

**TO:** CITY MANAGER

1999 DECEMBER 09

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #99-30**  
**Brentwood SkyTrain Station**

**ADDRESS:** Ptn. of 4550 Lougheed Highway  
Ptn. of 4567 Lougheed Highway(see attached sketch #1)

**LEGAL:** Ptn. of Lot 119, D.L. 124, Group 1, NWD Plan 28198  
Ptn. of Lot 113, Excluding Part Subdivided by Plan 27154, D.L.s 123  
& 124, Group 1 NWD Plan 26085.

**FROM:** C3 - General Commercial District and M1 Manufacturing District

**TO:** CD Comprehensive Development District (based on P2  
Administrative and Assembly District and the prevailing zoning of  
portions of the site related to the C3 and M1 Districts and in  
accordance with the development plan entitled "Brentwood Station"  
prepared by Busby & Associates Architects)

**APPLICANT:** City of Burnaby  
4949 Canada Way,  
Burnaby, B.C. V5G 1M2

**DEVELOPER:** Rapid Transit Project 2000 Ltd.  
200 - 3875 Henning Drive  
Burnaby, B.C. V5C 6N5  
(Att: Michael Millar)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on  
2000 January 25.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2000 January 10  
and to a Public Hearing on 2000 January 25 at 7:30 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 provision of sufficient funding to cover the costs of all services and improvements necessary to serve the site in line with Section 4.0 of this report, the completion of any required legal and survey documentation, and the completion of a servicing agreement covering all requisite provisions. All services and improvements 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 and improvements.
  - c. The provision of legal authority for the Rapid Transit Project 2000 Ltd. to pursue development of the SkyTrain Station and related facilities at the subject site in line with Section 3.3 of this report.
  - d. The approval of the Ministry of Transportation and Highways to the rezoning application.
3. **THAT** a copy of this report be sent to Rapid Transit Project 2000 Ltd., 200 - 3875 Henning Drive, Burnaby, B.C. V5C 6N5; TransLink, 1700 - 4720 Kingsway, Burnaby, B.C. V5H 4M2 and the property owners on which the station is partly located.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of the Brentwood SkyTrain Station and related facilities.

### **2.0 BACKGROUND**

#### **2.1 SkyTrain Expansion**

The regional SkyTrain expansion project is now well advanced. The expansion consists of two phases - the first phase line consists of 13 stations with four in Vancouver, seven in Burnaby and two in New Westminster. A second phase expansion line of 6 stations in Coquitlam/Port Moody is planned.

The primary developer of the SkyTrain expansion is Rapid Transit Project 2000 Ltd. (RTPO). Translink (formerly the Greater Vancouver Transportation Authority and B.C. Transit) is also a participant in the process. The SkyTrain expansion project is being fast

tracked and construction of the guideway is under way. Information brochures have been distributed and a series of public open houses have been hosted by RTPO regarding the Burnaby SkyTrain Stations.

## **2.2 Zoning Process**

The City is pursuing the rezoning applications for the stations in Burnaby. The RTPO is fully involved in these procedures and is providing the necessary information to advance the rezoning applications. This rezoning process is based on the procedures for the establishment and rezoning of the initial Skytrain line through Burnaby. Each of the seven Burnaby SkyTrain stations is being submitted to Council for its consideration and advancement to a Public Hearing when a firm detailed design is available for the applicable station. The provision of legal authority will be needed, prior to the applicable rezoning bylaw being advanced for Final Adoption, for the RTPO to pursue development of a SkyTrain station and related facilities at the applicable site where the site is privately-owned.

The current rezoning application which utilizes P2 Administration and Assembly District guidelines to encompass the SkyTrain provisions is not intended to change the rights of property-owners of the station sites related to the prevailing existing zoning, subject to an appropriate development which takes the SkyTrain facilities into consideration. However, it is expected that property owners will wish to pursue other future land uses different from the prevailing zoning and development fully compatible with SkyTrain including opportunities for higher intensity redevelopment, which would be determined through separate future amendment rezoning applications.

