



WELCOME!

Brentwood Town Centre plan amendments

Help shape the future of Brentwood Town Centre. Share your thoughts on the proposed amendments to the Brentwood Town Centre Plan and the Brentwood Site Conceptual Master Plan.

*Burnaby is located on the ancestral and unceded homelands of the hənq̓əmiṇəm and Skwxwú7mesh Sníchim speaking peoples.
We are grateful for the opportunity to be on this territory.*



Learn more and provide your input

Burnaby.ca/BrentwoodMasterPlan
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Purpose

The purpose of this open house is to give the community the opportunity to obtain information and comment on proposed amendments to the Brentwood Town Centre Development Plan and Brentwood Site Conceptual Master Plan.

The purpose of the proposed amendments to the Development Plan and Master Plan is to:

- » make them consistent with the City's current Official Community Plan designation for the property, and
- » accommodate the additional density required by the City's Rental Use Zoning Policy.



Brentwood Town Centre at the intersection of Lougheed and Willingdon

Background Information

The purpose of this open house is to give the community the opportunity to obtain information and comment on proposed amendments to the Brentwood Town Centre Development Plan and Brentwood Site Conceptual Master Plan.

The Brentwood Site Conceptual Master Plan was approved by Burnaby City Council on September 23, 2013 and provides general development guidelines for the subject site, including development densities, permitted uses, public open space requirements, and a proposed phasing and subdivision pattern. Subsequent rezoning applications have included an outdoor shopping centre, public plaza and internal high street along with the development of five residential towers and a mixed use commercial rental housing tower utilizing available C3 District density. Phase 1 opened to the public in 2020.

In 2020, Council adopted the Rental Use Zoning Policy (RUZP) to support the construction of new and replacement rental units in the city. The Brentwood Town Centre Development Plan has been amended to designate sites in the primary core to High Density Mixed Use using C3 General Commercial District, RM5s Multiple Family Residential District, RM5r Multiple Family Residential District as guidelines.

To respond to new City policies, amendments to the Brentwood Site Conceptual Master Plan are proposed. The amended Brentwood Site Conceptual Master plan package was submitted to the City in October 2023. This package has the following amendments:

- » Increased density to accommodate additional market and non-market rental density.
- » Improved pedestrian and bike connectivity through the site.
- » Additional large publicly accessible green space at the residential heart of the development.
- » Introduction of child care space provisions on site.



