

TO: CITY MANAGER 2000 NOVEMBER 27

FROM: DIRECTOR PLANNING AND BUILDING Our file: 15.202.5

SUBJECT: BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN
FINALIZED ADJUSTMENTS

PURPOSE: To submit finalized adjustments to the Brentwood Town Centre Development Plan for consideration and approval.

RECOMMENDATION:

1. THAT the finalized adjustments to the Brentwood Town Centre Development Plan as outlined in Section 2.0 of this report be approved.

R E P O R T

1.0 BACKGROUND AND PUBLIC INPUT

The current Brentwood Town Centre Development Plan (see attached Sketch #1) was adopted by Council on 1996 June 10. At its meeting of 2000 September 25, Council considered a report outlining proposed adjustments to the Development Plan for the area located between Gilmore Avenue and Rosser Avenue. At that time, Council endorsed the report and Sketch #2 attached to the report as the basis for staff to pursue a public input circulation (information on the proposed changes and a request for comments) to owners and occupants in the area outlined on Sketch #3 attached. Some 250 copies of the proposed adjustments and request for comments were mailed. A number of telephone enquiries were received in response to the mailing primarily related to clarification matters. Staff also met with the applicants for two on-going rezoning applications in the affected area, REZ 00-25 and REZ 00-29, which included further discussions of the proposed adjustments. No written comments were received regarding the proposed adjustments. It has been the city's experience that people take the time to provide written comments most often when concerns are desired to be expressed about circulated proposals. It is also noted that the proposed adjustments are relatively minor refinements to the Development Plan. It is concluded that the proposed adjustments are supportable by owners and occupants within the affected area and directly abutting. The proposed adjustments are finalized without any further changes and are submitted to Council for its consideration and approval.

2.0 FINALIZED ADJUSTMENTS TO DEVELOPMENT PLAN

The finalized adjustments are included on the attached Sketch #2 and described as follows:

2.1 South Side of Lougheed Highway

The plan adjustments on the south side of the Lougheed Highway are related to the location of the Gilmore SkyTrain Station at the northeast corner of Gilmore Avenue and Dawson Street. The planned "Village Street" along Dawson Street is extended westward to the SkyTrain Station at Gilmore Avenue. The public open space previously designated for the Gilmore Avenue frontage is now located on the Lougheed Highway frontage where the SkyTrain guideway swings south near Totem Court, towards Dawson Street and Gilmore Avenue. The new open space location forms a node on the continuous urban trail on the south side of the Lougheed Highway which will provide pedestrian access to the SkyTrain Station via Totem Court and Dawson Street. The Totem Court street frontages will be redeveloped in a pedestrian-friendly manner similar to planned Dawson Street village commercial development.

This series of adjustments will help create a more pedestrian-oriented environment with a strong focus on the open space-pedestrian system in this area. A link to the open space system south of Dawson Street at Gilmore Avenue is also indicated.

The western portion of the block, generally to the north and west of the SkyTrain alignment and west of Totem Court, is designated as a Secondary Commercial area which is related to the Bridge Business Park to the west across Gilmore Avenue. This commercial area is secondary to the primary Core Development area at Willingdon Avenue. A Floor Area Ratio of 3.0 is indicated, given its location right on the SkyTrain station site. Subject to provision of public amenities (particularly public open space) of appropriate value, additional density of up to 1.0 could be justified, for a maximum total Floor Area Ratio of 4.0.

To the east, the area north of the Dawson Street commercial village, east of the SkyTrain alignment and Totem Court, and west of the designated high-rise residential development along Rosser Avenue, is designated as a Secondary Commercial Area. An FAR in the 2.0 range (possibly increased to 3.0 subject to provision of appropriate public amenities) is indicated for this area, which includes the existing Lougheed Commerce Court office commercial development at 4180 Lougheed Highway. The high-rise development along the west side of Rosser Avenue would be extended south to the village street.

Much of the area discussed above is included in the rezoning application, REZ #00-25. Community Plan guidelines providing more detail regarding the proposed form of development will be pursued as part of the proposed Comprehensive Development rezoning of that site.