## **2.3 Station-related Improvements**

A range of improvements is needed to support the SkyTrain stations and related facilities. These improvements include services; roadworks; boulevards; bus loop and bus stop provisions; passenger pick-up and drop-off areas; pedestrian, cycling and urban trail provisions; traffic signals; undergrounding of existing overhead wiring; etc. Legal documentation applies including road dedications, easements, covenants and statutory rights-of-way.

It is the responsibility of RTPO and TransLink to provide the funding for these improvements and their consultants to pursue the detailed design and construction works. The Station Transit Integration Committee (STIC) comprised of RTPO, TransLink and City staff have been meeting on a weekly basis to deal with detailed station and bus facility planning as well as identifying the associated improvements. The TransLink funds are to be provided through the Municipal Integration Fund (MIF). Discussions are continuing with respect to the allocation of improvement costs between RTPO and MIF. Sufficient funding to cover the improvements needs to be assured prior to the completion of the rezoning.

## **2.4 Relationship to Brentwood Town Centre Development Plan**

The subject site falls within the Brentwood Town Centre Development Plan (see attached Sketch #2), which was adopted by Council on 1996 June 10, and is consistent with the proposed location of a rapid transit station at the intersection of Lougheed Highway and Willingdon Avenue as identified in the plan. Immediately to the north of the proposed station (i.e. north side of Lougheed Highway) is a surface parking area for the Brentwood Mall. This parking area is designated to be redeveloped as a mixed-use high density commercial and residential core focused around a significant public open space or square near the Willingdon/Lougheed intersection. As well, the area immediately to the south of the proposed station (south side of Lougheed Highway), currently the site of the Carter automobile dealership, is also designated to be redeveloped as a mixed-use high density commercial and residential core area. Any future development on the sites abutting the Brentwood Town Centre SkyTrain station would be subject to Comprehensive Development (CD) District rezoning applications and would be required to incorporate appropriate design considerations given their proximity to the SkyTrain station.

## **2.5 Advancement to Public Hearing**

Council on 1999 July 26 received the report of Planning and Building Department concerning the rezoning of the subject site. At that time, Council authorized the Department to work with the RTPO, the primary developer, in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

RTPO has now submitted 65% Design Review drawings for the Brentwood Town Centre Station with substantial working drawing and engineering consultant drawing content. The submitted plan of development is suitable for presentation to a Public Hearing.

## **3.0 GENERAL COMMENTS**

- 3.1** The proposed station is located above and straddling the Lougheed Highway just to the east of Willingdon Avenue. Access to the station will be provided by a land bridge across the Lougheed Highway with a direct ramp connection to the Brentwood Mall site and bus loop to the north and street level access to and from both sides of Lougheed Highway through stairs and elevators. Consideration of the preliminary guidelines for SkyTrain stations outlined in the initial rezoning report continue to be pursued. Some points regarding the station site are highlighted as follows.