Brentwood Town Centre at the intersection of Lougheed and Willingdon

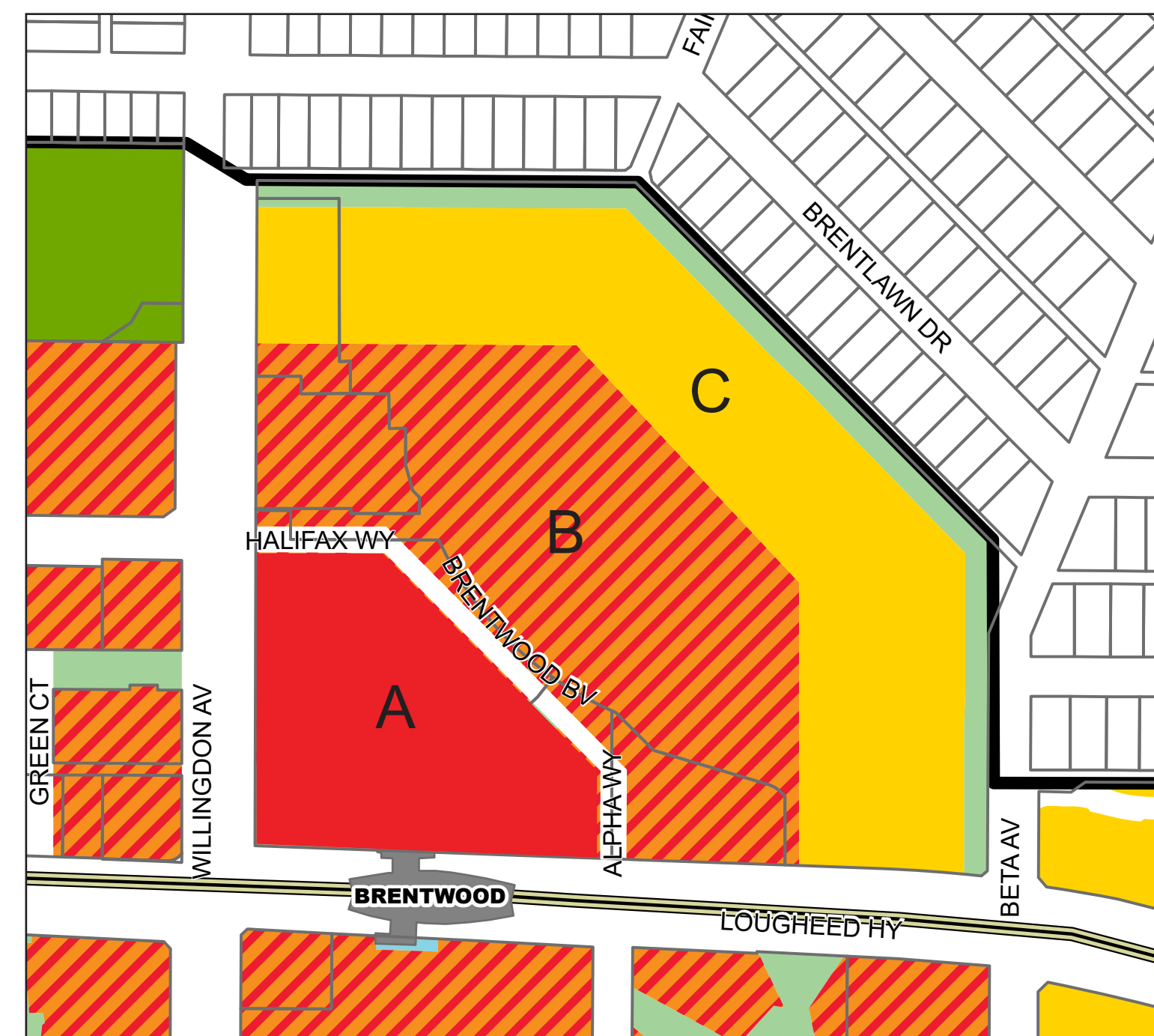
Timeline



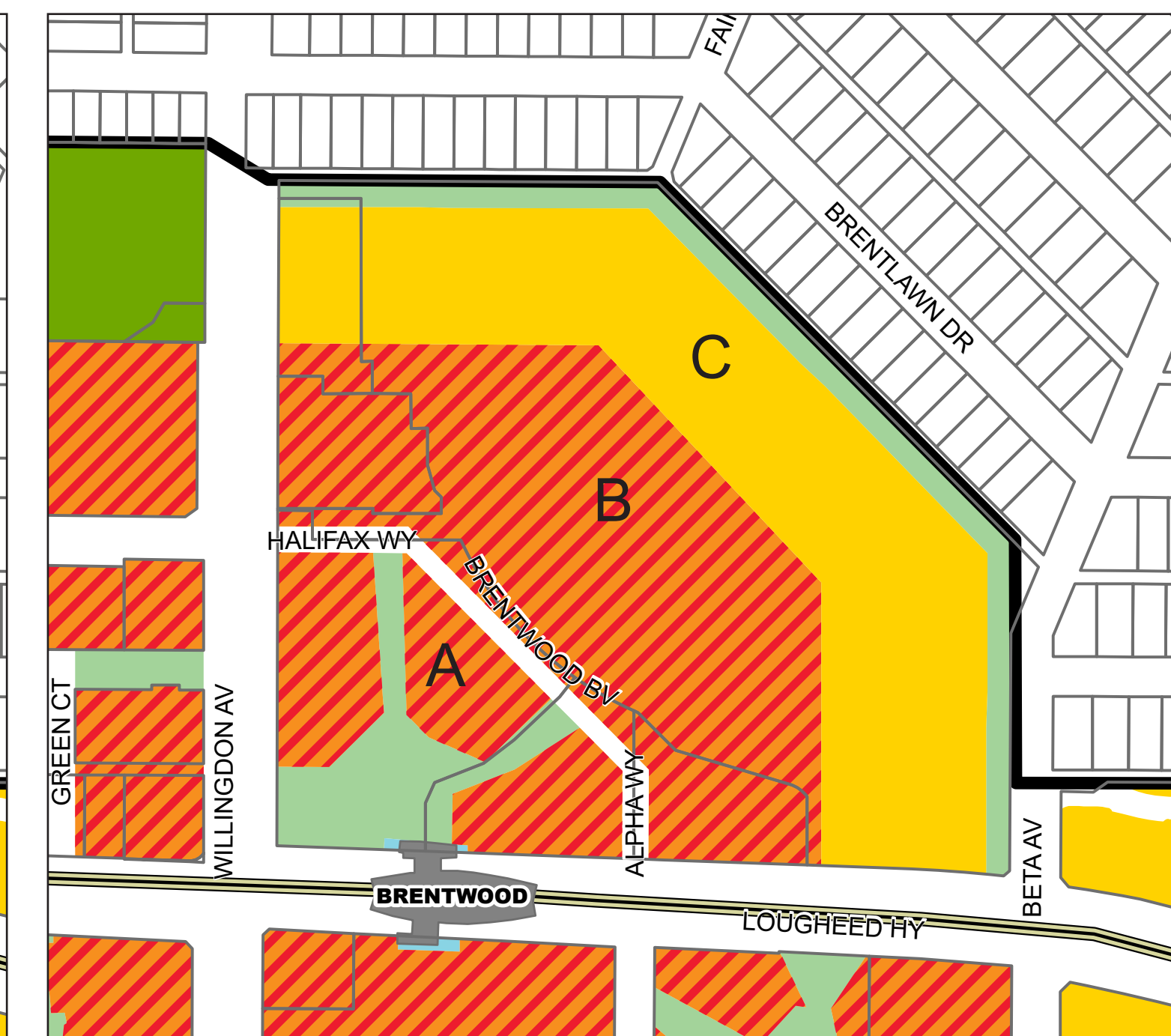
Brentwood Town Centre Land Use Map

The proposed amendments to the Development Plan and Master Plan are to:

- » Make them consistent with the City's current Official Community Plan designation for the property.
- » Accommodate the additional density required by the City's new Inclusionary Rental Zoning Policies.
- » Improved pedestrian and bike connectivity through the site.
- » Additional large publicly accessible green space at the residential heart of the development.
- » Introduction of child care provision on site.



