

TO: CITY MANAGER

2000 SEPTEMBER 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED ADJUSTMENTS TO BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN

PURPOSE: To seek authorization for a public input circulation regarding proposed adjustments to the adopted Brentwood Town Centre Development Plan related to two current rezoning applications.



RECOMMENDATION:

1. **THAT** Council endorse this report and Sketch #2 as the basis for a public input circulation regarding proposed adjustments to the adopted Brentwood Town Centre Development Plan.

R E P O R T

1.0 INTRODUCTION

This report deals with adjustments proposed to the current Brentwood Town Centre Development Plan (see **attached** Sketch #1) which was adopted by Council on 1996 June 10. The proposed adjustments (which are shown on the **attached** Sketch #2) are located in the area between Gilmore Avenue and Rosser Avenue, and are related to two rezoning applications which also appear on this Council agenda - REZ 00-25 and REZ 00-29.

2.0 SOUTH SIDE OF LOUGHEED HIGHWAY

The proposed 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 to be extended westward to the SkyTrain Station at Gilmore Avenue. The public open space previously designated for the Gilmore Avenue frontage is now proposed for 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 this block, generally to the north and west of the SkyTrain alignment and west of Totem Court, is proposed 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 would be appropriate, 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 also proposed 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 appropriate 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 current rezoning application REZ #00-25. It is anticipated that Community Plan guidelines providing more detail regarding the proposed form of development will be adopted as part of the proposed Comprehensive Development rezoning of the subject site.

3.0 NORTH SIDE OF LOUGHEED HIGHWAY

Only a minor revision is proposed to the adopted Plan in the area north of the Lougheed Highway. It is proposed that the low density Service Commercial area west of Madison Avenue be designated Secondary Commercial for somewhat more intensive development than is currently provided for, with an FAR in the 2.0 range, comparable to the proposed adjacent high-rise residential sites. This revision would accommodate the current 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.

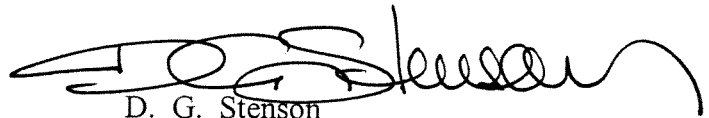
Another minor refinement is proposed east of Madison Avenue. The current Plan's High-Rise Residential/Core Development split designation for this block should be changed to a Core Development designation for the entire block, more clearly reflecting the integrated mixed-use development which has been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

4.0 CONCLUSION

The proposed Plan adjustments are relatively minor refinements to the existing Brentwood Town Centre Development Plan. They are required to accommodate two current rezoning proposals, and would desirably be approved by Council prior to Public Hearings for those rezonings.

To this end it is recommended that information on the proposed changes and a request for comments be circulated to owners and occupants in the area outlined on Sketch #3 attached, as expeditiously as possible.

It is anticipated that a further report with appropriate recommendations, providing details of public response, will be submitted to Council within two months.

