

TO: CITY MANAGER **DATE:** 2005 December 06

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20 Rez 05-58

SUBJECT: REZONING REFERENCE #05-58
Expansion of Food Court and Elevational Changes
Brentwood Town Centre Plan - Sub-Area 1

ADDRESS: 4567 Lougheed Highway (see *attached* Sketches #1 & #2)

LEGAL: *Lot 113 Except: Firstly: Part Subdivided by Plan 27154, Secondly: Part Dedicated Road on Plan, LMP 46471, D.L. 123 & 124, Group 1, NWD Plan 26085*

FROM: CD Comprehensive Development District (based on C3, C3a General Commercial District and P2 Administration and Assembly District)

TO: Amended CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Plan guidelines and in accordance with the development plan entitled "Brentwood Town Centre Mall Renovations" prepared by MMC International Architects Ltd.)

APPLICANT: 20 Vic Management Inc. (Attention: Michael Mehak)
1 Queen Street, Suite 300, Box 88, Toronto, ONT. M5C 2W5

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 January 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 January 09, and to a Public Hearing on 2006 January 24 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 deposit of sufficient monies, including a 4% Engineering Inspection Fee, to

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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 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.

- c) The granting of any necessary easements and covenants.
- d) The approval of the Ministry of Transportation to the rezoning application.
- e) The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an expansion to the existing food court as well as architectural improvements to the mall's west entrance.

2.0 BACKGROUND

- 2.1 On 2005 November 28 Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant 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.
- 2.2 The subject site is currently developed with the Brentwood Town Centre shopping centre facility (see Sketch #1 *attached*). To the east is a single family area and lands proposed for medium and high-density residential redevelopment under Rezoning Reference #03-69. To the north is an established single-family area; while to the south beyond the Brentwood SkyTrain Station and the Lougheed Highway is a large automobile dealership. To the west across Willingdon Avenue is a mix of low-scale commercial buildings, including offices, with proposed and recently developed high-density mixed-use developments beyond.
- 2.3 The Brentwood Town Centre Development Plan designates the subject site for Core Development, for a mixed-use form of development utilizing the RM5 Multiple Family Residential and C3 General Commercial Districts as guidelines (see Sketch #2 *attached*). Specifically, major office and commercial development is to be concentrated at the south-western portion of the site (currently surface parking and a vacant automobile service facility) in recognition of the existing retail facilities on-site.

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2.4 The property owner is aware of, and ultimately intends to, pursue redevelopment of the mall site in line with the Brentwood Town Centre Development Plan. This would be pursued through further studies and likely using a phased redevelopment process. This addition of approximately 3,274 sq. ft. gross floor area (405 sq. ft. of gross leasable area) to the existing food court is considered minor in relation to the currently 519,613 sq. ft. mall. This addition is not considered to hamper the eventual redevelopment of the site in line with the Brentwood Plan. Rather, it is believed that the related façade and public realm improvements will greatly enhance the shopping centre's entry as a key focal element from an urban design perspective (see *attached* Sketch #3).

2.5 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS


- 3.1 The proposed development concept is comprised of a 3,274 sq. ft. gross floor area (405 sq. ft. of gross leasable area) addition to the existing food court, as well as some elevational changes to the mall's southern entrance. In accordance with the most recent rezoning application for the subject site, a parking criteria of 4 stalls per 1,000 sq. ft. of gross leasable area was established, which took into account the loss of approximately 176 stalls in favour of the current transit exchange (bus loop). Based on this formula for calculating parking requirements, the mall site currently has a surplus of 23 stalls. The proposed 405 sq. ft. addition will require 2 extra stalls, while its construction and associated drive aisle works will eliminate 9 existing stalls. The net balance for parking on the site is a surplus of 12 stalls.
- 3.2 A key aspect to the subject rezoning includes proposed signage in relation to the architectural changes proposed for the south entrance to the mall. As the signage bears significantly on the architectural changes and previously approved signs for the mall site, a revised comprehensive sign plan will be required.
- 3.3 Vehicular access to the site will continue to be provided from Willingdon Avenue, Lougheed Highway and Beta Avenue.
- 3.4 The City Engineer will assess the need for any further required services to the site.
- 3.5 Any necessary easements and/or covenants for the site are to be provided.
- 3.6 The applicable GVS & DD Sewerage Cost Charge will be required with this application.
- 3.7 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

