotel and redevelopment of the site.
- existing parking spaces on the widened Loughheed Highway right-of-way will be removed.
- the existing restaurant at Madison Avenue and Loughheed Highway will temporarily remain, encroaching on the widened right-of-way, as noted in Section 4.10 of this report.

<u>Parking Required</u>	145 spaces
<u>Parking Provided</u>	156 spaces
<u>Loading Required and Provided</u>	2 spaces

5.2.2 Phase 2: Retail Mall

- this phase will occur following residential development of Parcel A.
- demolition of the existing hotel and restaurant buildings on Parcel B is required prior to construction of any portion of this phase.
- a portion of this phase is constructed within the air space parcel on Parcel A.



<u>Phase 2 - Gross Floor Area</u>	
Retail (Parcel B)	5,574 m ² (60,000 sq. ft.)
Retail (Parcel A)	1,644 m ² (17,700 sq. ft.)
TOTAL	7,218 M² (77,700 SQ. FT.)

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<u>Phase 2 - Parking Requirement</u>	
Retail	388 spaces

<u>Phase 2 - Parking Provision</u>	
Parcel B	332 spaces
Parcel A	59 spaces
TOTAL	391 SPACES

<u>Phase 2 - Loading</u>	
Provided on Parcel A	3 spaces

5.2.3 Phase 3: East Office Tower

- a portion of this phase is constructed within the air space parcel on Parcel A.

<u>Phase 3 - Gross Floor Area</u>	
Office (Parcel B)	28,090 m ² (302,370 sq. ft.)
Retail (Parcel A)	660 m ² (7,100 sq. ft.)
TOTAL	28,750 M² (309,470 SQ. FT.)

<u>Phase 3 - Parking Requirement</u>	
Office	611 spaces
Retail	35 spaces
Sub-Total	646 spaces

Less Joint Use Reduction (10 per cent of cumulative retail requirement)	
	42 spaces
TOTAL	604 SPACES

<u>Phase 3 - Parking Provision</u>	
Parcel B	43 spaces
Parcel A	558 spaces
TOTAL	601 SPACES

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<u>Cumulative (Phases 2 and 3) Parking Requirement</u>	992
<u>Cumulative (Phases 2 and 3) Parking Provision</u>	992
<u>Phase 3 - Loading</u>	
Provided on Parcel B	6 spaces
<u>Office Tower Height</u>	25 storeys: 106 m (348 ft.)
<u>Exterior Materials</u>	Reflective Glass Curtain Wall, Precast Concrete

5.2.4 Phase 4: West Office Tower and Retail Mall Expansion

<u>Phase 4 - Gross Floor Area</u>	
Office	23,408 m ² (251,975 sq. ft.)
Retail	4,831 m ² (52,000 sq. ft.)
TOTAL	28,239 M² (303,975 SQ. FT.)

Phase 4 - Parking Requirement

Office	509 spaces
Retail	259 spaces
Sub-Total	768 spaces
Less Joint Use Reduction (10 per cent of retail requirement)	26 spaces
TOTAL	742 SPACES

Phase 4 - Parking Provision

742 spaces

Phase 4 - Loading Provision

6 spaces

<u>Office Tower Height</u>	21 storeys: 96 m (315 ft.)
<u>Exterior Materials</u>	Reflective Glass Curtain Wall, Precast Concrete

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5.2.5 Overall Commercial Development

Phases 2 to 4

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- a portion of the commercial development is constructed within the air space parcel on Parcel A.

Net Site Area -

Parcel B
 (subject to survey) 1.24 ha (3.06 ac.)

Gross Floor Area

Office (Parcel B) 51,499 m² (554,345 sq. ft.)
 Retail (Parcel B) 10,405 m² (112,000 sq. ft.)
 Retail (Parcel A) 2,304 m² (24,800 sq. ft.)
TOTAL 64,208 M² (691,145 SQ. FT.)

