

**TO:** CITY MANAGER 2006 October 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #04-08**  
**High-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 2006 November 28.

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**RECOMMENDATIONS:**

1. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No. 30/05, Bylaw No. 11916, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 November 06, and to a Public Hearing on 2006 November 28 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

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #04-08  
2006 October 23 ..... Page 2

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.

## R E P O R T

### 1.0 REZONING PURPOSE

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

### 2.0 BACKGROUND

- 2.1 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).

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. The subject application went to a Public Hearing on 2004 May 18. The initial 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.

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #04-08  
2006 October 23 ..... Page 3

In 2005, the developer downscaled his development proposal, due largely to prevailing market conditions related to the demand for office space and the rising costs of construction and pursued a Public Hearing on the basis of a four-storey office building with some limited street-fronting commercial uses. Council subsequently gave Second Reading to the proposed bylaw amendment on 2005 June 13.

The developer has now requested a more intense use of the site due to increased recent demand for office space in the City and region. The revised proposal is an 11-storey office building with street-fronting commercial uses and four levels of underground parking. Given the surrounding lower-scale commercial buildings which are likely to remain for a considerable period of time and general compliance with the Brentwood Town Centre Development Plan's objectives for the subject site, the revised development proposal is considered supportable. Despite its relatively small site, the proposal makes efficient use of the site.

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 south to the Brentwood SkyTrain Station. To the south across Buchanan Street is a two-storey bank building with surface parking and the site for a major mixed-use development (Rezoning Reference #05-41) which is currently under rezoning. To the northwest across Halifax Street and further west across Rosser Avenue are recently completed high density residential developments.

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

### 3.0 GENERAL COMMENTS

- 3.1 A high-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 high-rise office building eleven 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 to the west 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 end-of-trip facilities and bicycle storage 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 <sup>2</sup> /18,665 sq.ft.
Dedications	-	34 m <sup>2</sup> / 366 sq.ft.
Net	-	<u>1,700 m<sup>2</sup>/18,299 sq.ft.</u>
		(subject to detailed survey)

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #04-08  
 2006 October 23 ..... Page 5

