

**PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: WOODLANDS SITE CONCEPT  
BRENTWOOD TOWN CENTRE**

**RECOMMENDATION:**

1. THAT Council receive this report for information.

**REPORT**

Burnaby City Council, at its 'Closed' meeting held on 2015 March 02, received and adopted the *attached* report seeking Council endorsement of the concepts and visions for the Woodlands site, as a basis for receiving community input. As directed by Council, a copy of the report is being forwarded to the 2015 March 09 'Open' Council meeting for information.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor S. Dhaliwal  
Member

Copied to:	City Manager Deputy City Managers Director Planning & Building
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Meeting 2015 February 24

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2015 February 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 49500 20

**SUBJECT:** WOODLANDS SITE CONCEPT  
BRENTWOOD TOWN CENTRE

**PURPOSE:** To seek Council endorsement of the concepts and visions for the Woodlands site, as a basis for receiving community input.

**RECOMMENDATIONS:**

1. **THAT** the Committee request that Council endorse the concepts and visions for the redevelopment of the Woodlands site, as a basis for receiving community input, as outlined in this report.
2. **THAT** the Committee request that Council authorize staff to undertake a public consultation process to receive public input on the concepts and visions for the subject site, as outlined in this report.

**REPORT****1.0 INTRODUCTION**

In 2013, Concord Pacific advanced a Rezoning Application (Rezoning Reference #13-20) for the redevelopment of the 26 acre Woodlands site located south of Lougheed Highway and east of Beta Avenue, within the Council adopted Brentwood Town Centre Development Plan area (see *attached* Sketches #1 and #2). The site is designated for high and medium density multiple-family redevelopment, with a component of the site identified for a potential new neighbourhood park/school site to serve the residents of the Brentwood Town Centre. Council, on 2013 July 22, authorized staff to work with the applicant towards a suitable plan of development, consisting of a conceptual master plan and detailed first phase of development, for presentation to a future public hearing. While undertaking a comprehensive review of the themes and components of the master plan, consideration of the site's use, form and character was undertaken, guided by the land use context of adjacent properties and the desired size and configuration of the proposed neighbourhood park area. Through this review it was determined that an alternative site configuration to that proposed within the Brentwood Town Centre Plan was opportune, to accommodate a larger, more functional park and open space component, as well as provide for a form of development in keeping with surrounding land use designations.

To: *Planning and Development Committee*  
 From: *Director Planning and Building*  
 Re: *Woodlands Site Concept*  
*Brentwood Town Centre*

2015 February 19..... Page 2

Given the site's significant size and strategic location within the Brentwood Town Centre, its redevelopment presents a unique opportunity to create a truly special place, one that engages with the natural environment, is inclusive and diverse, and is fully integrated within the broader Town Centre. It is recognized that redevelopment of the site requires a concept and vision that delivers not only superior architectural expression, but acts as a model for sustainability, urban design, and public amenity for the Brentwood Town Centre. To assist in realizing this vision, James KM Cheng Architecture Inc. has been retained by the applicant to develop the key concepts to guide the sites transformation, over time, into a new community of distinct character areas.

This report provides an overview of the site's context, in relation to the broader Brentwood Town Centre, including a summary of the preliminary concepts, visions and guiding principles for its future redevelopment. The purpose of this report is to seek Council endorsement of concepts and visions for the redevelopment of the Woodlands site, as a basis for the initiation of an Open House community consultation process. The feedback received from this Open House is intended to inform the concepts and visions introduced within the conceptual master plan, land use framework and related Plan amendments for the Woodlands site. With Council adoption of the recommendations of this report, the proposed consultation process would be initiated. The advancement of the concepts, vision and opportunities for the site will also seek Council's consideration of amendments to the prevailing land use framework of the adopted Brentwood Town Centre Plan. The proposed Plan amendments are to be included in the community consultation process.

## 2.0 SITE CONTEXT AND BACKGROUND INFORMATION

### 2.1 *Site Context*

The Woodlands site is 26 acres in size comprised of four privately-owned properties at 4756, 4828 Lougheed Highway, 2311 and 2316 Delta Avenue; and six City-owned properties at 4874 Lougheed Highway, 4818, 4828, 4829 Dawson Street, 2235 and 2285 Dawson Street, including unopened portions of the Sumas Street right-of-way (see *attached* Sketch #1). Included within the recommendations to Council in the initial rezoning report (Rezoning Reference #13-20) was the approval, in principle, for the sale of City-owned properties for inclusion within the subject development site. The site is located south of Lougheed Highway within the Council adopted Brentwood Town Centre Plan area (see *attached* Sketch #2). The site operated under the name Dragonwood Industrial Estates, since the early 1960s until its sale in 2014. The site currently accommodates ten larger industrial-warehouse buildings supported by several smaller facilities. The site is predominantly paved with asphalt and gravel, except for portions of the Stickleback Creek riparian area, which is made up of a mix of native and invasive species.

The site is bound by Lougheed Highway to the north, BNSF/CN Rail Line to the south, Beta Avenue to the west and the former Delta Avenue road right-of-way to the east. To the north of the site, across Lougheed Highway, is the Brentwood Gate development comprised of a high-rise apartment building with several low rise apartment buildings approved under Rezoning Reference #03-69. Directly to the west and northwest of the site are three low-rise apartment

To: Planning and Development Committee  
From: Director Planning and Building  
Re: Woodlands Site Concept  
Brentwood Town Centre

2015 February 19..... Page 3

buildings and a high-rise apartment building developed under Rezoning References #04-19 and #06-40. Further northwest, across Lougheed Highway, is the Brentwood Mall site, which is currently under development with its first phase comprised of two high-rise residential buildings atop a new outdoor commercial component and City plaza, approved under Rezoning References #11-22, #12-44, #12-45, #12-46. Directly to the east of the site is a high-rise apartment building with townhousing fronting Dawson Street approved under Rezoning Reference #06-60, with multiple-family high-rise apartment developments and interim industrial uses beyond. To the west, across Beta Avenue, are older industrial buildings designated for high-rise apartment development, including 2450 Alpha Avenue which is currently under rezoning (Rezoning Reference #14-11). To the south is the BNSF/CN Rail line, with the City's Still Creek Works Yard beyond. Existing vehicular accesses to the site is via Beta Avenue and Lougheed Highway.

