
TO: CITY MANAGER **DATE:** 2006 March 28

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez 05-47

SUBJECT: EXPANDED SITE
2190 DOUGLAS ROAD
REZONING REFERENCE #05-47
2200 & 2244 DOUGLAS ROAD
HOLDOM STATION AREA PLAN

PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference #05-47.

RECOMMENDATIONS:

1. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a plan of development on the expanded site suitable for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** copies of this report be sent to the property owners within the block bounded by Lougheed Highway, Douglas Road and Springer Avenue.

REPORT

1.0 BACKGROUND

At the 2005 September 19 Council meeting, Council received the Initial Report for Rezoning Reference #05-47 to permit the development of a high-density multiple-family residential project consisting of one high-rise tower, one mid-rise building and street-fronting townhousing at 2200 and 2244 Douglas Road. The site is located on the south side of the Lougheed Highway adjacent to the Millennium SkyTrain line (see **attached** Sketch #1). The Holdom Station Area Plan designates the subject site for both Residential High-Density on the interior portion of the site, utilizing the RM5 Multiple Family Residential District, and for Live/Work or Townhouse along the Douglas Road frontage utilizing the C2 Community Commercial and RM2 Multiple-Family Residential Districts as guidelines. In terms of the governing allowable density for the site, the maximum allowable residential floor area ratio would be 2.6 FAR applicable to the net site, which is inclusive of the proposed use of the 0.4 FAR amenity bonus.

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2.0 DISCUSSION OF REVISED SITE

- 2.1 The applicant has been successful in acquiring the property to the northwest at 2190 Douglas Road. This will create a larger site with a total gross area of 6,511.96m² (1.61 acres) as compared with the original development site area of 4,246.86m² (1.05 acres) (see **attached** Sketch #1). The additional lot has the same community plan designation as the two lots comprising the existing rezoning application.
- 2.2 With the additional lot, the development site could now accommodate two high-rise residential towers, with street-fronting townhousing on Douglas Road. The relatively slender profile of the towers, their down-slope location as well as their diagonal orientation and sufficient spacing will help to minimize their impact on the residential neighbourhoods north of the Lougheed Highway.
- 2.3 It is noted that the remainder of the block to both the east and west of the subject development site, when consolidated for redevelopment, would be of sufficient size to accommodate the higher density residential use identified in the Holdom Station Area Plan allowing for the appropriate location and orientation of high-rise towers on these abutting future site assemblies.

3.0 CONCLUSION

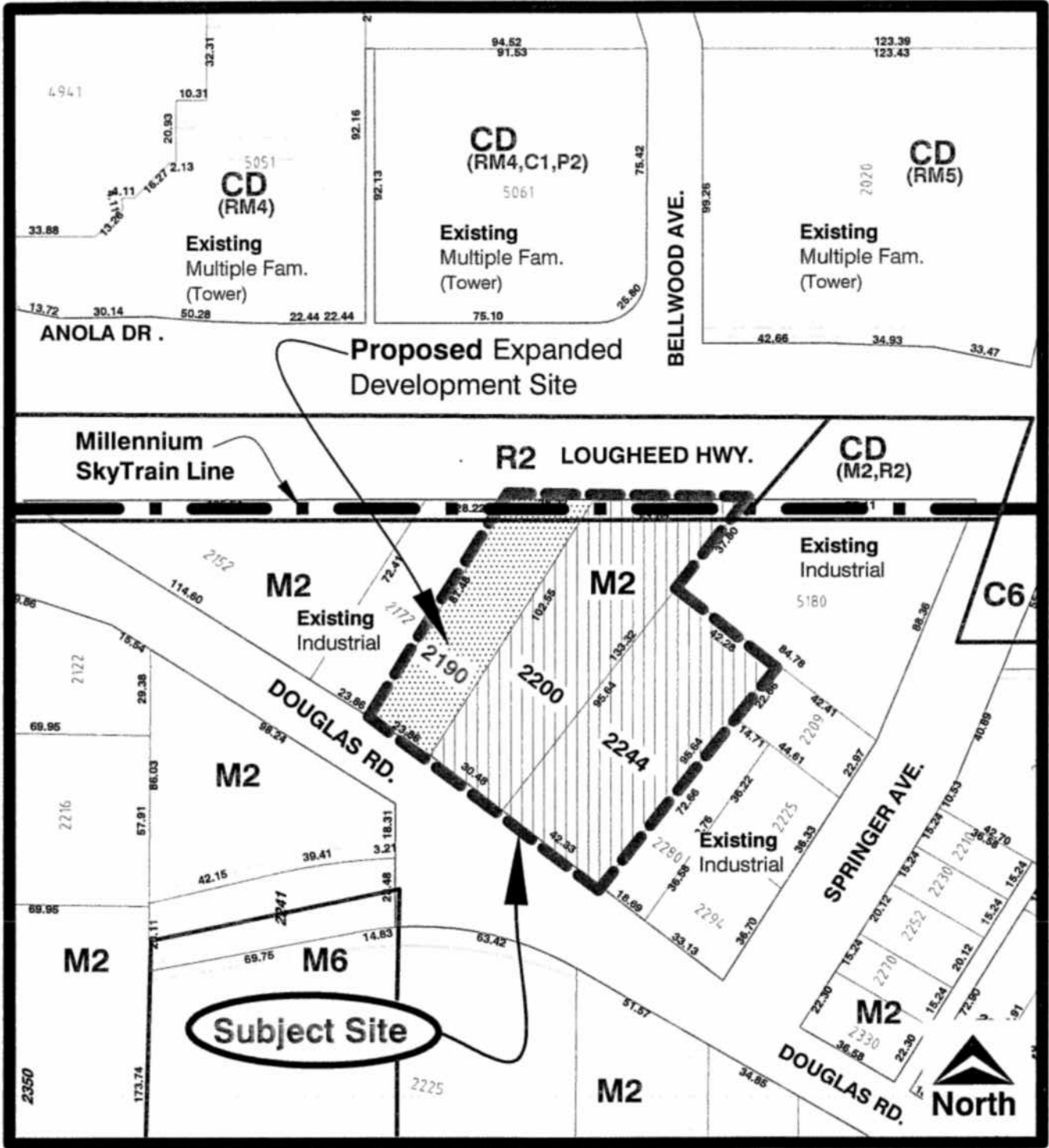
Given this opportunity for a larger, more efficient site assembly for RM5-type redevelopment of the scale anticipated by the Holdom Station Area Plan, this Department supports the proposed expanded redevelopment site and requests authority to work with the applicant towards a suitable plan of development on this basis.