Floor Area Ratio

(Parcel B) 5.00

Total Parking Requirement

Office 1,120 spaces
 Retail 682 spaces
Sub-Total 1,802 spaces

Less Joint Use
 Reduction (10 per cent
 of retail requirement) 68 spaces

TOTAL 1,734 SPACES

Total Parking Provision

Parcel B 1,117 spaces
 Parcel A 617 spaces
TOTAL 1,734 SPACES

Total Loading Provision

Parcel B 12 spaces
 Parcel A 3 spaces
TOTAL 15 SPACES

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5.3 PARCEL C - HOTEL TOWER AND OFFICE PODIUM

<u>Net Site Area</u> (subject to survey)	0.38 ha (0.94 acre)
<u>Gross Floor Area</u>	
Hotel	16,722 m ² (180,000 sq. ft.)
Office	2,331 m ² (25,090 sq. ft.)
TOTAL	19,053 M2 (205,090 SQ. FT.)

Parking Requirement

Hotel - 300 rooms	150 spaces
- 100 restaurant/ lounge seats	20 spaces
- 743 m ² assembly space	83 spaces
Office	51 spaces
TOTAL	304 SPACES

Parking Provision

Hotel Tower Height	22 storeys: 72 m (235 ft.)
Loading	4 spaces

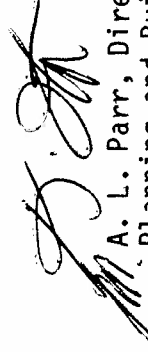
Exterior Materials

Reflective Glass, Precast Concrete

RR:ap

Attach.

- c.c. Municipal Clerk
- Municipal Solicitor
- Director Engineering
- Fire Chief
- Manager, Transportation Planning


 A. L. Parr, Director
 Planning and Building

SCHEDULE "A"

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REZONING REFERENCE #5/90

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<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
4315 LOUGHEED HIGHWAY	LOT A, D.L. 119, PLAN 23015
4343 LOUGHEED HIGHWAY	LOT 78, D.L. 119, PLAN 64595
4411 LOUGHEED HIGHWAY	LOT 18, D.L. 119, PLAN 2855
4417 LOUGHEED HIGHWAY	PARCEL A OF LOT 17, D.L. 119, PLAN 2855
4431 LOUGHEED HIGHWAY	LOT 56, D.L. 119, PLAN 42437
4412 BUCHANAN STREET	LOT 1, D.L. 119, PLAN 2855
4422 BUCHANAN STREET	LOT 2, D.L. 119, PLAN 2855
4432 BUCHANAN STREET	LOT 3, D.L. 119, PLAN 2855
4350 HALIFAX STREET	PARCEL A, D.L. 119, REF. PLAN 59759
4360 HALIFAX STREET	LOT 7, D.L. 119, PLAN 2855
43832 HALIFAX STREET	LOT A, D.L. 119, PLAN 2855

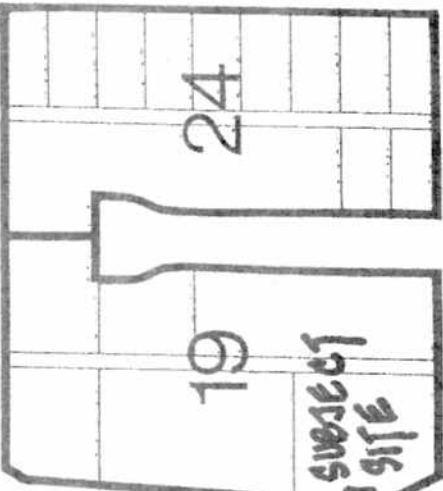
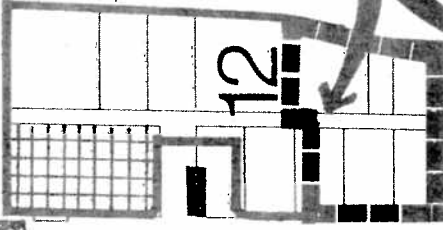
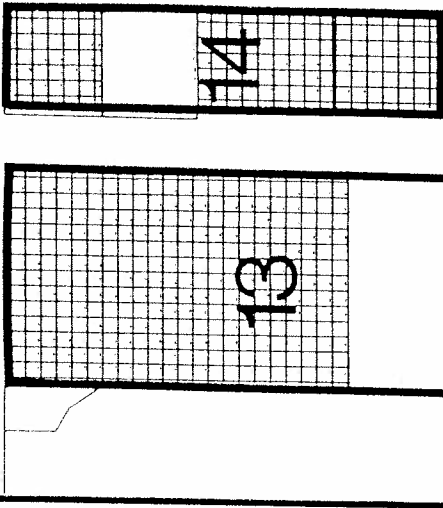
Brentwood Mall