2.2 Brentwood Town Centre Development Plan Context

The Brentwood Town Centre Development Plan, adopted by Council in 1996, provides a land use concept for the Town Centre which is premised on the creation of a high density mixed-use core surrounded by supporting high and medium density residential development. The Plan intended the Town Centre to be highly transit oriented, to take advantage of the area's three

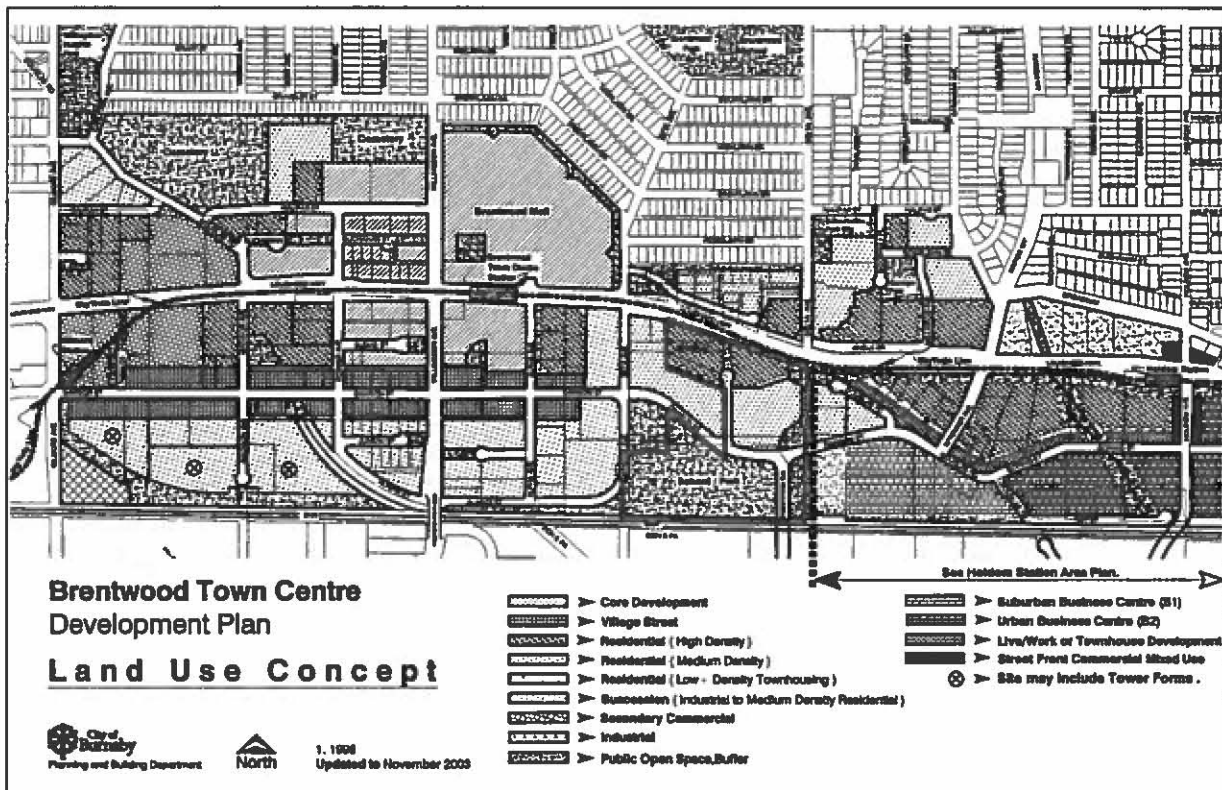


Figure #1 – Brentwood Town Centre Land Use Framework 1996

SkyTrain Stations (Gilmore, Brentwood and Holdom). The Town Centre Plan encourages a more focused commercial core; a varied mix of housing forms; expanded parks and open space facilities; and a transportation network that focuses on pedestrian, cycling and local bus routes as

To: Planning and Development Committee  
From: Director Planning and Building  
Re: Woodlands Site Concept  
Brentwood Town Centre

2015 February 19..... Page 4

the primary means of moving throughout the neighbourhood. **Figure #1**, illustrates the land use framework of the originally adopted Plan in 1996.

The Brentwood Town Centre Plan has undergone several adjustments and clarifications since its adoption, including adjustments to the Woodlands site. The original Brentwood Town Centre Plan identified the Woodlands site for high and medium density multiple family development with a park/school site. In 2002, an amendment to the Brentwood Town Centre Plan identified an acquisition approach for the proposed park/school site of 7.68 acres and created development sites fronting Beta Avenue, south of Dawson Street. In 2008, an additional 3.19 acres of parkland to the east of the Woodlands site was obtained through Rezoning Reference #06-60. These amendments are reflective of the current Brentwood Town Centre Land Use Framework shown in **Figure #2** below.

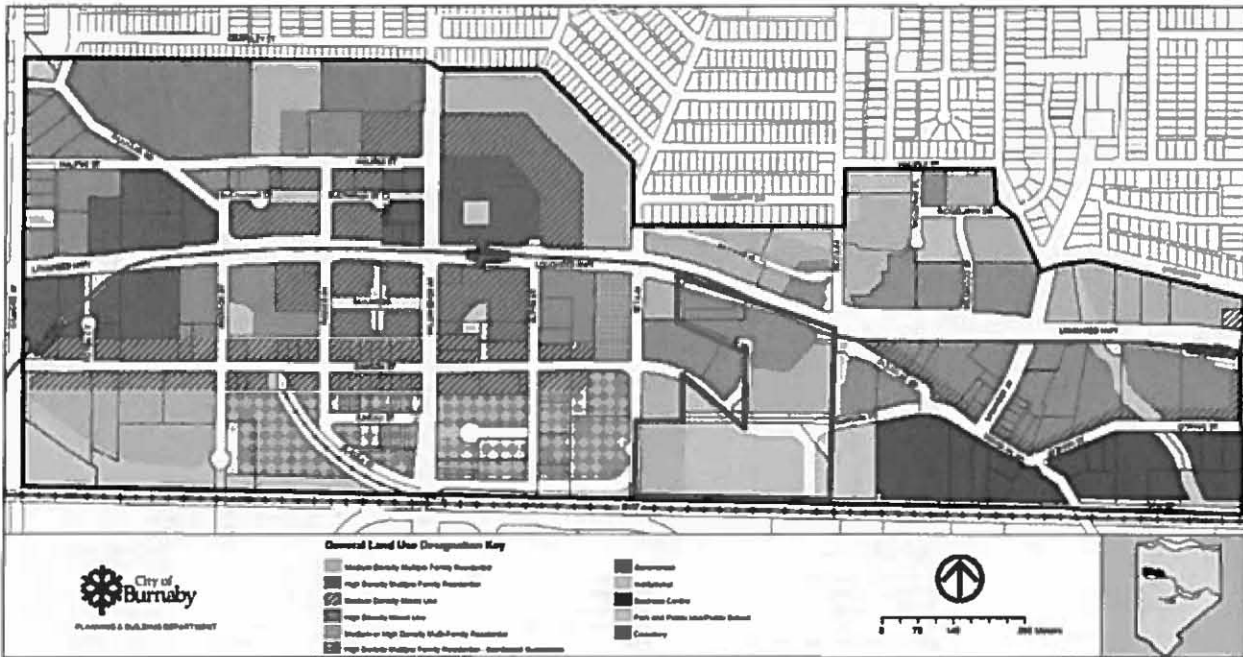


Figure #2 – Brentwood Land Use framework updated to 2015

Building on the long term vision established by the Council adopted Brentwood Town Centre Development Plan and Burnaby’s Official Community Plan, an opportunity has come forward to achieve the proposed park site envisioned within the Brentwood Town Centre Plan. As this may include adjustments to the prevailing land use designations of the site, site configurations, and the potential for a transfer of density from the park area to be transferred to the City, an amendment to the adopted Brentwood Town Centre Development plan would be required.

