

TO: CITY MANAGER 2005 April 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #04-08
Medium-Rise Office Tower with Street-Fronting Commercial
Brentwood Town Centre Development Plan

ADDRESS: 4488 Halifax Street

LEGAL: Lot A, D.L. 119, Group 1, NWD Plan LMP29810

FROM: CD Comprehensive Development District (based on C3 General Commercial District)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District and Brentwood Town Centre Plan guidelines and in accordance with the development plan entitled "New Office Building 4488 Halifax Street, Burnaby" prepared by the Abbarch Partnership Architects)

APPLICANT: Abbarch Partnership Architects
675 West Hastings Street
Vancouver, B.C. V6B 1N2
(Attention: Mr. David O'Sheehan)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 2005 May 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 May 02, and to a Public Hearing on 2005 May 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 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 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 granting of any necessary easements and covenants.
- e) The provision of a relocated north-south statutory right-of-way guaranteeing public pedestrian access over the site connecting Buchanan Street to Halifax Street
- f) The dedication of any rights-of-way deemed requisite.
- g) The provision of facilities for cyclists in accordance with this report.
- h) The deposit of the applicable GVS & DD Sewerage Cost Charge (Vancouver Sewerage Area).
- i) The submission of a Site Profile and resolution of any arising requirements.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a low-rise office building with grade level commercial uses.

2.0 BACKGROUND

2.1 On 2004 March 22 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 located within the Brentwood Town Centre Development Plan area, and is designated for core commercial development (see **attached** Sketches #1 and #2).

The subject application went to a Public Hearing on 2004 May 18. The previous development plan had shown the site to be developed with a single mid-rise office building, nine storeys in height, with retail and restaurant uses fronting Halifax and Buchanan Streets and four levels of underground parking. A total gross floor area of 6,755m² (73,711 sq.ft.) was proposed. Since that time, the developer has downscaled his development proposal, due largely to prevailing market conditions related to the demand for office space and the rising costs of construction. Therefore, rather than the nine storeys of office space and its attendant four levels of underground parking, the developer

is now proposing a four storey office building with some street-fronting commercial space on Halifax and Buchanan Streets, and two levels of underground parking. Given the surrounding lower-scale commercial buildings which are likely to remain for a considerable period of time, a relatively small site size, and general compliance with the Brentwood Town Centre Development Plan's objectives for the subject site, the revised development proposal within its associated scale and density is considered to be supportable. It is noted that the Brentwood Town Centre Development Plan identifies a number of key sites in the immediate vicinity of the Willingdon Avenue and Lougheed Highway precinct which are better suited to higher-order/high-density commercial office developments than the subject site. Therefore, it is not anticipated that the subject development's lower scale will restrict opportunities for higher-intensity office developments within this area of Brentwood.

The subject site is currently vacant. Two-storey commercial buildings are located to the east and west of the site, while to the north across Halifax Street is the three-storey Telus Education Centre. To the east across Willingdon Avenue is the Brentwood Mall shopping complex which is directly linked to the Brentwood SkyTrain Station along its southern boundary. To the south across Buchanan Street is a two-storey bank building with surface parking. To the northwest across Halifax Street and further west across Rosser Avenue are recently completed high density residential developments built in accordance with the Brentwood Town Centre Development Plan.

- 2.3 The Brentwood Town Centre Development Plan designates this site for Core Commercial development utilizing the C3 General Commercial District as guidelines.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 A medium-density commercial/office development with street fronting commercial uses is proposed and would be rezoned to the Comprehensive Development District (CD) utilizing the C3 General Commercial District uses and density as guidelines. The preliminary concept indicates a single low-rise office building four storeys in height, with a proposed grade-level commercial component along Halifax and Buchanan Streets. An existing north-south public walkway along the subject site's western property line is proposed to be relocated slightly to the interior of the site, continuing to provide a mid-block linkage. All required off-street parking is proposed to be located underground, with vehicle and loading access from Buchanan Street.
- 3.2 While Halifax is built to a full standard, there is a desire to widen the road slightly to the south in order to align better with the Brentwood Mall driveway to the east across Willingdon Avenue.

The City Engineer will assess the need for any required services to the site, including, but not necessarily limited to:

- Dedications of 0.7m are required for Halifax Street to accommodate road widening and a separated sidewalk.
- Construction of separated sidewalks along the Halifax and Buchanan Street frontages, with boulevards, street trees and pedestrian lighting. This will involve relocating the curb on the south side of Halifax Street to its final location, including any necessary road transition works to the west of the subject site.
- Storm and sanitary sewer and water main upgrades as required.
- Construction of a north/south pedestrian and relocated statutory right-of-way for public access.
- Contribution toward the upgrading of the Gilmore Sanitary Pump Station based on \$5.50/100 sq. ft.

3.3 The subject development will incorporate a 3.7 m. (12 ft.) pedestrian landscaped walkway within a relocated public access easement (the existing easement is required to be relocated slightly east) to provide access between Halifax and Buchanan Streets. A similar easement and landscaped walkway was developed along the eastern property line of the adjacent site as part of a two-storey commercial development.