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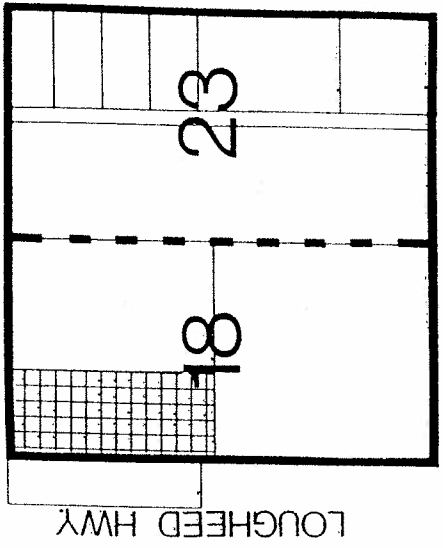
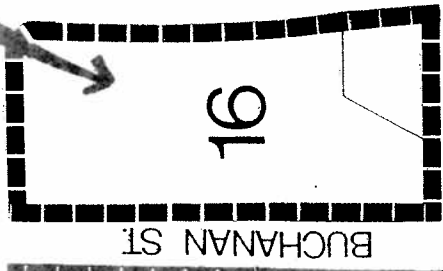
BRENTWOOD
 TRANSIT
 EXCHANGE

WILLINGDON AVE.

PROPOSED
 PEDESTRIAN BRIDGE

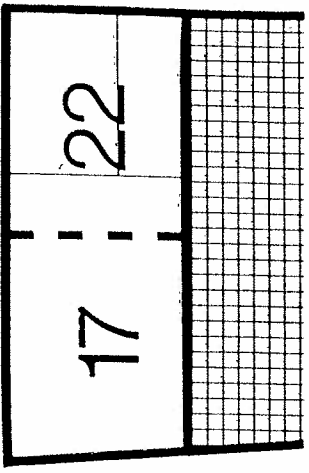
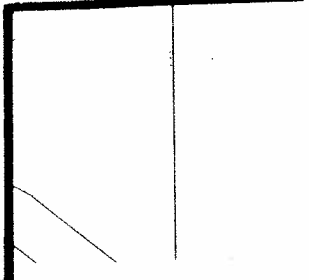


ROSSER AVE.



DAWSON ST

MADISON AVE.



subject site

- 1-6 Proposed Comprehensive Development Sites (RM4 Guideline) Unit Density - 80 UPA Maximum
- 7 Existing Comprehensive Development Site (RM3 Guideline) Unit Density - 50 UPA Maximum
- 8 Neighbourhood Parks
- 9-11 Existing Apartment Development (Site 9 - RM5, Site 10 - RM3, Site 11 - RM4)
- 12, 14, 15, 16 Town Centre Sites
- 13 Comprehensive Development (P2 PC & RM5 Guideline RZ 35/82)
- 17-21 High Density Commercial Sites
- 22-26 Transitional Commercial / Industrial Sites
- 27 Secondary Retail Commercial Sites
- 28-31 Transitional Light Industrial / Warehouse / Office Sites (M5 Guidelines)
- Feed Buffer Zone Protected by Easement
- Pedestrian Walkway
- Constructed

COMMUNITY PLAN NINE (PARTIAL)

Date:

MARCH 1990

Scale:

N.1.S.