### 2.3 Redevelopment Opportunity - Woodlands

The opportunity provided by the redevelopment of the Woodlands site is to transform this heavy industrial area, central to the Brentwood Town Centre, into a vibrant community hub, knitting

To: Planning and Development Committee  
From: Director Planning and Building  
Re: Woodlands Site Concept  
Brentwood Town Centre  
2015 February 19..... Page 5

together the site with surrounding and future residential and mixed-use neighbourhoods. A fundamental goal for the Woodlands site is the facilitation of necessary road, pedestrian and cycling linkages within the Town Centre, including the completion of the Dawson Street connection, improvement to Lougheed Highway, Alaska Street connection, and Beta Avenue/Central Valley Greenway pedestrian and cycling overpass. Another key goal for the Woodlands site is the improvement of the Stickleback Creek riparian corridor, which as been adversely affected by adjacent industrial uses, by improving urban ecological awareness, water quality, fish passage and wildlife habitat. However, the most significant goal of the Woodlands site is the achievement of a new neighbourhood park for the Brentwood Town Centre, which would provide much needed level park and open space.

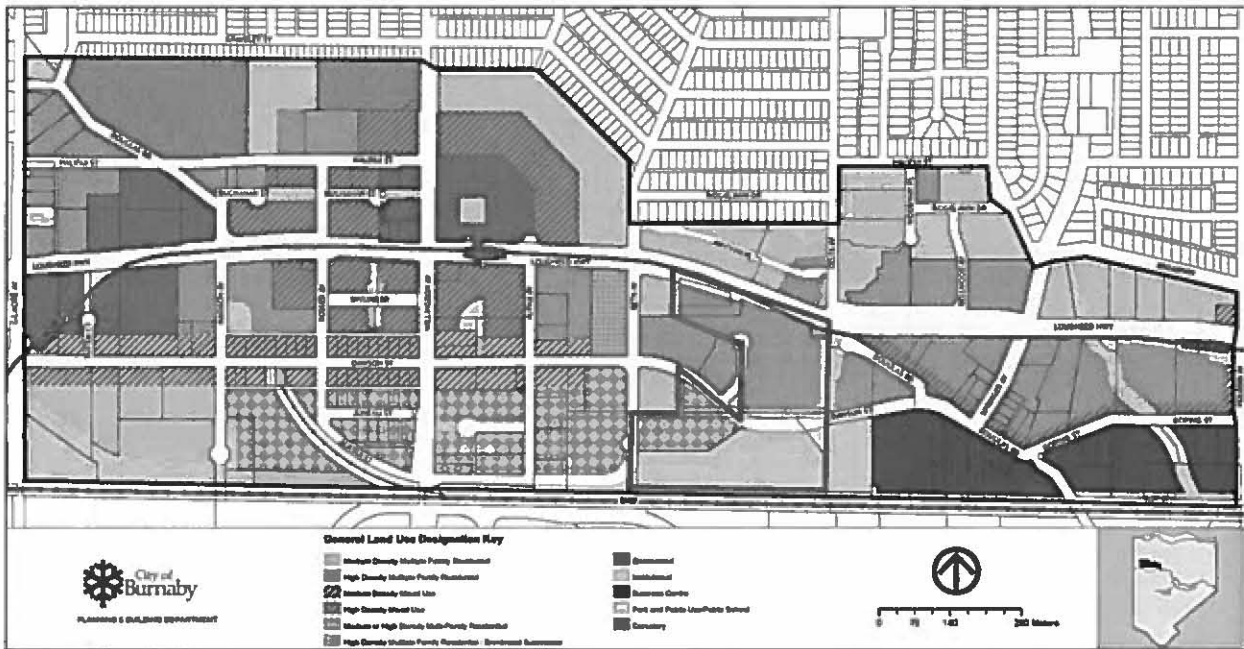


Figure #3 – Proposed Plan Amendment

To achieve these goals, the site is proposed to be developed in a compact urban form, reflective of surrounding contextual high-density land use designations and similar building forms. This would be represented by buildings that are low, mid and high-rise in form; that engage at the street level; that are sensitive to adjacent land uses; that are transit oriented; that are resilient and sustainable; and that are linked to local social, commercial and recreational services and amenities. At its core, the concepts and visions for the site’s redevelopment envision a special place within the Town Centre, achieved through the expression of unique architecture and exceptional public realm design that is engaging, inclusive and inspiring. *Figure #3*, and *attached* Sketch #3, identifies the proposed amendment to the plan and park boundary, which is consistent with adjacent land use designations and the proposed goals for the site.

To: *Planning and Development Committee*  
 From: *Director Planning and Building*  
 Re: *Woodlands Site Concept*  
*Brentwood Town Centre*

