

TO: CITY MANAGER 2006 March 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #05-41
Mixed-Use Commercial, Townhousing and a High-Rise Apartment Tower
Brentwood Town Centre Plan - Sub-Area 1

ADDRESS: 4411, 4417, 4431, 4441 Lougheed Highway, 4412, 4422, 4432, 4442 and 4452
Buchanan Street (see **attached** Sketches #1 & #2)

LEGAL: Lot 18 Except: Firstly: Part Now Road on STAT ROW Pl. 21113; Secondly: Part
STAT ROW Pl. LMP54315, D.L. 119, Grp 1, NWD Pl. 2855; Parcel "A"
(By75906E) of Lot 17, Part on STAT ROW Pl. 21113, Blk 3, D.L. 119, Grp 1,
NWD Pl. 2855; Lot 56, D.L. 119, Grp 1, NWD Pl. 42437; Lots 1 – 5, Blk 3, D.L.
119, Grp 1, NWD Pl. 2855

FROM: R5 Residential District, C3 General Commercial District, C4 Service Commercial
District

TO: CD Comprehensive Development District (based on RM5 Multiple Family
Residential District, C3 General Commercial District and Brentwood Town
Centre Development Plan as guidelines and in accordance with the development
plan entitled "Proposed Residential/Commercial Development" prepared by
Buttjes Architecture Inc.)

APPLICANT: Buttjes Architecture Inc.
3707 First Avenue
Burnaby, B.C. V5C 3V6
(Attention: Gary Yoshizawa)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2006 April 25.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.1 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #05-41
2006 March 21..... Page 2

2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 April 03, and to a Public Hearing on 2006 April 25 at 7:30 p.m.

3. **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) Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.

 - e) The utilization of an amenity density bonus through the deposit of funds equal to the estimated value of the density bonus to be allocated for the provision of an expansion to the Willingdon Heights Community Centre in accordance with Section 3.2 of this report.

 - f) The consolidation of the net project site into one legal parcel.

 - g) The granting of any necessary easements and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies.

 - h) The dedication of any rights-of-way deemed requisite.

 - i) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering within the residential portions of the development and a commitment to implement the recycling provisions.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #05-41
2006 March 21..... Page 3

- j) The approval of the Ministry of Transportation to the rezoning application.
- k) The design and provision of units adaptable to persons with disabilities (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person) with allocated disabled parking spaces.
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable Parkland Acquisition Charge.
- o) The deposit of the applicable School Site Acquisition Charge.
- p) Completion of the Highway Closure Bylaw.
- q) The provision of facilities for cyclists in accordance with this report.
- r) The undergrounding of existing overhead wiring adjacent to the site.
- s) Compliance with the Council-adopted sound criteria.
- t) The submission of a Site Profile and resolution of any arising requirements.
- u) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an adjustment to a previously proposed mixed-use project consisting of grade-level retail, a mid-rise office building, townhouses and a high-rise residential tower.