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4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 110,913 m²/27.4 acres
(subject to detailed survey)
- 4.2 Floor Area
 - Existing - 48,272 m²/519,613 sq. ft.
 - Proposed Addition - 37.62 m²/405 sq. ft.
 - TOTAL** - **48,309.62 m²/520,018 sq. ft.**
 - FAR Provided - 0.436
- 4.3 Height (Existing Development) - 2 storeys with a 3 storey portion
- 4.4 Parking
 - Existing Retail (509,950 GLA) - 2,040 spaces
 - Less Transit Exchange - 176 spaces
 - Existing Total Required (4 per 1,000 sq. ft. GLA) - 1,864 spaces
 - Proposed Total Required (4 per 1,000 sq. ft. GLA) - 1,866 spaces
 - Proposed Total Provided - 1,878 spaces (12 surplus)
- 4.5 Loading Bays

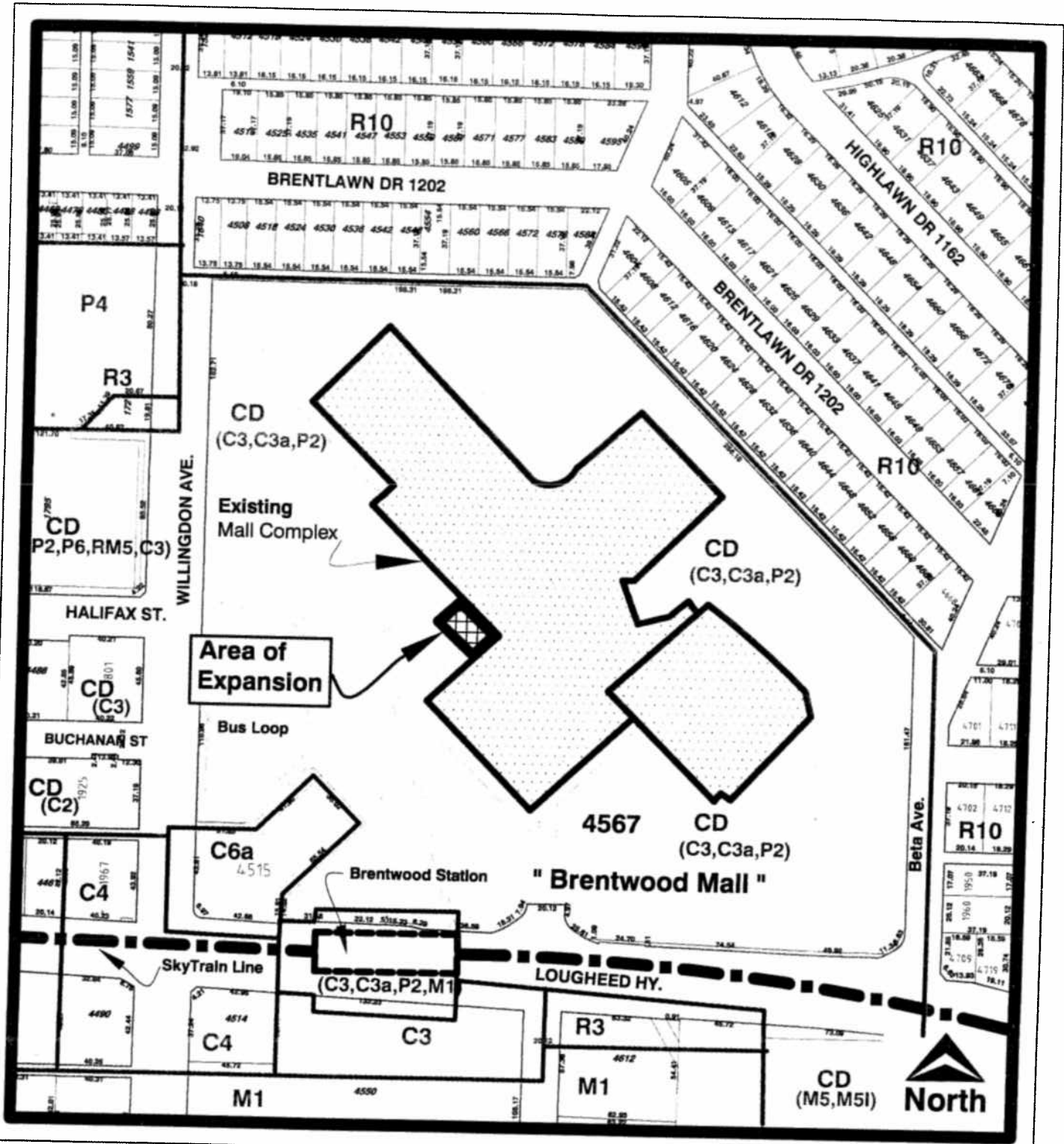
No change to loading provisions



J. S. Belhouse, Director
Planning and Building

EK:gk/tn
Attachments

cc: Director Engineering
City Clerk

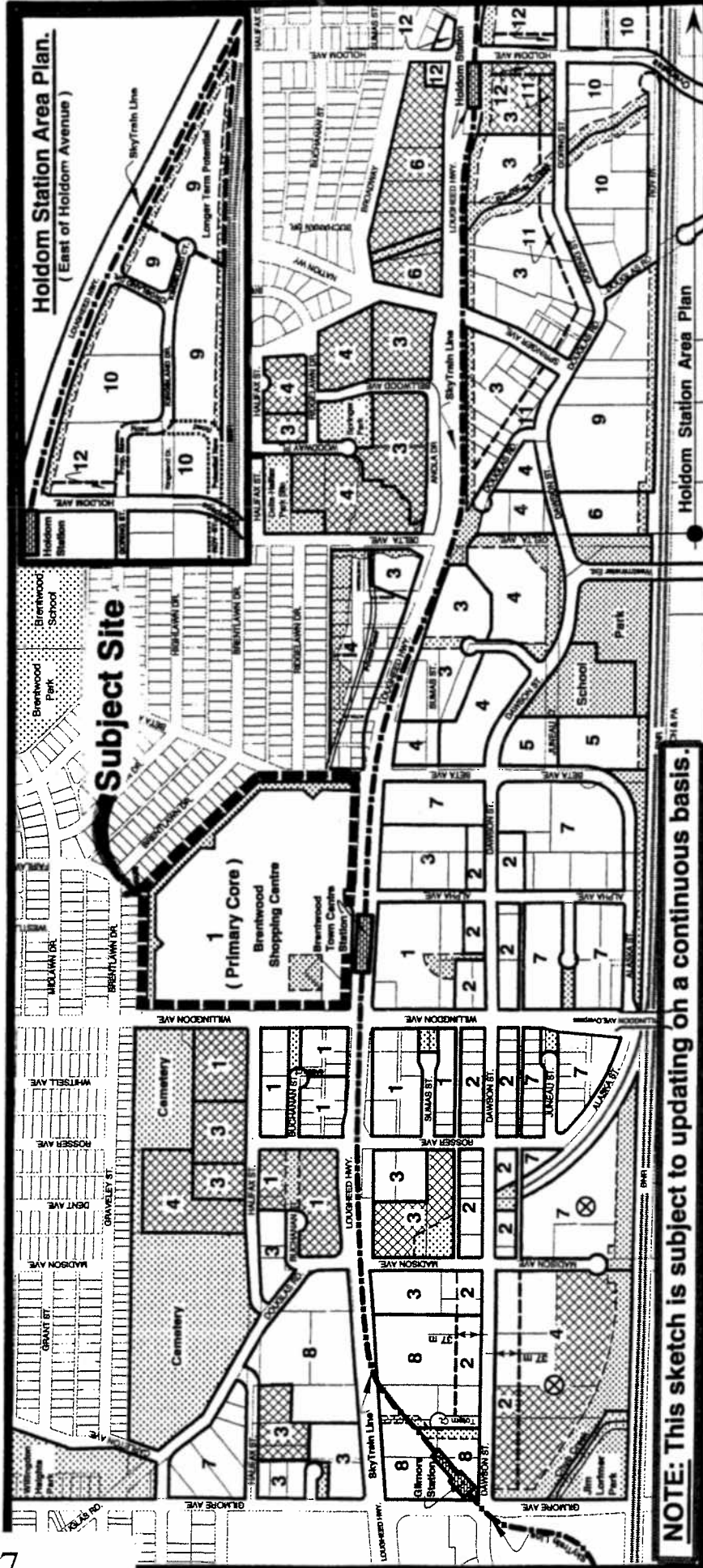


Planning and Building Department

Scale: 1 = 3000
 Drawn By: J.P.C.
 Date: November 2005

REZONING REFERENCE # 05 -- 58
 4567 Lougheed Hwy.
 (Brentwood Mall)

Sketch # 1

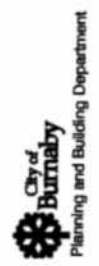


NOTE: This sketch is subject to updating on a continuous basis.