Current Land Use Designation



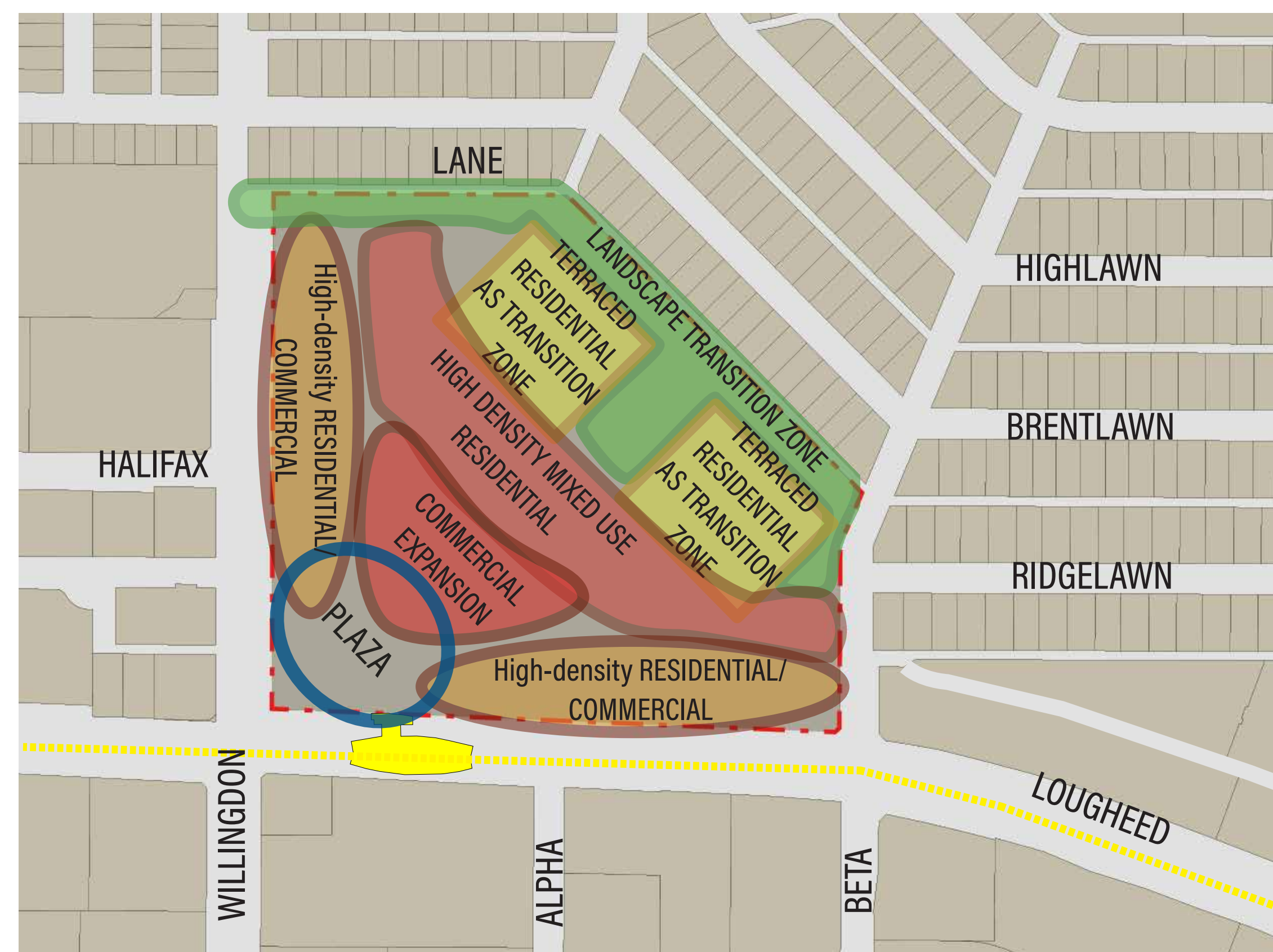
Proposed Land Use Plan Designation

General Land Use Designation Key

- Medium Density Multiple Family Residential
- High Density Multiple Family Residential
- Medium Density Mixed Use
- High Density Mixed Use
- Medium or High Density Multi-Family Residential
- Commercial
- Park and Public Use/Public School
- Cemetery

The Brentwood Town Centre is the designated town centre for the northwest quadrant of Burnaby. The town centre is intended to be a focus of higher-density and higher-intensity residential and commercial opportunities, public transit and supporting leisure facilities.

The Brentwood Site Conceptual Master Plan envisions a destination where people can live, work, shop and play in one location, with the added advantage of direct access to a SkyTrain station. The site features a concentration of retail/commercial experiences paired with a range of residential unit types. The diverse mixture of uses are planned around an exceptional public realm offering a variety of interesting gathering places, culminating at the town centre plaza.