Drawn By:

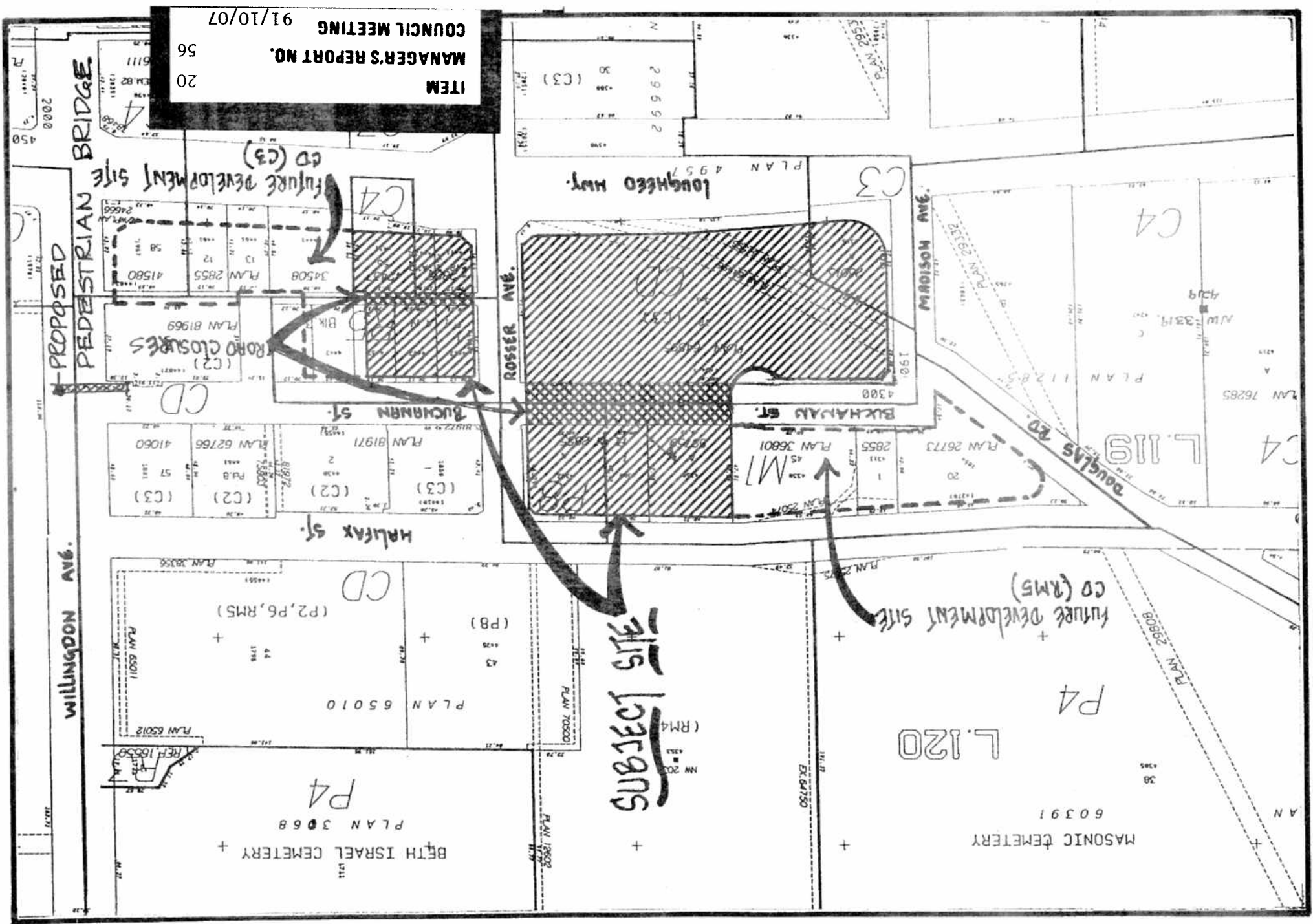
J.P.C.



Planning &
 Building Inspection
 Department

R.Z. # 9/90





ITEM
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City of
BURNABY
 Planning &
 Building Inspection
 Department



Date:
JUNE 1991

Scale:
N.F.S.

Drawn By:
J.P.C.