- 3.2 With respect to the current “working” name of the station as the “Brentwood Station”, RTPO is requested to consider a station name which is evocative of the character, history and/or special attributes of its environs and neighbourhood including its location within the Brentwood Town Centre. In light of this, “Brentwood Town Centre Station” seems an appropriate choice for the station name at the proposed town centre core location.
- 3.3 Regarding the private ownership of property used for the site and use of portions of abutting road rights-of-way, RTPO will need to assure its legal authority to pursue the proposed development as well as enter into an encroachment agreement with the City for use of any road rights-of-way.
- 3.4 The land bridge across the Lougheed Highway is to form part of an integral pedestrian network through the Brentwood Town Centre and, as indicated in the design drawings, has been designed to a width of 19.6 metres which is expected to accommodate major pedestrian and dismounted cyclist traffic as well as the needs of the disabled as the Brentwood Town Centre develops. Appropriate lighting needs to be provided both on and under the land bridge.
- 3.5 The pedestrian connection between the land bridge and the bus loop is a major component of the overall site plan for the Brentwood Station. From the north end of the land bridge a ramp will lead to grade on the Brentwood Mall site and will continue as a walkway on to the bus loop.
- 3.6 The bus loop is located on the Brentwood Mall site and is a major bus interchange for North Burnaby with seven bays. The bus loop will require some minor modifications in association with the SkyTrain station in order to create a more direct and convenient link to the SkyTrain, the details of which will be resolved by the RTPO and TransLink.
- 3.7 Vehicular access to the SkyTrain station for staff to park vehicles will be provided through the existing parking lot of the automobile service station immediately to the west of the northern station landing.
- 3.8 A traffic study is being undertaken by a consultant engaged by RTPO. This may assist in clarifying traffic-related improvements.
- 3.9 The GAS & DD Charge (Vancouver District) of \$0.443 per sq.ft. is applicable to this development.
- 3.10 An on-site sediment control system is a requirement of Preliminary Plan Approval.

- 3.11** Ministry of Transportation and Highways' approval to this rezoning application will be required prior to Final Adoption.

#### **4.0 STATION-RELATED IMPROVEMENTS**

Various improvements are needed to serve the SkyTrain station and station-related facilities. Sufficient funding is required to be committed by RTPO and through MIF to meet these provisions. The identified improvements and related aspects include the following:

- 4.1** The servicing and roadworks include:

- Storm and sanitary sewers and water service to service the site
- Reconstruction of Lougheed Highway from Willingdon Avenue to Beta Avenue including curbs and gutters
- Reconstruction of sidewalks and boulevards on Lougheed to include:
  - ▶ North side from Willingdon to Alpha with abutting sidewalk, stamped concrete and trees in grates in back boulevard and pedestrian lighting (to Brentwood Town Centre specifications)
  - ▶ North side architectural retaining walls between Willingdon and Beta where walls are required
  - ▶ South side from Willingdon to Alpha with abutting sidewalk and pedestrian lighting to specifications.
- Provision of upgraded traffic signals where required.
- From north end of land bridge (station mezzanine level) construction of a 6 metre wide pedestrian walkway/ramp (minimum 3 metre covered) to grade and on to existing bus loop with pedestrian lighting and associated landscaping.
- Modifications to existing bus loop on Brentwood Mall site as necessary

- 4.2** The City has indicated that the ramp and walkway connection between the north end of the land bridge and the bus loop should be a minimum of 6 metres/20 ft. wide with a minimum of 3 metres/10 ft. covered to protect pedestrians from weather. Appropriate urban design considerations should also be taken in the design of this connection such as the inclusion of pedestrian lighting, landscaping, decorative paving, etc. The overall design of the ramp/walkway and the weather protection element should also be architecturally integrated into the design of the Brentwood Station itself, as this will form an integral and highly used link between the SkyTrain, the bus loop and the mall.

- 4.3** The on-street works need to accommodate bus stops and shelters.

- 4.4 The undergrounding of existing overhead wiring along the south side of Lougheed Highway is required to accommodate road widening, the land bridge and south station house provisions.
- 4.5 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 is required.
- 4.6 Required dedications which are being obtained from the Brentwood Mall site through Rezoning Reference #99-22 include on the north side of Lougheed 1.2 - 1.5 metres between the western property line of Brentwood Mall (4567 Lougheed Highway) and Alpha and 1.5 - 4 metres between Alpha and Beta. Cut-fill and utility rights of way are also being provided from the Brentwood Mall site through Rezoning Reference #99-22. In the event that the required dedications and easements are not acquired through Rezoning Reference #99-22 to meet the schedule of the Brentwood SkyTrain station then the RTPO will be responsible for obtaining these dedications and statutory rights-of-way. Any additional required dedication or statutory rights-of-way from the automobile service station/gas station at the north-east corner of Willingdon and Lougheed (4515 Lougheed Highway) are to be obtained from the property owner by RTPO.
- 4.7 The appropriate easements are to be acquired by the RTPO for the station houses from the property owners on both the north and south side of the Lougheed Highway.
- 4.8 Any other necessary easements, covenants, or statutory rights-of-way are to be provided.