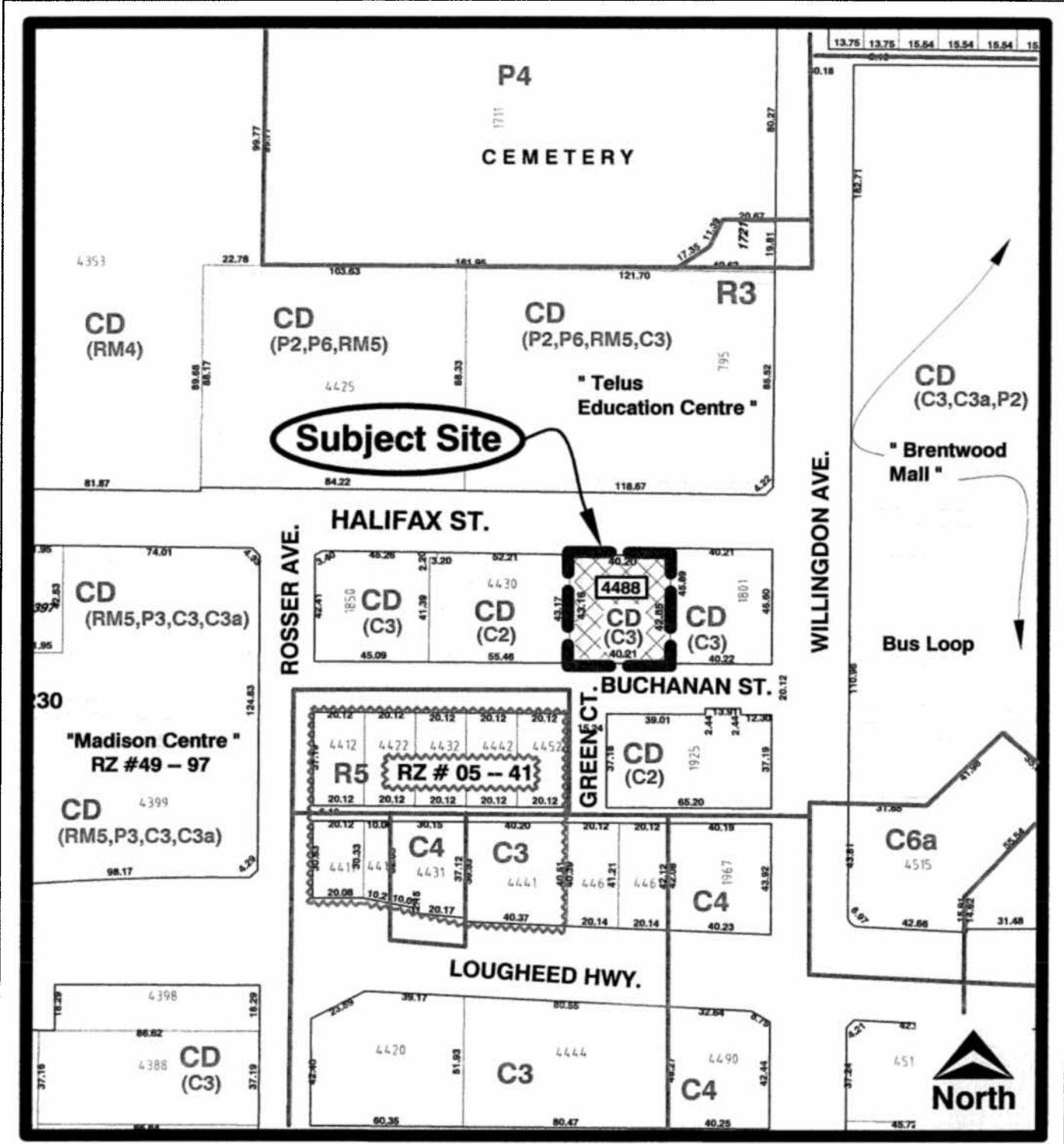
- 4.2 Density
- |                                       |   |   |
|---------------------------------------|---|---|
| F.A.R. Permitted & Provided           | - | 5.13 FAR  |
| Gross Floor Area Permitted & Provided | - | 8,569 m <sup>2</sup> /92,239 sq.ft. (Office)              |
|                                       | - | 151m <sup>2</sup> / 1,625 sq.ft. (Grade-Level Commercial) |
| <b>TOTAL</b>                          | - | <b>8,720m<sup>2</sup>/93,864 sq.ft</b>                    |
| Site Coverage                         | - | 72%   |
- 4.3 Height - 11 storeys
- 4.4 Parking
- |  |              |  |
|--|--------------|--|
| <b>Vehicle Parking</b>                                       |              | <u>Required and Provided Spaces</u>        |
| 92,239 sq.ft. Office Space<br>(1 space per 495.16 sq.ft.)    |              | 186  |
| 1,625 sq.ft. Commercial Area<br>(1 space per 495.16 sq. ft.) |              | 4  |
| <b>All Underground</b>                                       | <b>Total</b> | <b>190</b>                                 |
| <u>Loading Stalls</u>  |              | 2  |
| <b>Bicycle Provisions</b>                                    | -            | Bicycle storage and end-of-trip facilities |
- 4.5 Exterior Materials and Finish - Concrete, Metal Panel, Masonry Blocks, Glass/Curtain Wall