2.2 North Side of Lougheed Highway

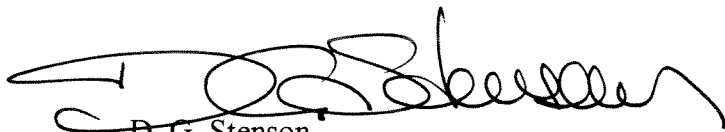
A minor revision is indicated to the Plan in the area north of the Lougheed Highway. The previously designated low density Service Commercial area west of Madison Avenue is now designated Secondary Commercial for somewhat more intensive development than previously provided for, with an FAR in the 2.0 range, comparable to the proposed adjacent high-rise residential sites. This revision accommodates the rezoning application, REZ #00-29, for 4201/4219 Lougheed Highway, allowing high-rise expansion of the existing hotel with an integrated commercial podium frontage along the Lougheed Highway. The most westerly site within this secondary commercial area (4199 Lougheed Highway) could, as an alternative, potentially be included in the land assembly for the planned high-rise residential development to the west.

Another minor refinement is east of Madison Avenue. The previous Plan's High-Rise Residential/Core Development split designation for this block is changed to a Core Development designation for the entire block, more clearly reflecting the integrated mixed-use development which has been approved.

3.0 CONCLUSIONS

The proposed adjustments to the Brentwood Town Centre Development Plan have been circulated for public input. The proposed adjustments are supported and are advanced in finalized form for Council's consideration and approval.

These adjustments will form an addendum to the current Brentwood Town Centre Development Plan and will be integrated into a single document when a major reprinting is pursued. Staff will work with applicants of rezoning applications in line with the Plan adjustments.



D. G. Stenson
Director Planning and Building

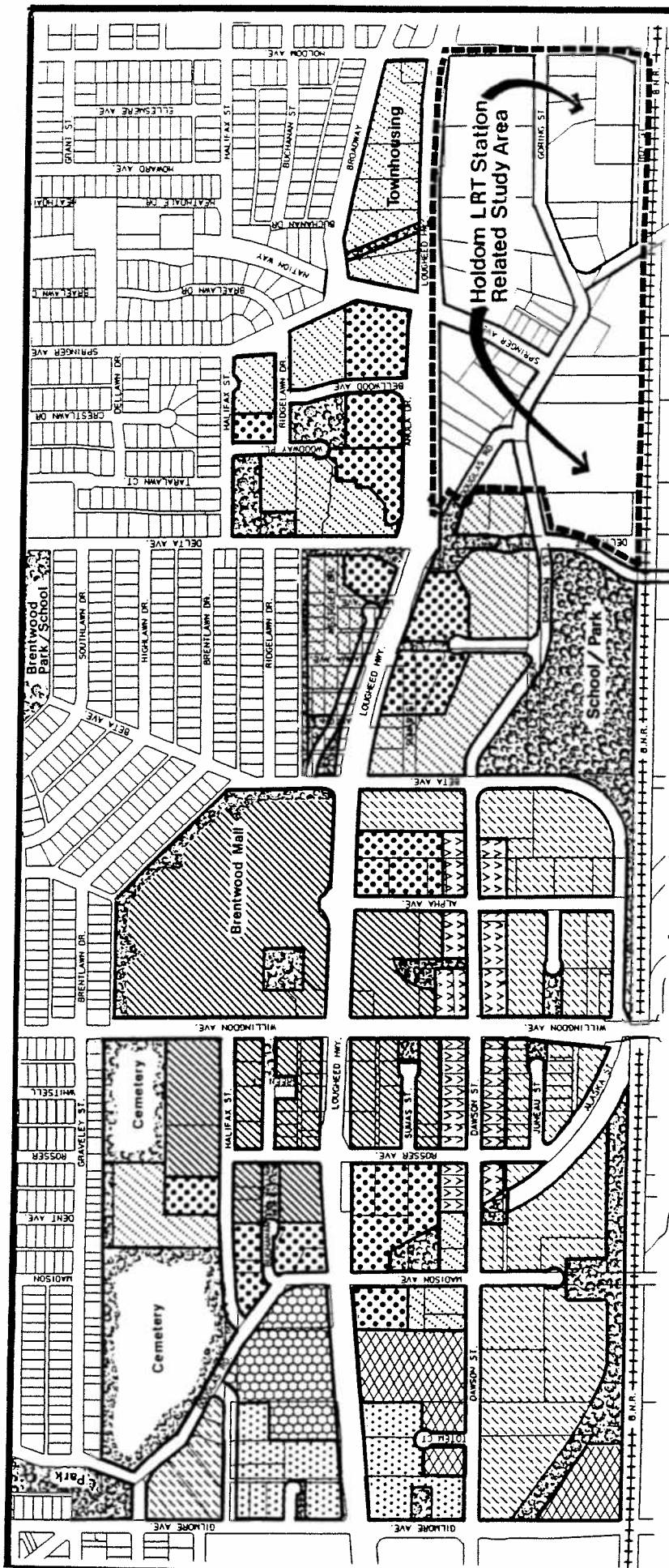
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Attachments