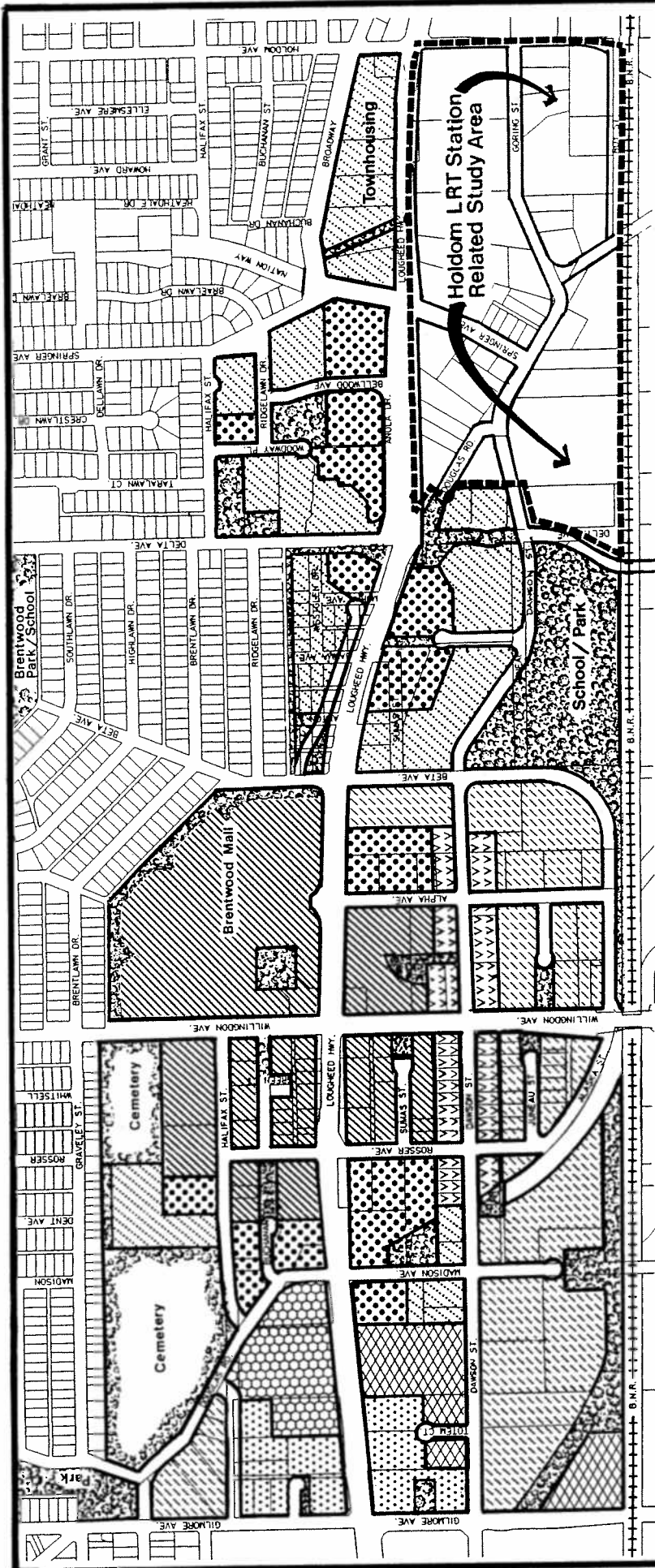


D. G. Stenson
Director Planning and Building

RR:gk
Attachments

cc: Director Engineering
Director Parks, Recreation & Cultural Services

c:\Planners\Robert Renger\Prop Adjustments Brentwood TCP.wpd



**Brentwood Town Centre
Development Plan**



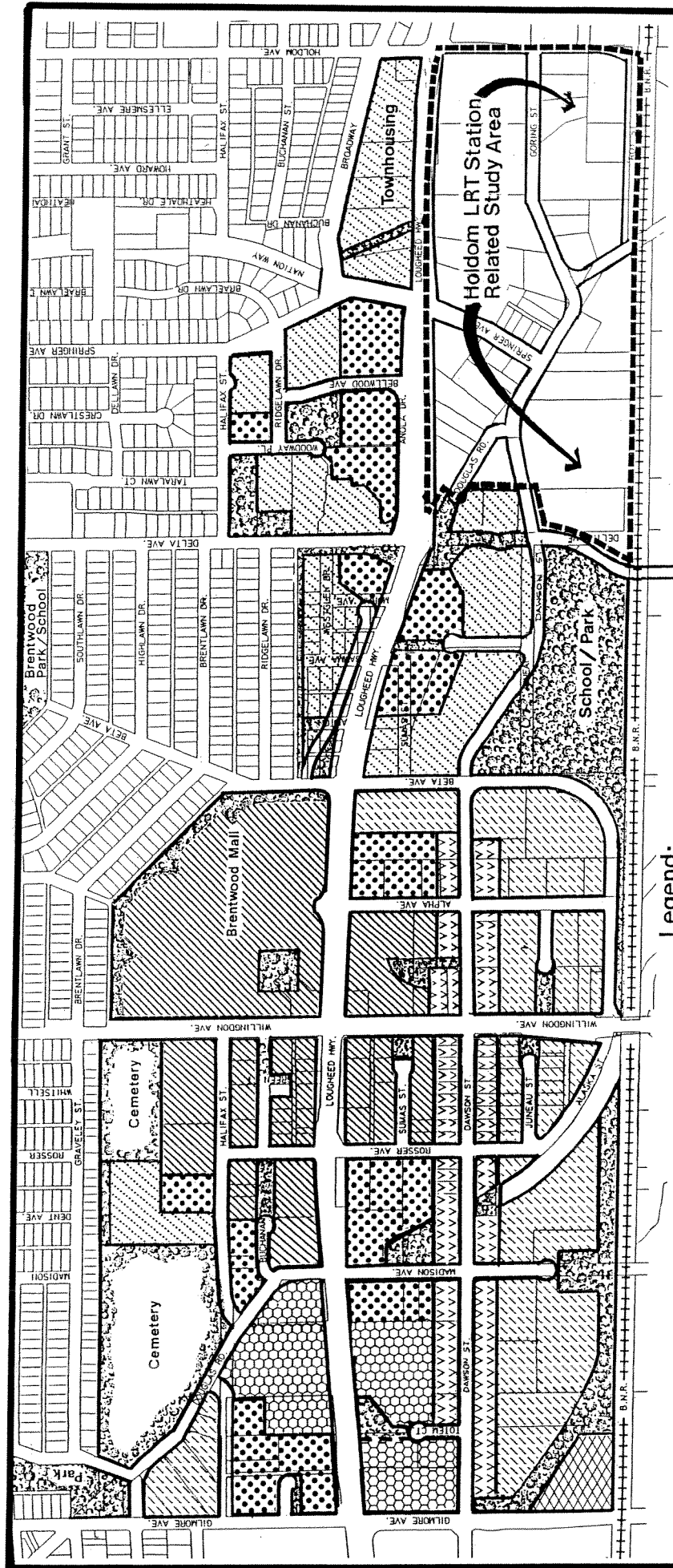
Legend:

- ▲ 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

Land Use Concept

Adopted 1996 June 10

Sketch # 1



**Brentwood Town Centre
Development Plan**



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