  
 B. Luksun  
 Director Planning and Building

EK: gk

**Attachments**

cc: Director Engineering  
 City Solicitor  
 City Clerk



**Planning and Building Department**

Scale: 1 = 2000

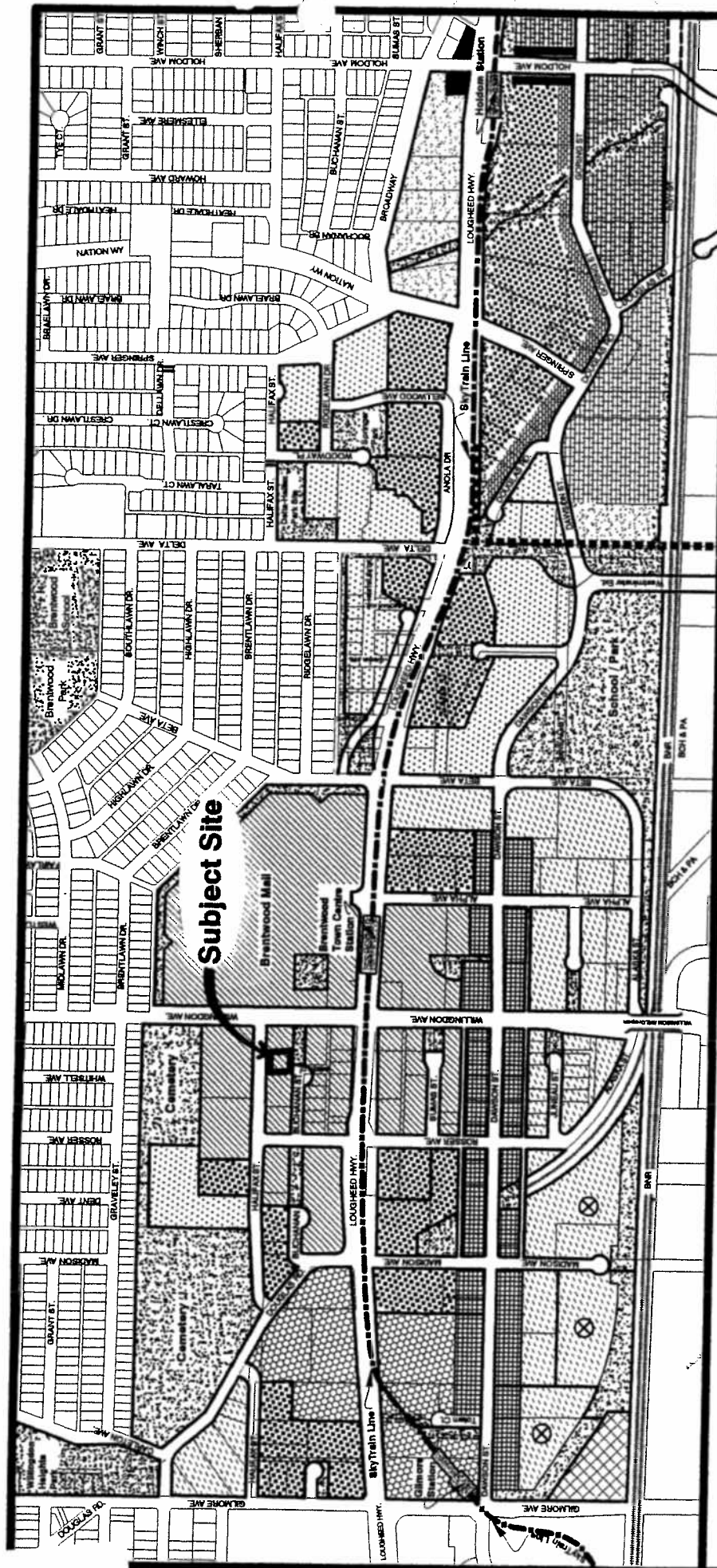
Drawn By: J.P.C.

Date: October 2006

**REZONING REFERENCE # 04 -- 8**

4488 Halifax St.

Sketch # 1



# Brentwood Town Centre Development Plan

## Land Use Concept

See Holdom Station Area Plan.

- ▲ 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.



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

**REZONING REFERENCE 04 -- 8**  
4488 Halifax St.

Sketch # 2