cc: Director Engineering

Director Parks, Recreation & Cultural Services

a:\PL Brentwood TC Dev Plan adjustments.wpd



**Brentwood Town Centre
Development Plan**

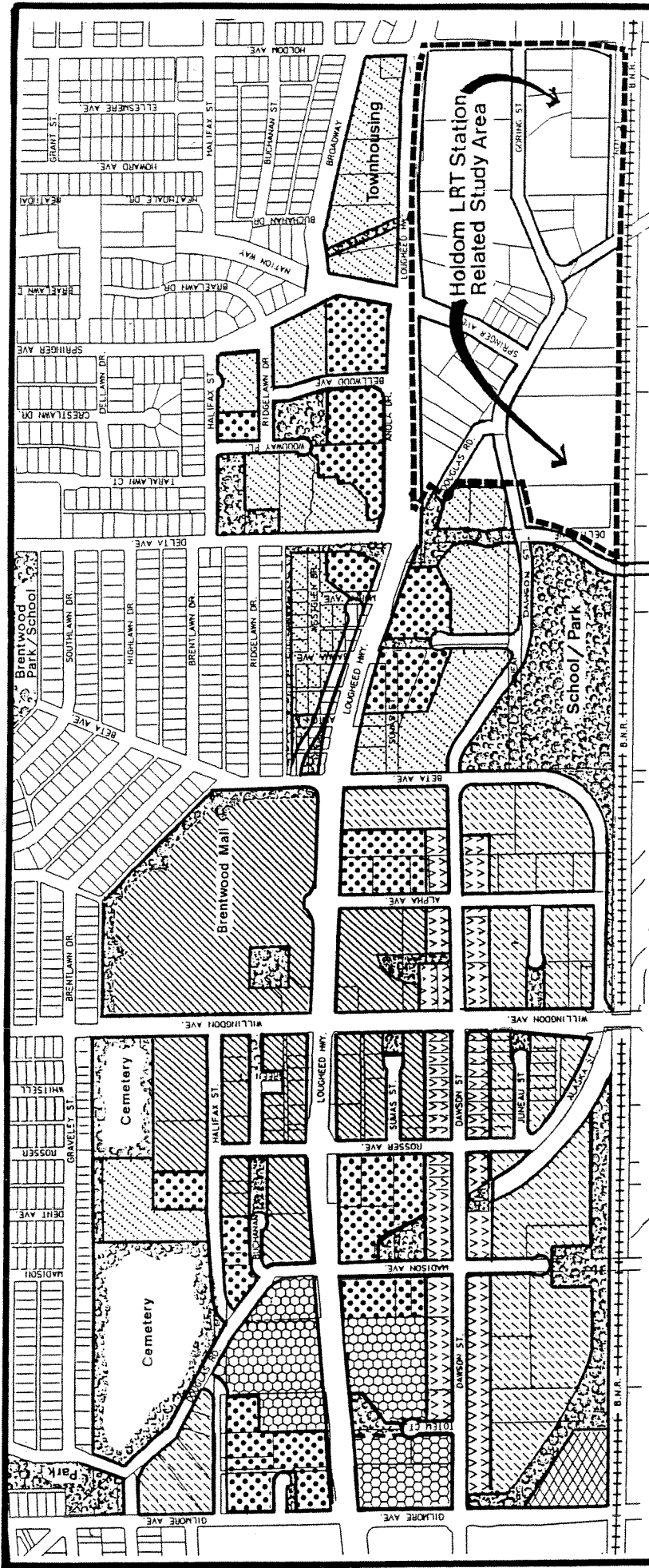


Land Use Concept
Adopted 1996 June 10

- Legend:**
- ▲ Core Development
 - ▲ Village Street
 - ▲ Residential (Medium Density)
 - ▲ Residential (High Density)
 - ▲ Residential (Separated High Density, SEE TEXT)
 - ▲ Succession (Industrial To Residential)
 - ▲ Service Commercial
 - ▲ Industrial
 - ▲ Public Open Space