## **5.0 DEVELOPMENT PROPOSAL**

### **5.1 Project Description**

The proposed development is for a SkyTrain station to be situated over and straddling the Lougheed Highway just east of Willingdon Avenue. The Station will be accessed through a land bridge across Lougheed Highway connecting the north and south sides of the street. Upon redevelopment of the properties immediately to the north and south of Lougheed Highway this land bridge will function as a major pedestrian artery through the Brentwood Town Centre with direct connections into the adjacent developments. Aspects of the station design include:

- land bridge access to Lougheed by stairs and elevators housed in structures, or "station landings" on north and south ends

- at the north end of the land bridge a weather-protected and landscaped ramp/walkway will also provide access directly to the bus loop and Brentwood Mall to the north
- land bridge is 19.6 metres wide and will accommodate street furniture such as benches, newspaper boxes, garbage cans, pedestrian lighting and bicycle racks and retail space to create a pedestrian-friendly and active space.
- platform level consists of two side-loading platforms
- Designated Waiting Areas (DWAs) located on platform level which include special lighting and emergency telephones for passenger safety
- access to all levels of the station will be provided by a combination of stairs, escalators and elevators

## 5.2 Statistical Summary

Site Area (approx.) - 3,752 m<sup>2</sup>/40,388 sq.ft.

### Site Coverage:

Aerial Footprint - 2,027 m<sup>2</sup>/22,304 sq.ft.  
 At Grade Building Footprint - 168 m<sup>2</sup>/1,808 sq.ft.

### Gross Floor Area:

Public Circulation Areas - 2,773 m<sup>2</sup>/29,849 sq.ft.  
 (ground, mezzanine, and platform levels)  
 Ancillary (mechanical, staff) - 212 m<sup>2</sup>/2,282 sq.ft.  
 Commercial - 65 m<sup>2</sup>/700 sq.ft.  
**TOTAL - 3,050 m<sup>2</sup>/32,831 sq.ft.**

### Dimensions:

Length of Platform - 80 m/262 ft.  
 Height to Top of Structure - 17.7 m/58 ft.  
 Width of Station House - 52 m/171 ft.

### Vertical Circulation:

Stairs - 2 from ground to mezz.  
                   2 from mezz. to platform  
                   2 emergency from platform to mezz.  
 Elevators - 2 from ground to mezz.  
                   2 from mezz. to platform  
 Escalators - 2 from mezz. to platform



Entries:

3 Main Entries

- North side Lougheed, ground to mezz.
- South side Lougheed, ground to mezz.
- North side of land bridge(mezz.), ramp to bus loop and mall
- on mezz.

Future Turnstiles

Off Street:

Existing Bus Loop  
Staff Parking  
Bicycle Lockers  
Bicycle Racks

- 7 bays
- 2 spaces
- 30 spaces
- 15 spaces

On-street

Bus Bays

- 2 (north and south side of Lougheed)

Materials & Features:

General architectural concept

Exterior Materials  
Public Art

- Transparent "pod" suspended above Lougheed Highway
- Glass, concrete and metal louvres
- 2 Suspended art displays between platform and mezz. levels