Any necessary easements, covenants and statutory rights-of-way for the site are to be provided.

3.4 Cyclist facilities, including bike racks are required in connection with this development.

3.5 A Site Profile and resolution of any arising requirements is required.

3.6 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

3.7 The GVS & DD Sewerage Development Cost Charge (Vancouver Sewerage Area) of \$0.443 per sq. ft. is applicable to this application.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross	-	1,734 m ² /18,665 sq.ft.
Dedications	-	34 m ² / 366 sq.ft.
Net	-	<u>1,700 m²/18,299 sq.ft.</u> (subject to detailed survey)

- 4.2 Density
 F.A.R. Permitted & Provided - 1.75 FAR
 Gross Floor Area Permitted & Provided - 2,746 m²/29,557 sq.ft. (Office)
 - 214 m²/2,303 sq.ft.(Grade-Level Commercial)
TOTAL - 2,960 m²/31,860 sq.ft
- Site Coverage - 61%
- 4.3 Height - 4 Storeys

4.4 Parking

Vehicle Parking

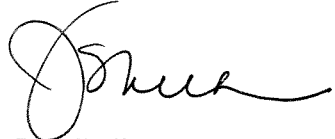
Required and Provided Spaces

29,557 sq.ft. Office Space (1 space per 495.16 sq.ft.)	60
2,303 sq.ft. Commercial Area (1 space per 495.16 sq. ft.)	5
Total	65

Loading Stalls 1

Bicycle Provisions - Provided in bike racks throughout the site

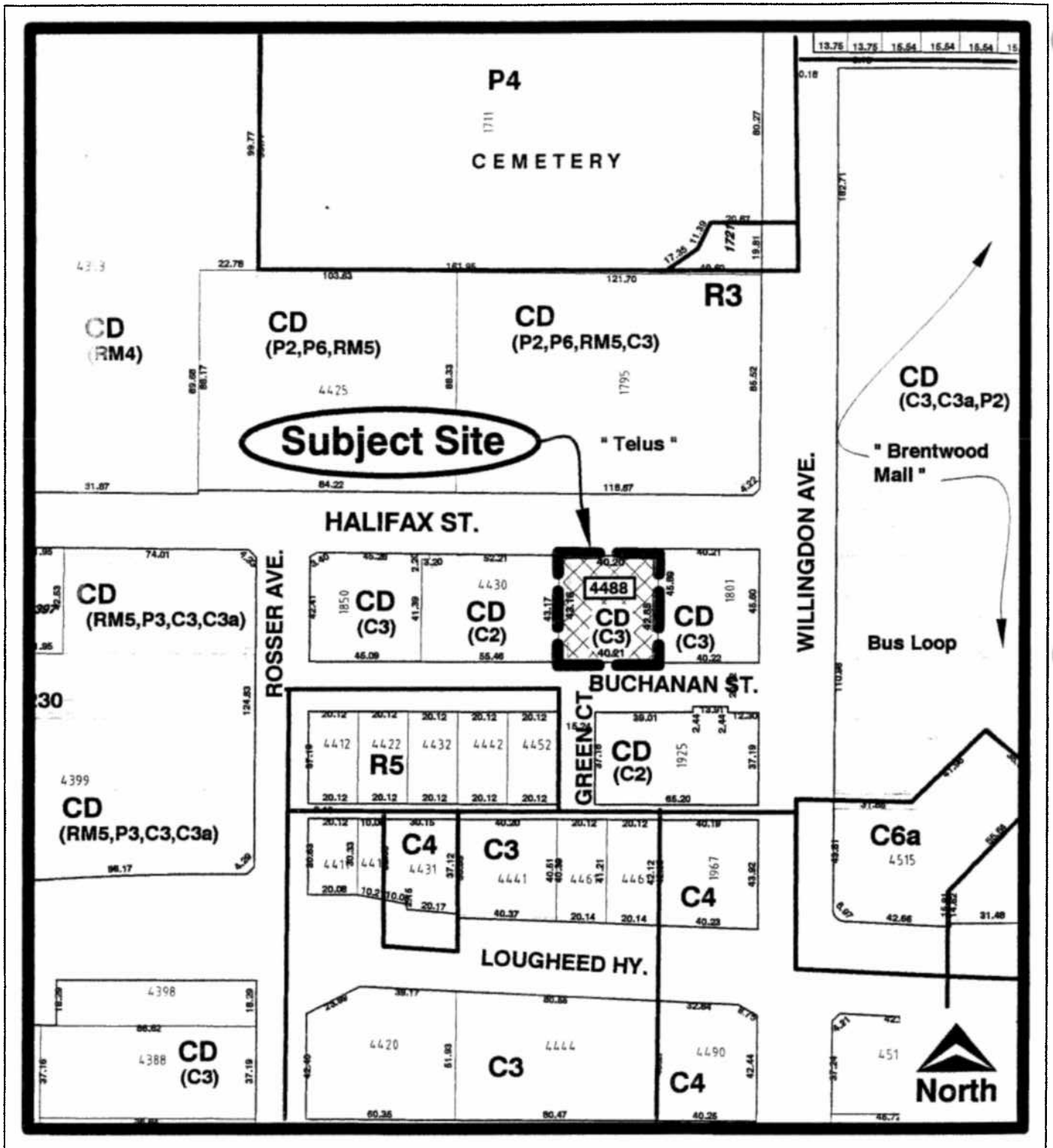
- 4.5 Exterior Materials and Finish - Concrete, Metal Panel, Masonry Blocks, Glass/Curtain Wall