2.0 BACKGROUND

- 2.1 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**). The Plan also indicates Buchanan Street eventually terminating in a cul-de-sac roughly at the development site's eastern border, with it transitioning to a pedestrian corridor east to Willingdon Avenue.
- 2.2 The subject application went to a Public Hearing on 2005 October 25, and was subsequently given Second Reading on 2005 November 07. The previous development plan had shown the site to be developed with at-grade commercial along the Lougheed Highway and Rosser Avenue frontages, townhousing along the Buchanan Street frontage, a mid-rise office building of eight storeys above one storey of street-front commercial oriented toward the Rosser Avenue and Lougheed Highway corner, and a high-rise residential tower of 30 storeys oriented toward the northeast portion of the site fronting Buchanan Street. All required parking was proposed to be located underground.
- 2.3 Since that time, the developer has requested a revision to the proposed development plan consisting of an additional three stories to the office building, which translates into approximately 27,200 sq. ft. of additional commercial floor area and 57 extra underground parking spaces. The remainder of the development proposal is otherwise unchanged from that which was presented to the aforementioned Public Hearing. Given the site's Core designation in the Brentwood Town Centre Development Plan, its current under-utilization of available commercial FAR, its proximity to rapid transit and other services and the relatively slender profile of the towers, the proposed amendment to the applicant's development plans is supportable.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 As discussed, the proposed development concept is virtually unchanged, except for the three additional storeys to the office building. The proposed development concept continues to provide at-grade commercial along the Lougheed Highway and Rosser Avenue frontages (one unit also fronts Buchanan Street), townhousing along the Buchanan Street frontage, a high-rise office building of eleven stories above street-front commercial oriented toward the Rosser Avenue and Lougheed Highway corner, and a high-rise residential tower of 30 storeys oriented toward the northeast portion of the site fronting Buchanan Street. All parking and loading continues to be proposed to be located underground. Both residential and commercial vehicular access to the site is proposed from Rosser Avenue, though it is emphasized that residential and commercial parking areas are separate from one another. An integral part of the proposed residential

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #05-41
2006 March 21..... Page 5

development includes an accessible landscaped podium deck as part of the residential open space component. It is also noted that the development site encompasses a lane, which is to be closed through a Road Closure Bylaw and incorporated into the overall assembly site.

It is noted that previously a portion of the current proposed development site had been proposed for high density commercial office use in the form of a fourteen storey office tower under Rezoning Reference #00-37. Council gave staff the authority to work with the applicant and forward a plan of development suitable for presentation to a Public Hearing on 2001 January 22. This same applicant will be abandoning the previous rezoning application on the subject site in favour of the current proposal.

It is also noted that the remainder of the block to the east when consolidated for redevelopment would be of sufficient size to accommodate the higher density commercial use identified in the Brentwood Town Centre Development Plan.

- 3.2 As discussed in the previous Public Hearing report for the subject rezoning application, the applicant is proposing to utilize the amenity density bonus provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 0.40 FAR, which translates into 30,807.32 additional sq. ft. of floor area (subject to detailed survey). The City Solicitor reports the value of the density bonus to be \$30 per sq. ft. of buildable area, for a total value of \$924,219.60. At its meeting of 2005 October 03, Council adopted a recommendation from the Housing Committee that the density bonus funds be applied to the expansion of the Willingdon Heights Community Centre. The proposed funds would be used to expand and update the community centre to better serve a growing demand for a variety of recreational opportunities, such as fitness facilities, gymnasium space, meeting space and youth-oriented programming areas.
- 3.3 Dedications are required on the Lougheed Highway frontage ranging from approximately 1.5m. to 5.0 for road widening to accommodate a third travel lane and separated sidewalk construction. Dedications are also required on Rosser Avenue and Buchanan Street for separated sidewalks and road widening to accommodate a cul-de-sac. A 3m. x 3m. corner truncation is required at Rosser and Buchanan and a 6m. x 6m. corner truncation is required at Rosser and Lougheed.
- 3.4 Servicing requirements for the subject site are not expected to change as a result of the proposed revised plan. In line with the previous proposal, the City Engineer will assess the need for any further required services to the site, including, but not necessarily limited to:
 - Construction of road widening and separated sidewalk on the north side of Lougheed Highway, including a double row of street trees, front boulevards and pedestrian lighting;

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #05-41
2006 March 21..... Page 6

- Construction of the Rosser Avenue frontage to a full urban standard including separated sidewalks, front boulevards with street trees and pedestrian lighting;
- Construction of the Buchanan Street frontage to a full urban standard including separated sidewalks, front boulevards with street trees and pedestrian lighting;
- Contribution of funds required for a future traffic signal at the Halifax Street and Rosser Avenue intersection;
- Storm, sanitary sewer and water main upgrades as required.