J.S. Belhouse
DIRECTOR PLANNING AND BUILDING

EK: gk
Attach

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



Planning and Building Department

Scale: 1 = 1500

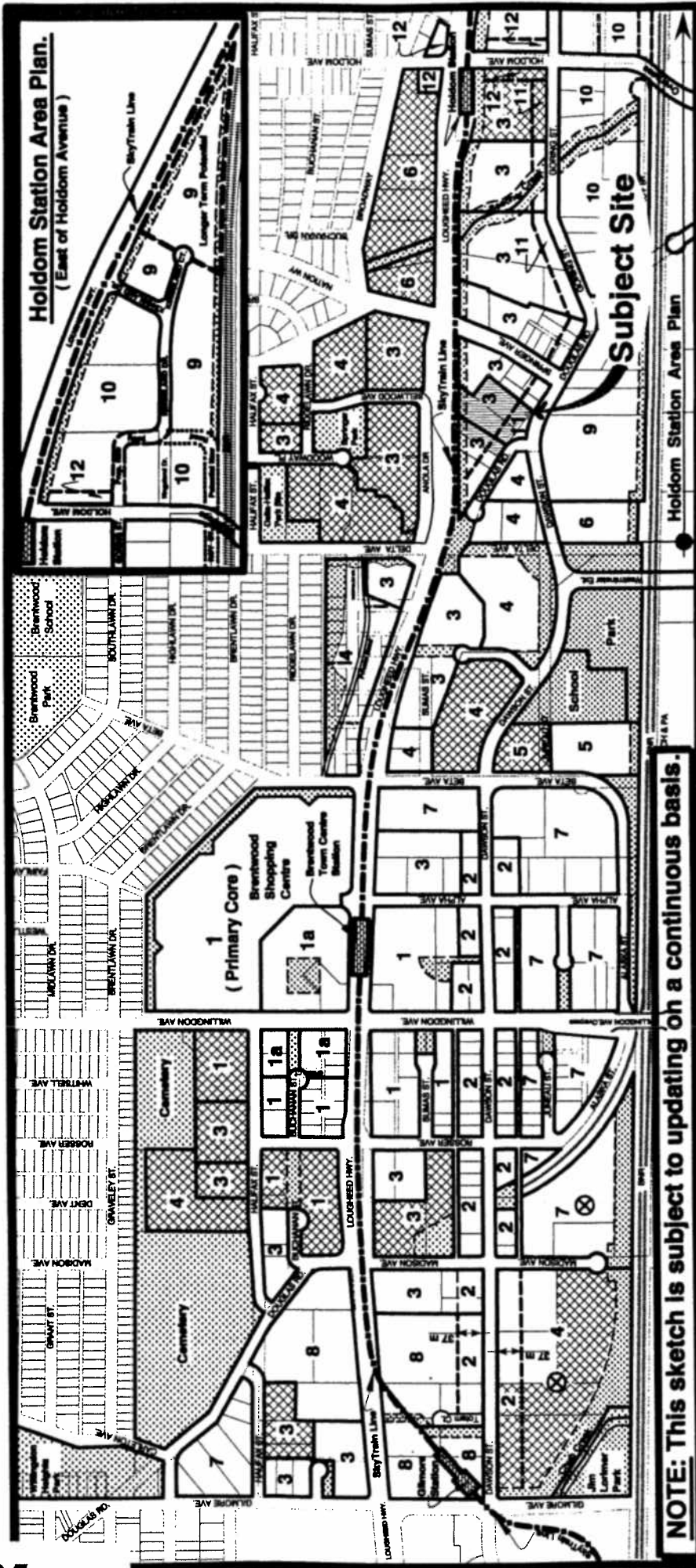
Drawn By: J.P.C.

Date: March 2006

REZONING REFERENCE # 05 -- 47

2190,2200,2244 Douglas Road

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) 1a - CD (C3)
 - 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, 1996
Updated to January 2006



REZONING REFERENCE # 05 -- 47
2190,2200,2244 Douglas Road

Sketch # 2