2015 February 19..... Page 6

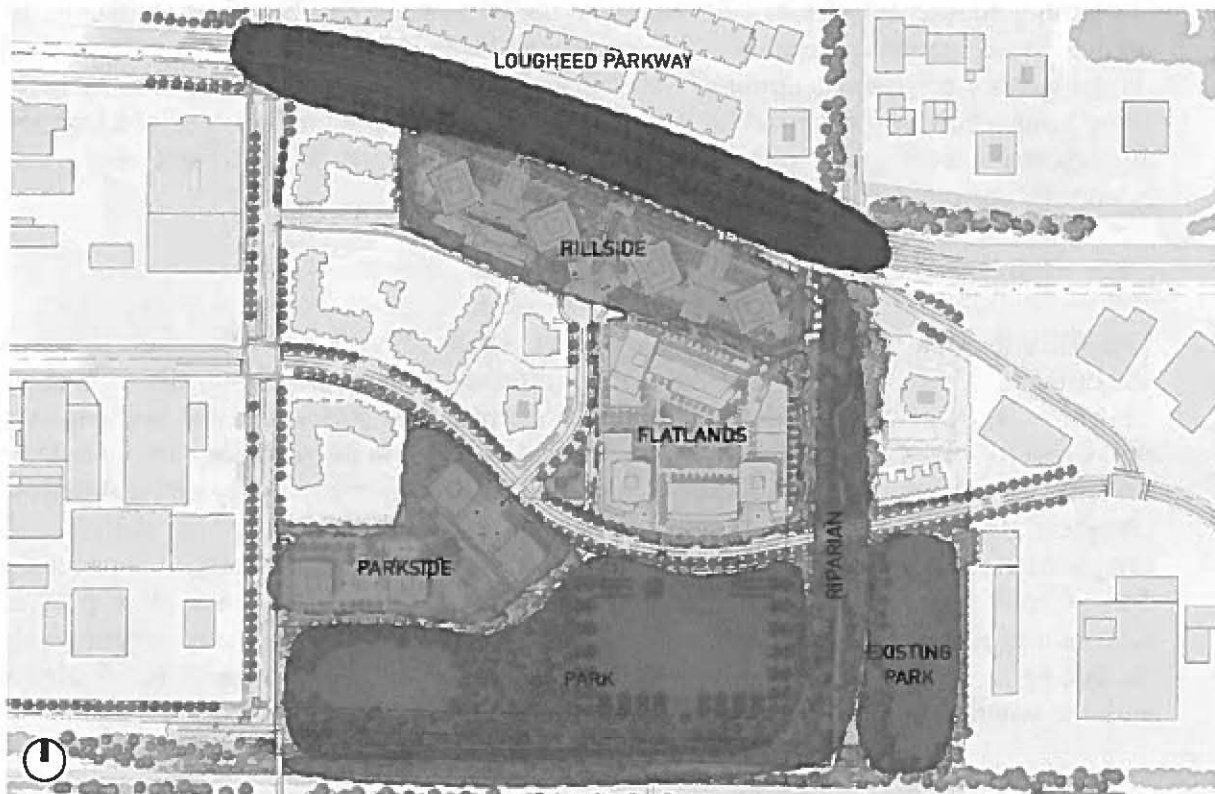
The primary concept for the site's transformation is the creation of a new neighbourhood of character areas, which relates to both the Brentwood Town Centre Commercial Core and Civic Plaza, as well as the Brentwood SkyTrain Station area. In this regard, the concept is to create a Woodlands neighbourhood within the Brentwood Town Centre, which would help to unify the Town Centre with the creation of a complete community oriented towards transit, accessibility, and a range of civic and commercial amenities, creating a place where people want to live, work, shop, play, and gather.

### 3.0 WOODLANDS REDEVELOPMENT SITE

#### 3.1 *Concepts and Visions for Woodlands Site*

The vision for the site is for a pedestrian-oriented, transit-connected community that reflects the strong urban design principles and an urban form unique in the City. At its heart, is a memorable gathering place accessible to people of all ages and abilities. The Woodlands site is envisioned as being fully integrated with the surrounding neighbourhoods and broader Town Centre, offering a diversity of housing forms and types.

The site is envisioned to be developed in phases, which are defined by character areas as shown in *Figure #4*, each having a unique identity and relationship with the broader Town Centre.



*Figure #4 – Woodlands Character Areas*

To: *Planning and Development Committee*  
From: *Director Planning and Building*  
Re: *Woodlands Site Concept*  
*Brentwood Town Centre*

2015 February 19 ..... Page 7

As shown above, the character areas consist of:

- The Lougheed Parkway
- The Hillside
- The Flatlands
- The Parkside
- The Park
- The Riparian Area

Each character area would be developed with a common architectural and landscape vernacular, helping to create individual identities within the neighbourhood, while relating to adjacent and planned development to the north, east and west. Although the development guidelines for each character area would be defined though the Master Plan process, the following is a brief overview of the intent for each Character Area.

3.1.1 The Lougheed Parkway

The Lougheed Parkway is intended to soften the busy Lougheed corridor by providing a visual transition from the more intense, mixed-use component of the Town Centre between Gilmore Avenue and Beta Avenue, and the more residential character between Beta Avenue and Holdom Avenue. The intent is to green Lougheed Highway, where the SkyTrain guideway transitions adjacent the Woodlands site from the centre median to the south side of Lougheed, enabling the median to be landscaped with trees, ornamental shrubs and softer ambient lighting. A contribution to the City’s plans for rain gardens along Lougheed Highway provides a further opportunity to soften the Lougheed frontage through the use of grass and planting in place of the hard surface front boulevards customary on commercial frontages.

3.1.2 The Hillside

The Hillside Area is the portion of the site in which a majority of the site’s grade is transitioned. Currently, the site has a significant escarpment along the Lougheed Highway. The intent is to provide overlook of the proposed park site to the south and the Still Creek/Burnaby Lake Basin, with views of Metrotown in the distance. This would be achieved by elevating the buildings on columns, making the site visually permeable from Lougheed Highway at ground level. A prominent outlook and grand staircase on Lougheed Highway leading southward to Yukon Crescent is envisioned, to connect the Town Centre to the various character areas within the Woodlands site, as well as provide clear and legible access to the proposed park. The intended form of development would include up to four high-rise apartment buildings ranging in height from 35 to 55 storeys with the potential for low scale townhousing fronting the slope to the south.



To: *Planning and Development Committee*  
 From: *Director Planning and Building*  
 Re: *Woodlands Site Concept*  
*Brentwood Town Centre*

2015 February 19..... Page 8

### 3.1.3 The Flatlands

The Flatlands Area is significantly lower than Lougheed Highway and will relate strongly to the new Dawson Street connection. The intent of this area is to provide a broad range of housing types to meet the needs of a spectrum of residents, through terraced forms of development with strong ground orientation and opportunities for amenity courtyards. This area also provides opportunities for local commercial services to meet the day to day needs of area residents, including restaurants, cafes and convenience oriented retail uses. The intended form of development would be characterized by midrise terraced development forms between 4 to 15 storeys, with the potential for two high-rise apartment buildings fronting Dawson Street ranging in height from 30 to 40 storeys. Ground oriented apartment and townhouse forms would be also encouraged within this area.

### 3.1.4 The Parkside

The Parkside Area is proposed to be located northwest of the proposed park, fronting portions of Dawson Street and Beta Avenue. The intent is to provide overlook and engagement with the park site to further link Dawson Street and Beta Avenue with the park. Proposed to be extensively landscaped at the ground level, the private realm would be park like in nature, but separated from the park itself, visually increasing the sense of greenspace associated with the open space area. The intended form of development would be up to four high-rise apartment buildings ranging in height from 25 to 45 storeys, which are to be elevated above the ground plane to ensure visual permeability to the adjacent park area.