- 3.5 Any necessary easements and covenants for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies and prohibiting gates from the project surface driveways.
- 3.6 Due to the proximity of the subject site to the Loughheed Highway, Willingdon Avenue and the SkyTrain guideway to the south, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.7 Provision of an adequately sized and sited garbage and recycling area for each building is required. As well, separate car wash stalls are required.
- 3.8 The applicable GVS & DD Sewerage, Parkland Acquisition and School Site Acquisition Cost Charges will be required with this application.
- 3.9 A site profile application and resolution of any resultant conditions is required.
- 3.10 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.11 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross	-	7,928.5 m ² /1.96 acres
Dedications	-	783.2 m ² /8,431 sq.ft.
Net	-	7,145.3 m ² /1.77 acres

(subject to detailed survey)

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #05-41
 2006 March 21..... Page 7

4.2 Density

F.A.R. Permitted & Provided:

- Residential - 2.60 F.A.R.(inclusive of 0.40 FAR amenity bonus)
- Commercial - 1.72 FAR

COMBINED TOTAL - 4.32 FAR

Gross Floor Area Permitted & Provided

- Residential - 18,601.2 m²/200,228 sq.ft. (inclusive of 30,807 amenity bonus)
- Office (11 storeys) - 10,112.5 m²/108,854 sq.ft.
- Retail (1 storey) - 2,203.4 m²/23,718 sq.ft.
- TOTAL - 30,917.1 m²/332,800 sq.ft**
 (excludes 2,606 sq.ft. of residential amenity space)

Site Coverage - 78%

4.3 Height (all above grade)

- 12 storeys to top of office building at the corner of Lougheed Highway and Rosser Avenue
- 2 storeys for townhouses fronting Buchanan Street
- 30 storeys for the high-rise tower fronting Buchanan Street

4.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
High-Rise:	
22 – 1 Bedroom + Den	845 – 851 sq.ft.
69 – 2 Bedroom	929 – 1,291 sq.ft.
48 – 2 Bedroom + Den	1,103 – 1,503 sq.ft.
7 – 3 Bedroom	1,795 – 2,146 sq.ft.
<u>1 – 3 Bedroom + Den</u>	2,875 sq. ft.
147 units subtotal	

*Includes 5% (8) of the units adaptable to the disabled with (13) allocated disabled parking spaces

Townhouse: 5 - 3 Bedroom + Den 1,780 – 1,836 sq.ft.

TOTAL: 152 UNITS

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #05-41
2006 March 21..... Page 8

4.5 Parking

Vehicle Parking

147 Apartment Units (1.6 spaces/unit)
5 Townhouse Units (1.75 spaces/unit)
110,576 sq. ft. Office (1 space/495.16 sq. ft.)
23,718 sq. ft. Retail (1 space/495.16 sq. ft.)

Required and Provided Spaces

- 236 (inclusive of 37 visitor spaces 8 extra spaces shown)
- 9 (inclusive of 2 visitor spaces)
- 224
- 48

Car Wash Stalls

- 3

Bicycle Parking

Residential

Resident - 1/unit @ 152 units

Required and Provided Spaces

- 152 in storage

Commercial & Visitor

(10% of required vehicle parking)

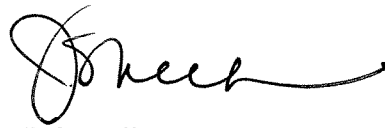
- 22 in racks (throughout the site)

End Of Trip Facilities:

- Bike lockers, showers, lockers, change rooms, water closets and wash basins provided.