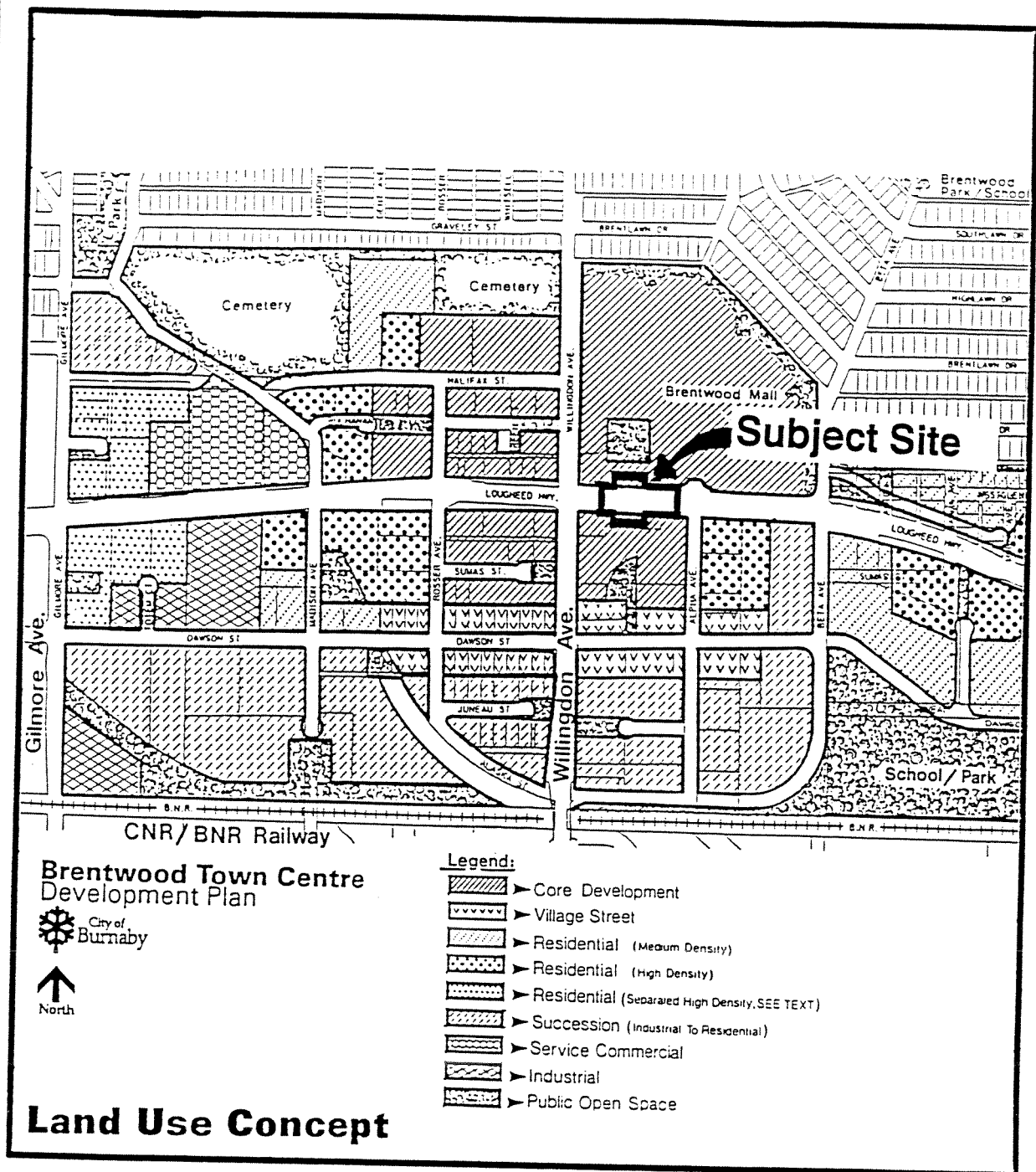


D. G. Stenson  
Director Planning and Building

PSF:KI:gk  
Attach

cc: Director Engineering  
Director Parks, Recreation and Cultural Services  
City Solicitor  
City Clerk





Planning And Building Department



Scale: N.T.S.

Drawn By: J.P.C.

Date: Dec.1999

**Brentwood SkyTrain Station**  
Rez.Ref. 99 - 30

Sketch # 2