### 3.1.5 The Park

The Park is proposed to be the preeminent recreational open space within the Brentwood Town Centre, with connections by way of urban trails and greenways to broader Town Centre to the north, and Burnaby Lake Park and Sports Complex to the southeast. The park is intended to be highly visible and engaging with the surrounding community through a broad exposure to Beta Avenue and Dawson Street. The proposed park area measures approximately 4.1 hectares (10.13 acres), which is to be added to the 1.29 hectares (3.19 acres) currently within City ownership. The result will be a total park area of approximately 5.39 hectares (13.32 acres). The park's specific design is to be determined through a separate park planning and design process. However, options could include field space; picnic and seating areas; children's play features; water features; terraced seating/amphitheatre; fitness circuit; or environmental education areas. In future, the provision of a new elementary school on or within the eastern component of this area may also be achieved, subject to Provincial, School District and City agreement.

To: *Planning and Development Committee*  
 From: *Director Planning and Building*  
 Re: *Woodlands Site Concept*  
*Brentwood Town Centre*

2015 February 19..... Page 9

### 3.1.6 The Riparian Area

The Riparian Area is an extension of the park that surrounds Stickleback Creek. The riparian area is intended to be a mix of low impact trails and pathways within a naturally vegetated area, and a separated streamside protection and enhancement area. The riparian area is located along the southern edge of the park and within the former Delta Avenue road right-of-way, extending from the BNSF/CN Rail Line to Lougheed Highway. The enhancement of this riparian corridor is to provide improved fish passage and wildlife habitat, further connecting the urban and natural elements of the Brentwood Town Centre.

## 3.2 *Tenets and Principles for Woodlands Site Redevelopment*

As part of the planning approach to the proposed Woodlands site, a preliminary set of principles and tenets have also been established to guide the more detailed design work related to the site's future redevelopment. These principles are intended to serve as a basis to evaluate the final land use, design, and building form proposed for the site, within a Conceptual Master Plan for the site's development. The subsequent sections of this report discuss these principles and tenets in more detail.

The broader vision for the Woodlands site is to reinforce and strengthen the positioning of the Brentwood Town Centre as a Town Centre of complete neighbourhoods, which offers a broad range of housing opportunities that are served by a range of commercial, civic and social amenities, and a comprehensive transportation network with access to public transit. This broader vision is articulated in the proposed tenets:

- A. Reinforce and enhance the positive characteristics of the Brentwood Town Centre;
- B. Integrate with the surrounding neighbourhood and Town Centre;
- C. Foster a diverse and inclusive community;
- D. Contribute to a creative City;
- E. Provide leadership in sustainable development;
- F. Build a livable community and a unique place;
- G. Deliver exceptional urban design and architecture;
- H. Design a neighbourhood gathering place that is safe and inclusive; and,
- I. Create a beautiful and memorable place.

The realization of these tenets is guided by a set of principles under the general themes of edges and connections; site circulation and movement; transit-oriented development; heart and public realm; diversity and integration; and sophisticated design.

To: Planning and Development Committee  
From: Director Planning and Building  
Re: Woodlands Site Concept  
Brentwood Town Centre

2015 February 19 ..... Page 10

*Edges and Connections* - The concept is to develop a community which seamlessly integrates with surrounding neighbourhoods. The site is to be accessible and permeable, both visually and physically. The entrances to the site, pedestrian and vehicular, are to be inviting and compelling, with building forms intended to be respectful of adjacent land uses.

*Site Circulation and Movement* - Site circulation and movement is based on a neighbourhood that gives priority to pedestrian movement (walking), followed by cycling, public transit and vehicular movement. As such, spatial clarity and orientation, with simple and clear way-finding to, from and within the site is to be provided, with special attention to safe pedestrian-oriented connections.

*Transit-Oriented Development* - The concept is for a transit-oriented community, one with several linkages to the Brentwood SkyTrain Station. The facilitation of an expanded local bus network, utilizing the Dawson Street Corridor to connect the Town Centre's three SkyTrain stations is encouraged.

*Heart and Public Realm* - Part of the place-making prerequisites of creating a truly special neighbourhood is the realization of a public realm that invites people to gather, creating a strong sense of place and community. As designated in the Brentwood Town Centre Plan, this site has the opportunity to create a truly special urban oasis through the acquisition and development of a new neighbourhood park for the Brentwood Town Centre. Attention is to be given to the design and programming of space for a variety of uses throughout the year.

*Diversity and Integration* - The concept is to provide a diversity of housing types and choices. A creative architectural and landscape expression is required, in order to create a sense of identity within the proposed Woodlands neighbourhood. The neighbourhood is to be supported by accessible community-oriented services and amenities, within flexible use buildings, so as to meet the broad needs of the community.

*Sophisticated Design* - The expectation is for the delivery of authentic, high quality architecture and urban design with a distinct character, which will contribute to the unique identity of this neighbourhood, within the Brentwood Town Centre. Consideration should be given to the exposure of the site and its relationship to surrounding neighbourhoods, by encouraging opportunities to create a great sense of arrival to the site. As part of the site's architecture and design, a comprehensive and engaging public art experience will be required. Consideration should also be given to the phasing plan of the site's redevelopment, such that it is advanced in a manner that is logical, legible and executable.

To: *Planning and Development Committee*  
 From: *Director Planning and Building*  
 Re: *Woodlands Site Concept*  
*Brentwood Town Centre*  
 2015 February 19..... Page 11

### 3.3 *Sustainability*

In line with the City's Economic Development Strategy (2007), Social Sustainability Strategy (2011), and Environmental Sustainability Strategy (under development), a significant component of the site's redevelopment is the delivery of social, economic, and environmental sustainability in a meaningful way. Below is a summary of the sustainability goals which would be pursued as part of the site's proposed redevelopment:

*Economic Sustainability Goals* - The concept includes the creation of a vibrant neighbourhood-scale commercial area, providing opportunities for locally-based businesses to thrive. The development will also provide significant construction and site maintenance jobs.

*Social Sustainability Goals* - The concept is to create an inclusive, accessible and welcoming neighbourhood, with a variety of housing forms and types to meet resident's needs at all stages of their lives. At its heart is the development of a new neighbourhood park for the Town Centre to encourage residents and visitors to engage and relate with one another. However, public realm improvements are not limited to the planned park, but are proposed to encompass a variety of active and contemplative public and semi-public spaces and community buildings which are flexible for a variety of community uses (i.e. child care, fitness and leisure, socialization and entertainment, and space for other hobbies and interests). The incorporation of passive and interactive water features is also proposed as a major component of the private public realm, and is identified as a key element in defining (semi-public and public) spaces within the Woodlands site.