**Brentwood Town Centre
Development Plan
(Including Holdom Station Area Plan)**

Land Use Concept

- LEGEND:**
- 1 - Core Development CD (C3, RM5)
 - 2 - Village Street C9
 - 3 - Residential (High Density) CD (RM5)
 - 4 - Residential (Medium Density) CD (RM3)
 - 5 - Residential (Medium Density) CD (RM2)
 - 6 - Residential (Low-Density Townhousing) CD (RM1)
 - 7 - Succession (Industrial to Medium Density Residential) CD (RM3)
 - 8 - Secondary Commercial CD (C3)
 - 9 - Suburban Business Centre (B1)
 - 10 - Urban Business Centre (B2)
 - 11 - Live/Work or Townhouse Buffer CD (C2, RM2)
 - 12 - Street Frontage Commercial Mixed Use CD (C2, RM3)
- Areas may include lower forms .
- ⊗ Park, School, Public Open Space, Buffer
 - ▨ Completed or Rezoned In Accordance with Development Guidelines

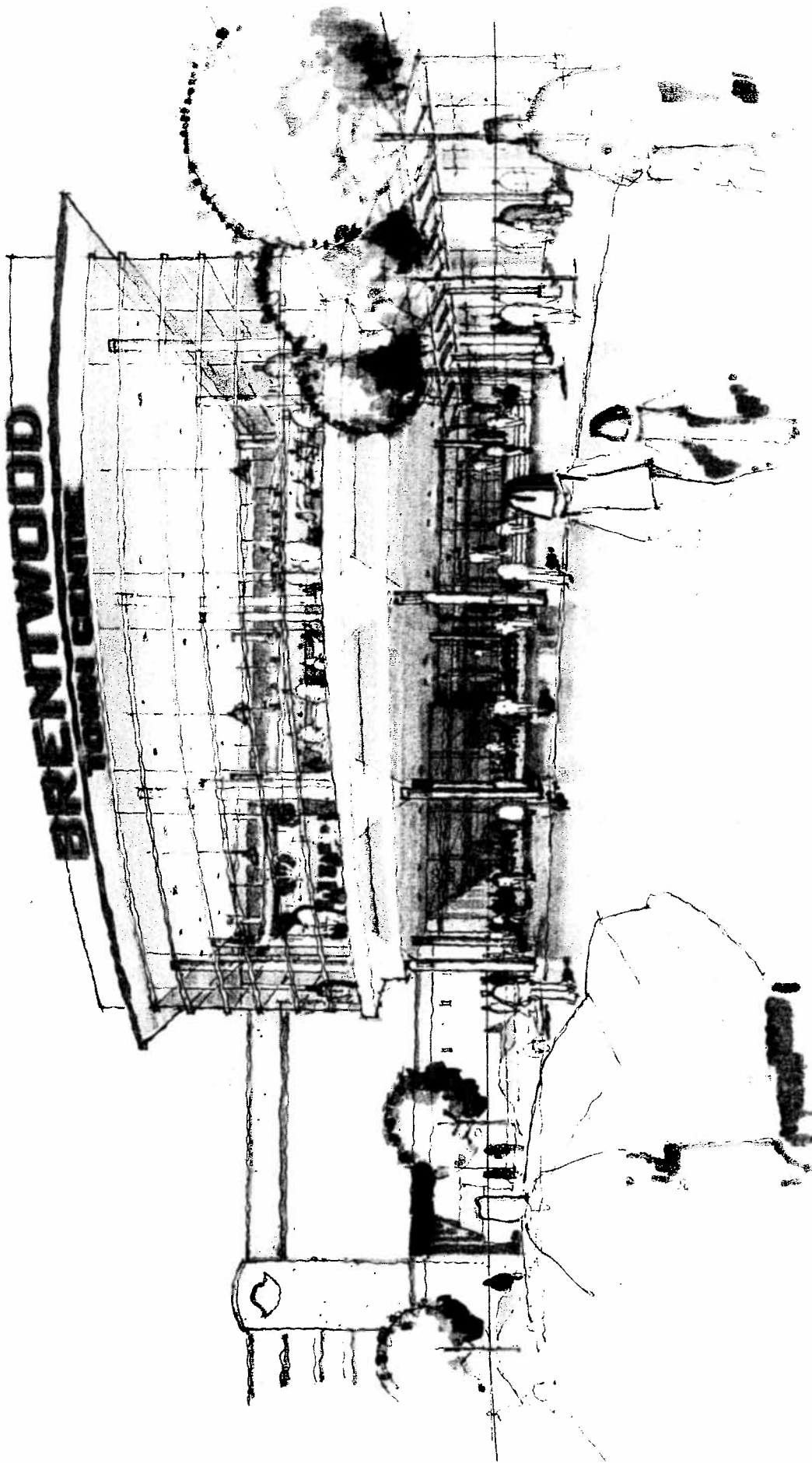


1, 1996
Updated to August 2005



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(Brentwood Mall)

Sketch # 2



ENTRANCE: Sketch View
Brentwood Shopping Centre, Burnaby, British Columbia

SK-053 (R1)
Sept. 20, 2005



Sketch #3