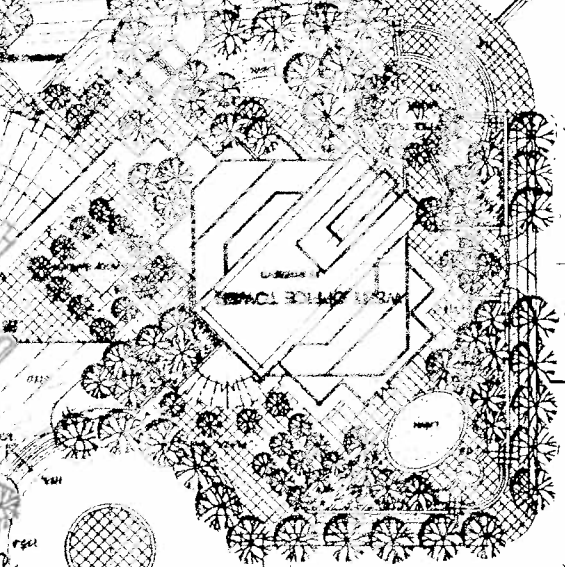
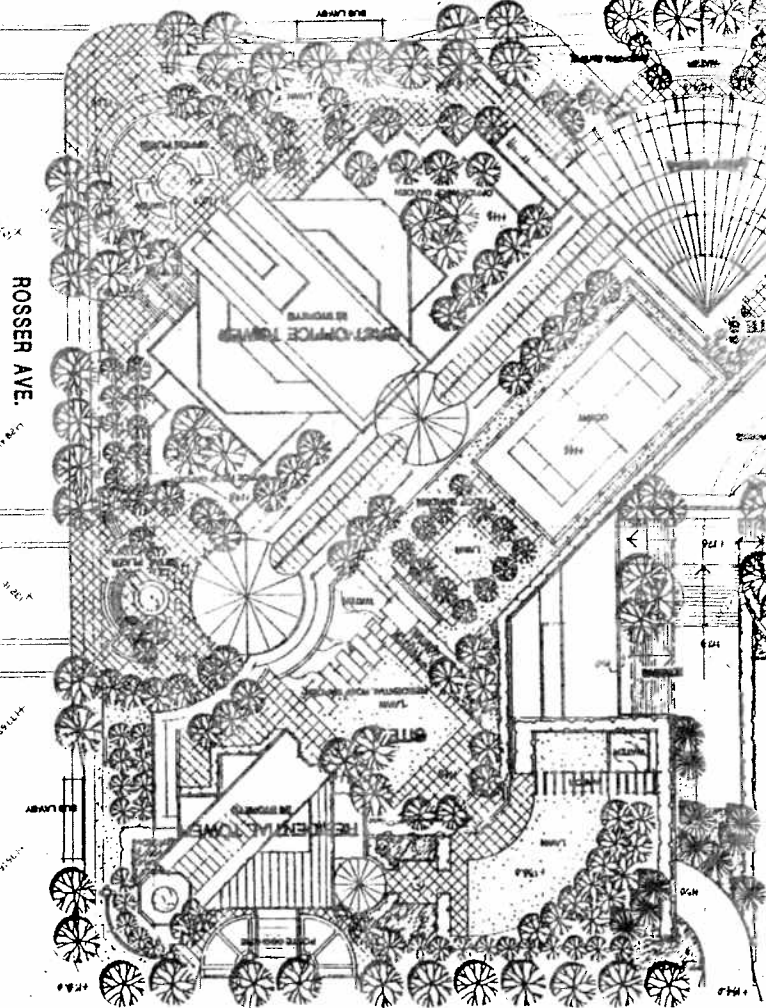
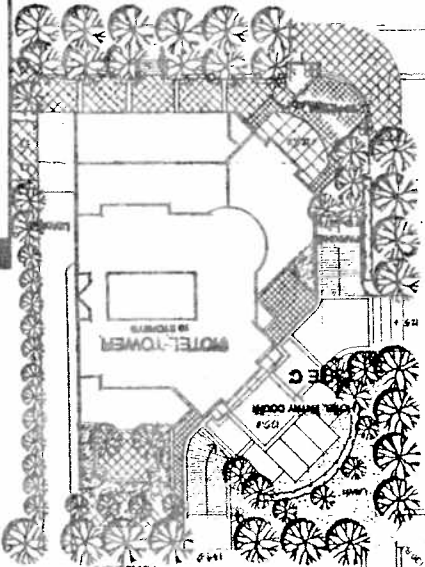
REZONING REFERENCE # 5/90

SHEET # 2

SCHEMATIC DEVELOPMENT PLAN - SKETCH #4

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SCHEMATIC DEVELOPMENT PLAN
NOT TO SCALE
DATE: 9/1/07