*Environmental Sustainability Goals* - The concept is based on the development of higher-density, transit-oriented neighbourhoods in which key goals are to minimize building footprint, promote green buildings, support and enhance watershed hydrology and biodiversity, through the improvement of Stickleback Creek and its tributaries, and the transition and remediation of this former heavy industrial site.

### 3.4 *Community Benefits*

Several broad community benefits have also been identified as part of the site's transformation:

1. Completing the Brentwood (South) park site to create an inviting and safe neighbourhood park for people to gather, celebrate, learn and play;
2. Removing the incompatible heavy industrial uses and remediating the site for residential, commercial, park and open space uses;
3. Improving connectivity to and from the site and surrounding neighbourhood by completing the Dawson Street connection; improving urban trail connections by contributing towards a new pedestrian and cycling overpass connecting Beta Avenue to the Central Valley Greenway; and improving Loughheed Highway with cycling, pedestrian and landscape features to create a parkway concept;

To: *Planning and Development Committee*  
 From: *Director Planning and Building*  
 Re: *Woodlands Site Concept*  
*Brentwood Town Centre*

2015 February 19..... Page 12

4. Enhancing the Stickleback Creek riparian corridor to improve fish passage and wildlife habitat; and,
5. Contribution to the City's amenity bonus program for the provision of priority amenities, such as a new Brentwood Community Centre, to benefit the Brentwood Town Centre and the northwest quadrant of the City.

#### **4.0 PUBLIC AND COMMUNITY CONSULTATION PROCESS AND NEXT STEPS**

##### **4.1 *Proposed Amendment to the Brentwood Town Centre Plan***

An amendment, for Council consideration, to the current adopted Brentwood Town Centre Development Plan is expected to arise from the development of the vision and concepts presented in this report and the creation of the proposed park site.

The Plan amendment will provide the framework necessary to develop a Conceptual Master Plan for the site, which itself will guide each subsequent development application. The advancement of the proposed Plan amendments and preliminary concepts and vision for the site's redevelopment are proposed to be based on a public consultation process so as to receive public input in advance of the completion of the Conceptual Master Plan.

In view of the foregoing, it is proposed that Council endorse a proposed public consultation process in order to introduce the concepts and vision for the proposed Woodlands Site. The results of this process are intended to further inform and guide the development of the Conceptual Master Plan and related Town Centre Plan amendments for future Council consideration. Open Houses are proposed to be held midweek in two venues, the City Hall foyer during the day from 9:00 a.m. to 4:00 p.m., and in the Holdom Resource Centre from 5:00 p.m. to 8:00 p.m.. It is anticipated that the Open Houses would be held in March/April 2015.

As part of the public notification for the Open Houses, it is proposed that a brochure summarizing this report be mailed to Burnaby property owners and residents bounded by and abutting Willingdon Avenue, Lougheed Highway, Holdom Avenue and the BNSF/CN Rail Line, and that the consultation process be advertised in local papers. It is also proposed that the materials to be presented at the Open House be made available on the City's website with an opportunity to submit comments, ideas, and issues directly through an on-line questionnaire. The public display panels for the Open House have been prepared and will also be made available on the City's website. It is noted that, due to their size, the panels for the Open House have not been included in this report, but are provided to Council under separate cover.

##### **4.2 *Next Steps***

The planning process/steps by which the engagement of the City, community and other interests in the future development of the Woodlands site is proposed to be advanced in two parts:

To: *Planning and Development Committee*  
 From: *Director Planning and Building*  
 Re: *Woodlands Site Concept*  
*Brentwood Town Centre*

2015 February 19..... Page 13

*Part One (Visions and Concepts)* – This phase involves the development of the concepts, visions, and principles, which are to guide future redevelopment of the subject site. This early work has been advanced, and based on preliminary site investigations, research of site context, and broader Council adopted policies and goals, is at a stage where initiation of a public consultation process to receive input on the work completed to date, as summarized in this report, is considered appropriate. The feedback received from this process is intended to guide and refine the concepts and visions that will establish proposals for the Conceptual Master Plan for of the site.

*Part Two (Conceptual Master Plan)* – Building upon the input received from the community, and guided by the OCP and broader Town Centre Plan, this phase involves the development of a Conceptual Master Plan for the site, which includes: refinement of the land use concept and accompanying design guidelines; a conceptual park plan; a riparian enhancement area plan; a phasing plan, including a detailed proposed first phase of development; an amenity bonusing approach for the overall site; a traffic/transportation study; and a conceptual servicing plan.

Upon completion of the above noted work and based on the input received at the Open Houses, a further report would be advanced to Council recommending a Public Hearing be held. In advance of the Public Hearing, an advertisement will be prepared inviting interested parties to view, ask questions, and provide feedback on the Conceptual Master Plan. A staffed display with the Woodlands Conceptual Master Plan will be set up in the City Hall foyer on two consecutive weekdays between 9:00 and 4:00 p.m. Staff will also be available to answer questions at the Planning front counter, by email or telephone, in advance of Public Hearing.

A Public Hearing will be held in Council Chambers to seek final input from the community on the proposed concept, before advancing the rezoning amendment bylaw through its readings of Council. Each individual phase of development will require further rezoning and public hearings, where public input on the concept for each phase of development will be received.

## 5.0 CONCLUSION

Redevelopment of the Woodlands site, a significant and strategic site within the Brentwood Town Centre, presents an opportunity to infuse the surrounding neighbourhoods, and more broadly the Town Centre, with a strong sense of identity and cohesion, and to develop a new exemplary neighbourhood of character areas that demonstrates not only architectural excellence, but leadership in sustainability (economic, environmental and social), exceptional urban design, and a substantial contribution to the park and open space network of the Brentwood Town Centre. More importantly still, it is an opportunity to create a truly unique place within the Town Centre where people want to live, work, play, and gather.

In view of the foregoing, it is recommended that Council endorse the concepts and vision for the redevelopment of the Woodlands site, as a basis for receiving community input, as outlined in this report. It is also recommended that Council endorse the initiation of an Open House to seek public input on the preliminary concepts and vision for the redevelopment of the Woodlands site, as outlined in this report.

To: Planning and Development Committee

From: Director Planning and Building

Re: Woodlands Site Concept

Brentwood Town Centre

2015 February 19.....Page 14

As noted, results of public input process and the refined proposals to be outlined in the Conceptual Master Plan would be the subject of a future report to Council.