4.6 Communal Facilities

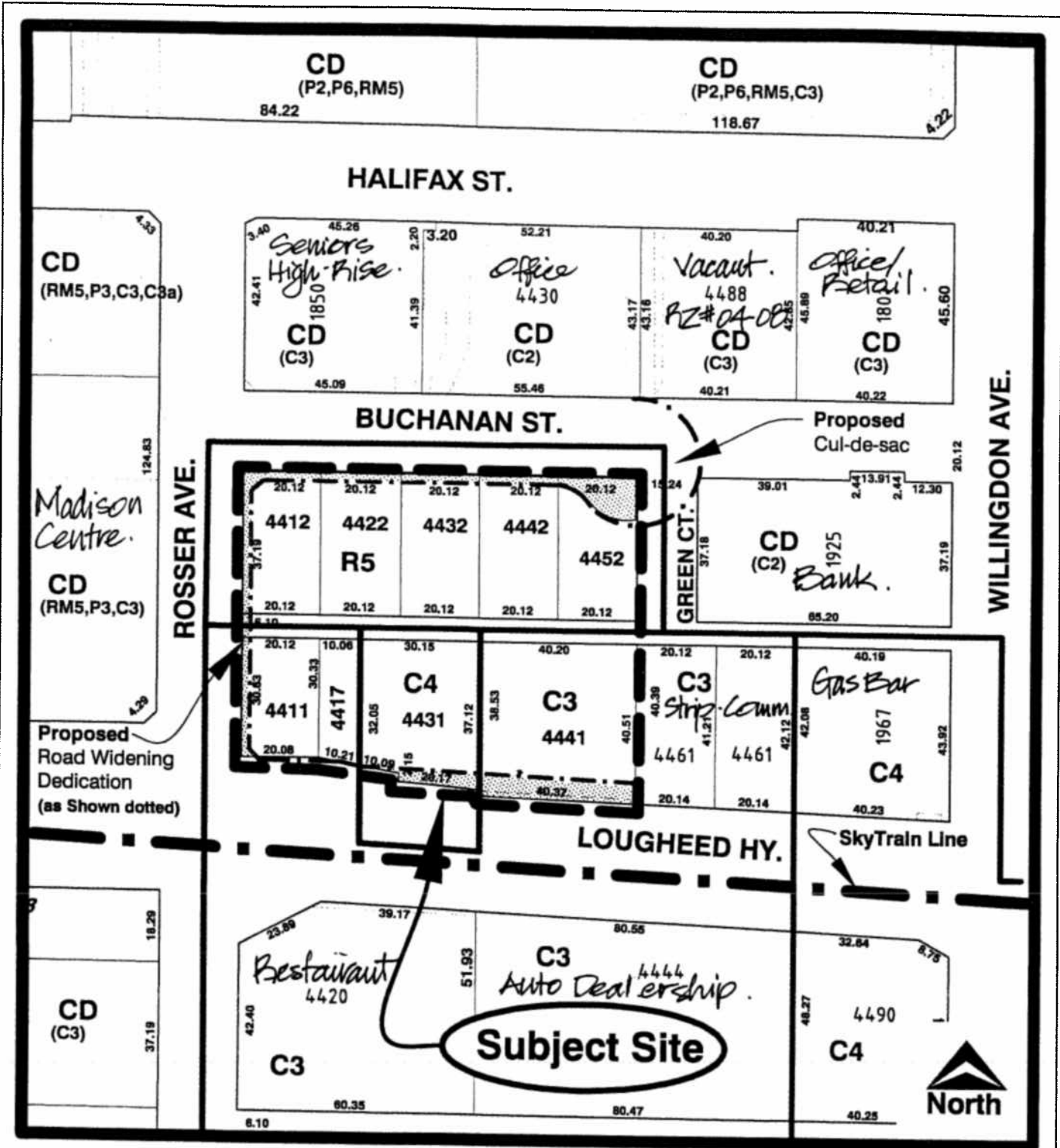
- Major central landscaped/garden roof deck, plaza and internal amenity spaces.