Sketch # 1

1.1996



**Brentwood Town Centre
Development Plan**
City of
Burnaby

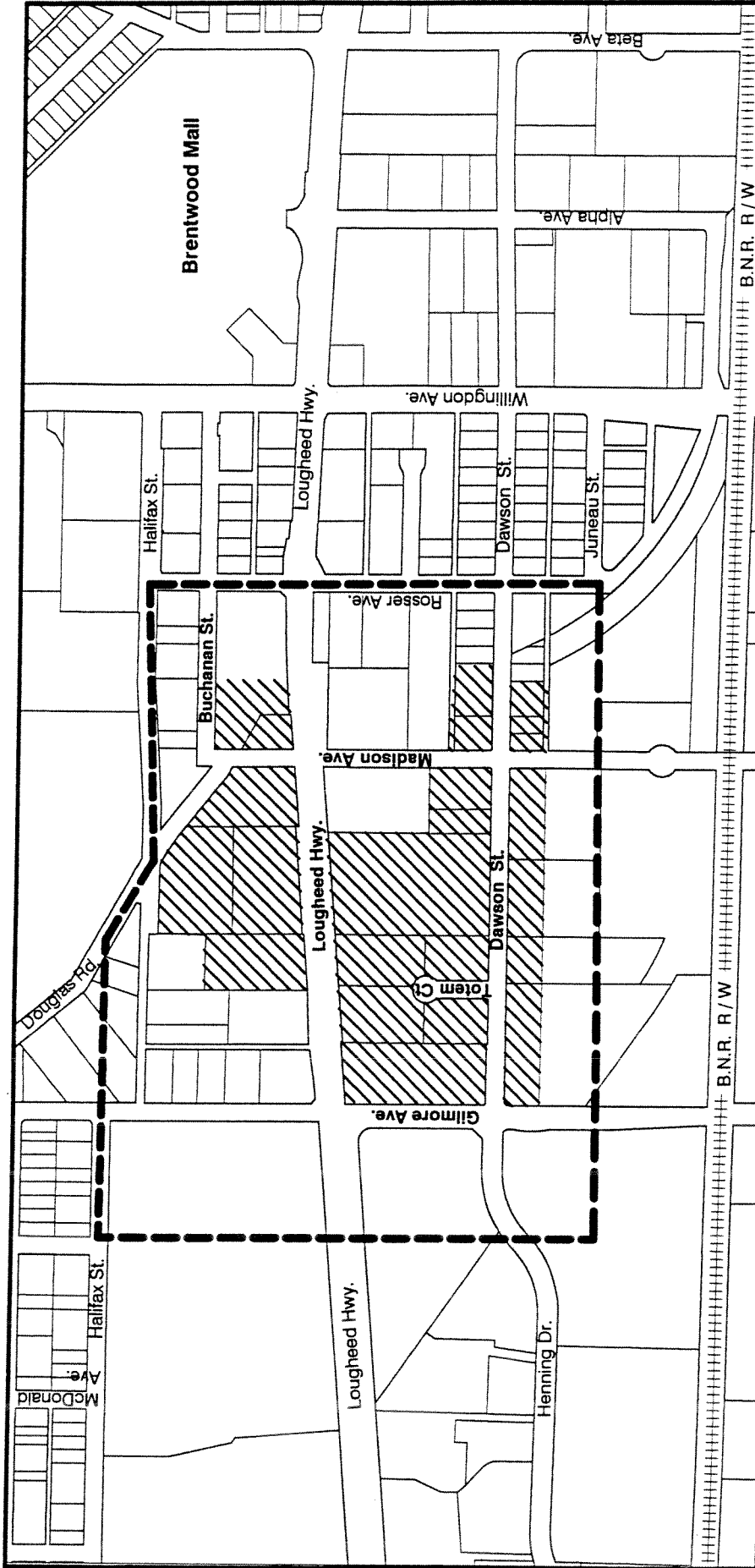


Legend:



- ▲ Core Development
- ▲ Village Street
- ▲ Residential (Medium Density)
- ▲ Residential (High Density)
- ▲ Succession (Industrial To Residential)
- ▲ Secondary Commercial
- ▲ Industrial
- ▲ Public Open Space

Proposed Revision
Land Use Concept
00 Sept.12

Sketch # 2



Proposed Revisions to Brentwood Town Centre Development Plan

-  Area of Proposed Revision
-  Area Recommended for Public Input Circulation



North
Planning And Building Department

Sketch #3