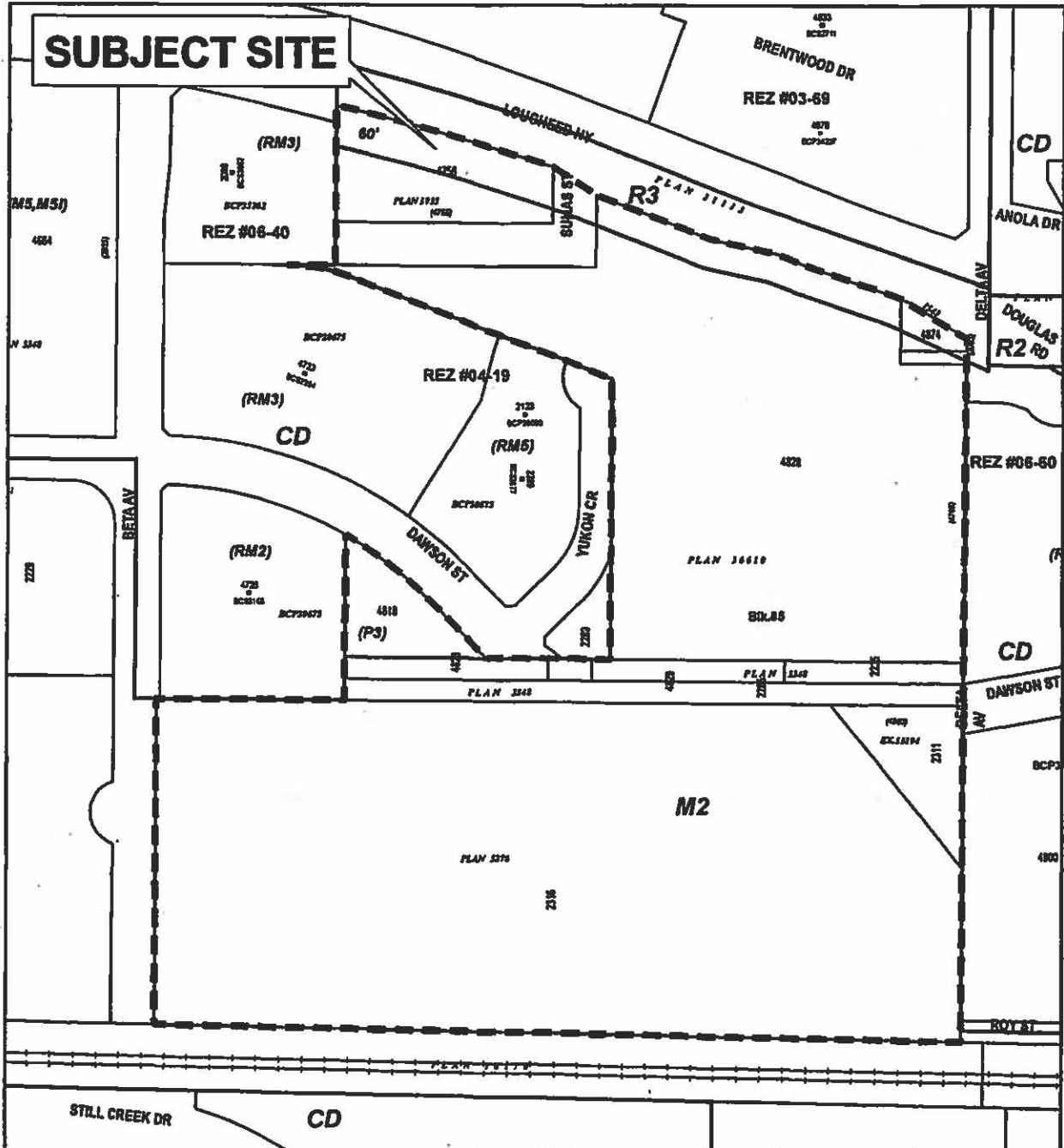
*Lou Pelletier*  
Lou Pelletier, Director  
PLANNING AND BUILDING




JBS:tn

**Attachments**

- cc: City Manager
- Deputy City Managers
- Director Engineering
- Director Finance
- Director Parks, Recreation and Cultural Services
- Fire Chief
- O.I.C. RCMP
- Chief Librarian
- City Solicitor
- City Clerk

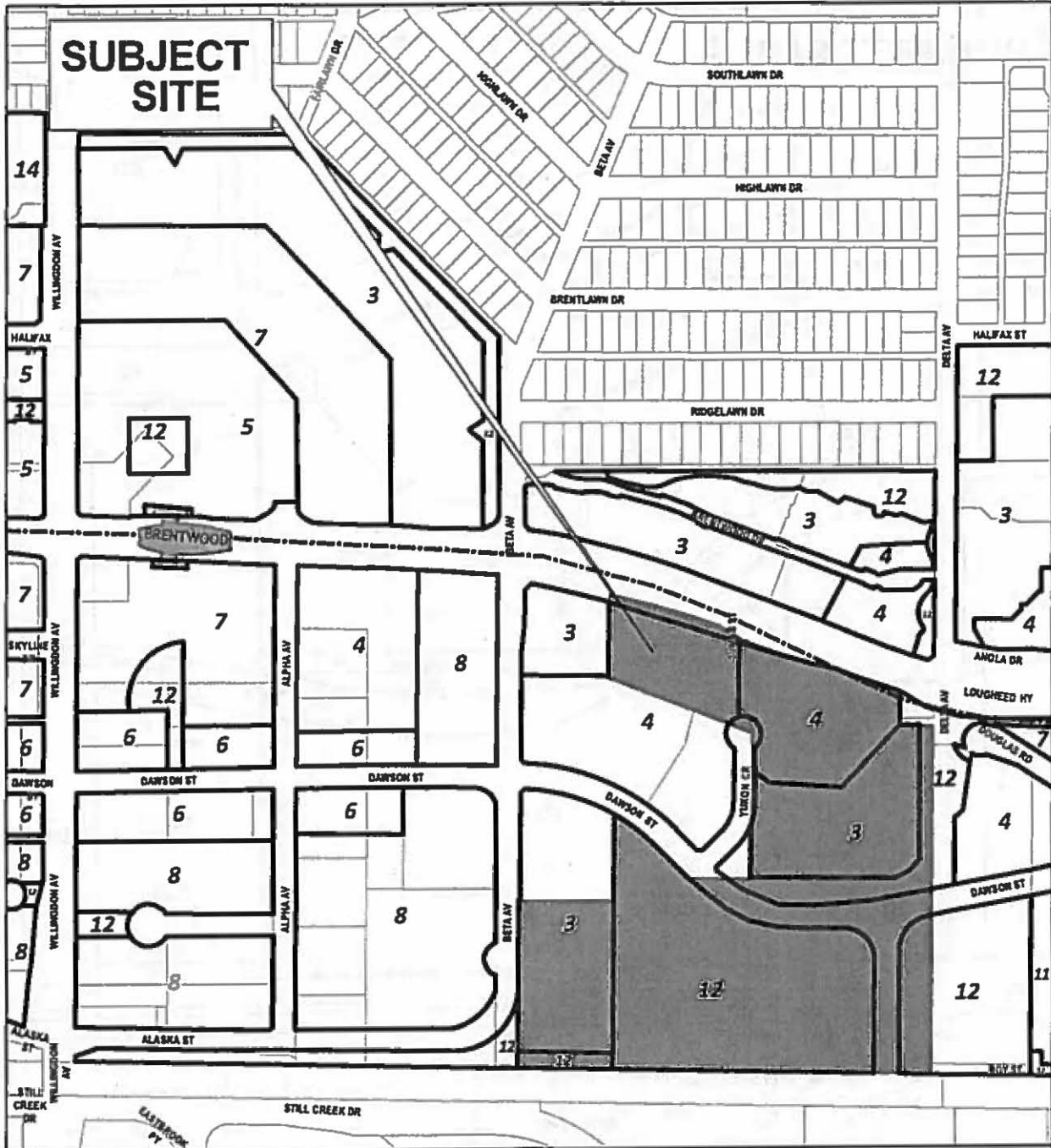
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		PLANNING & BUILDING DEPARTMENT		
DATE: FEB 19 2015	REZONING REFERENCE #13 – 20 4756 AND 4828 LOUGHEED HIGHWAY 4818, 4828 AND 4829 DAWSON STREET 2235, 2285 AND 2311 DELTA AVENUE 2316 BETA AVENUE			
SCALE: 1:3,000	 Subject Site			
DRAWN BY: AY				