J. S. Belhouse
Director Planning and Building

EK:gk
Attachments

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

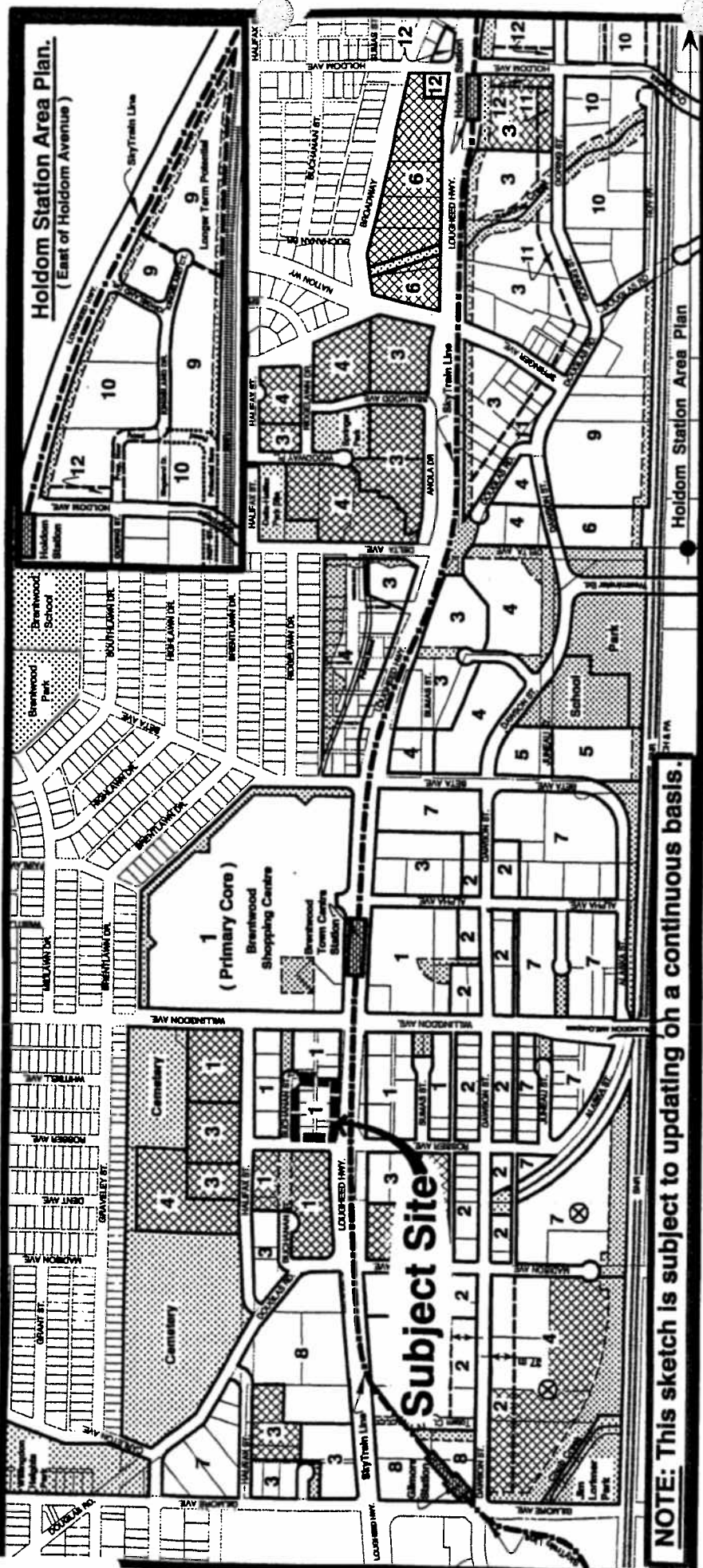


Planning and Building Department

Scale: 1 : 1500
 Drawn By: J.P.C.
 Date: September 2005

REZONING REFERENCE # 05 -- 41
 4411,4417,4431,4441 Lougheed Hwy.,
 4412,4422,4432,4442,4452 Buchanan St.

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 tower forms .
- ▨ -> Park, School, Public Open Space, Buffer
- ▩ -> Completed or Rezoned In Accordance with Development Guidelines



1, 1986
Updated to August 2005



Planning and Building Department