J. S. Belhouse
 Director Planning and Building

EK:gk
Attachments

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



Planning and Building Department

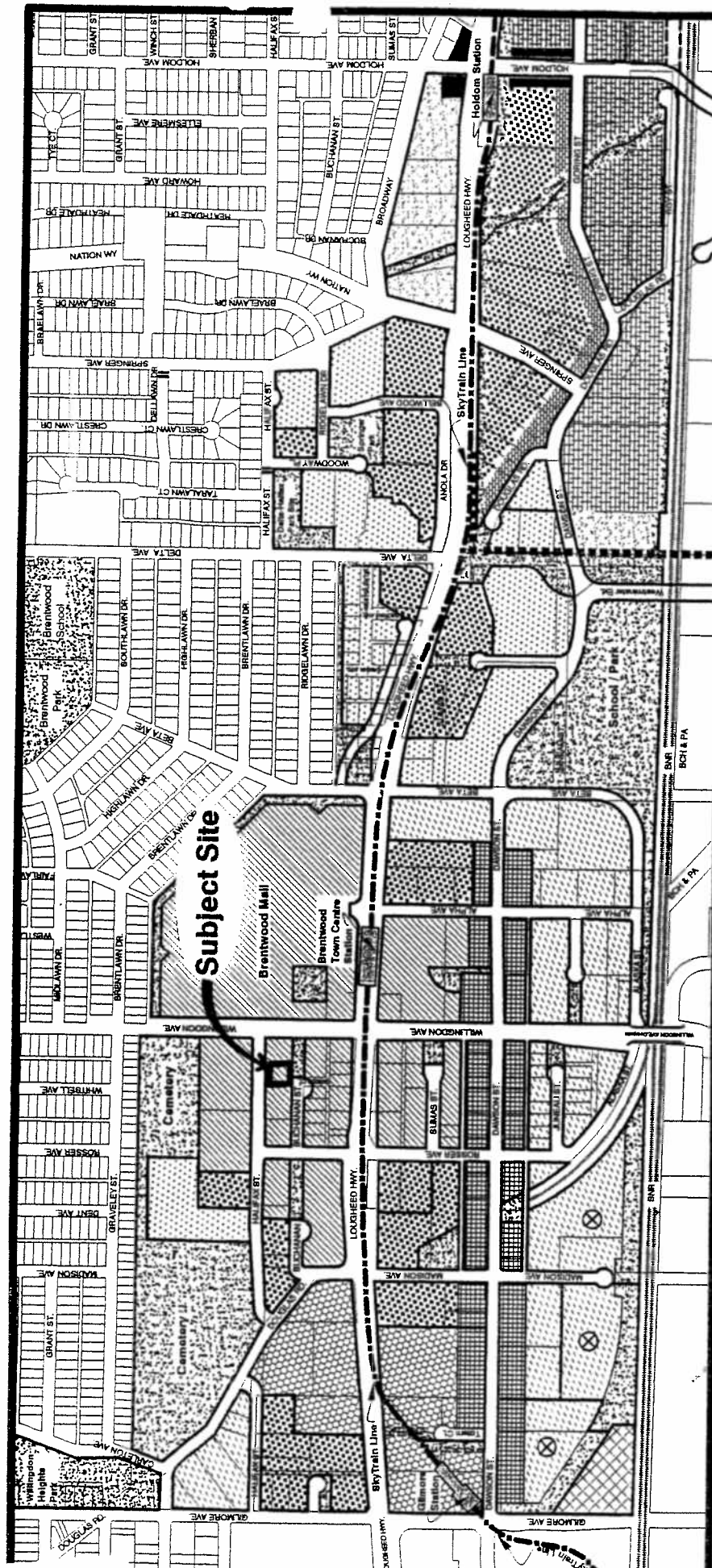
Scale: 1 = 2000

Drawn By: J.P.C.

Date: March 2004

REZONING REFERENCE 04 -- 8
4488 Halifax St.

Sketch # 1



Brentwood Town Centre Development Plan

Land Use Concept

- ▲ Core Development
 - ▲ Village Street
 - ▲ Residential (High Density)
 - ▲ Residential (Medium Density)
 - ▲ Residential (Low - Density Townhousing)
 - ▲ Succession (Industrial to Medium Density Residential)
 - ▲ Secondary Commercial
 - ▲ Industrial
 - ▲ Public Open Space, Buffer
- ▲ Suburban Business Centre (B1)
 - ▲ Urban Business Centre (B2)
 - ▲ Live/Work or Townhouse Development
 - ▲ Street Front Commercial Mixed Use
 - ▲ Site may include Tower Forms.

See Holdom Station Area Plan.



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

REZONING REFERENCE 04 -- 8
4488 Halifax St.

Sketch # 2