Sketch #1



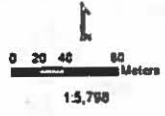


- |  |   |
|--|---|
| 2 Low Density Multiple Family Residential    | 7 High Density Mixed Use                          |
| 3 Medium Density Multiple Family Residential | 8 Medium or High Density Multi Family Residential |
| 4 High Density Multiple Family Residential   | 10 Institutional                                  |
| 5 Commercial                                 | 11 Business Centre                                |
| 6 Medium Density Mixed Use                   | 12 Park and Public Use/Public School              |
|  | 14 Cemetery                                       |



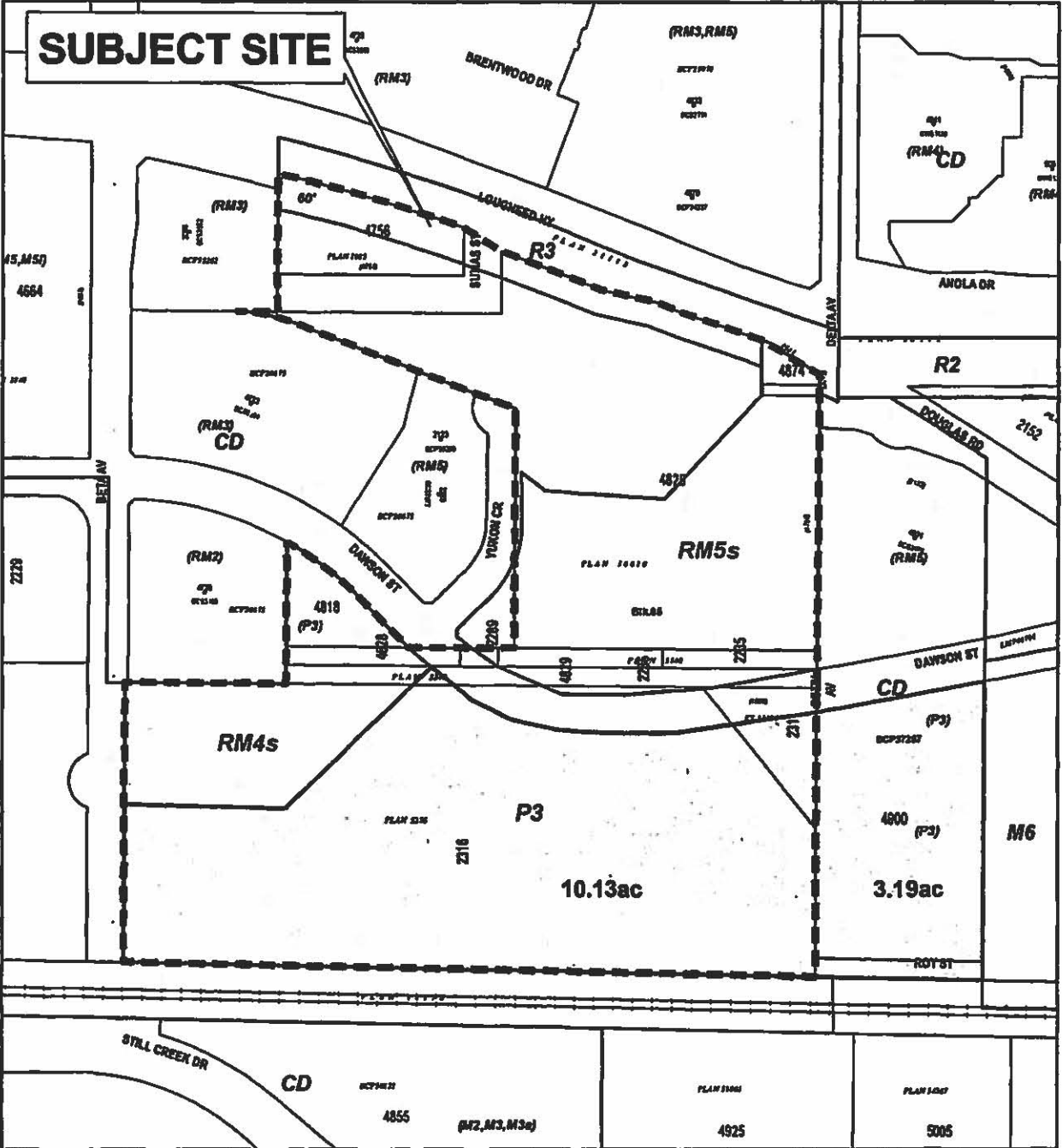
City of Burnaby  
Planning and Building Dept

### Brentwood Plan



Printed July 02, 2013

Sketch #2



		<b>PLANNING &amp; BUILDING DEPARTMENT</b>		
<b>DATE:</b> FEB 18 2015		<b>REZONING REFERENCE #13 – 20</b> <b>PROPOSED PLAN AMENDMENT</b>		
<b>SCALE:</b> 1:3,500		Subject Site		Park
<b>DRAWN BY:</b> AY				

Sketch #3