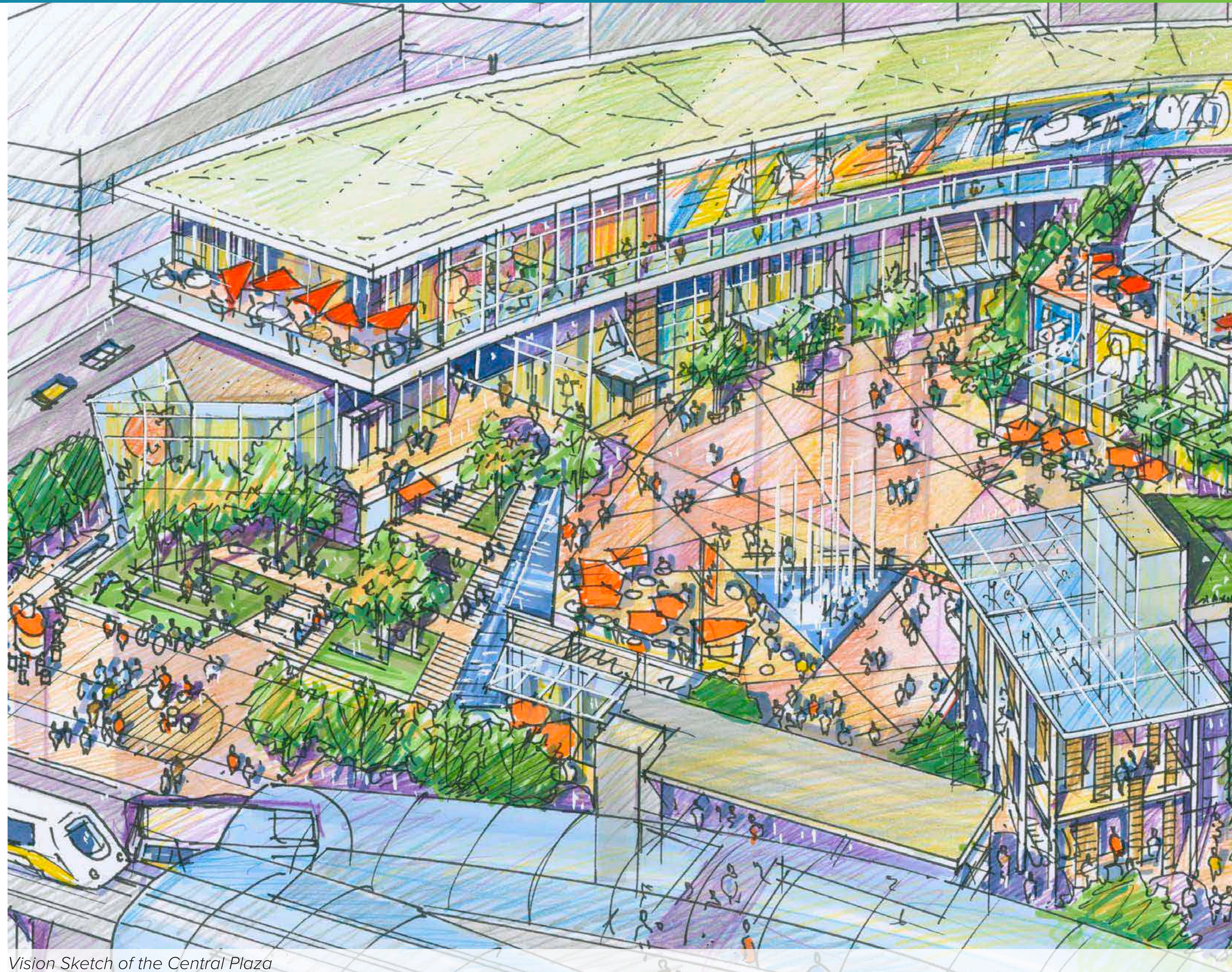
There is a focused commercial node surrounding the public plaza at the southwest corner of the site, transitioning to a mixed use core, with a shift towards a quieter residential zone framing a central green open space that forms part of a green buffer to the residential neighbourhood to the north. Higher density uses step up towards the Brentwood Skytrain station and terrace down to the residential neighbourhood to the north.

Vision

The Brentwood site presents a unique opportunity to realize the vision established by the Brentwood Town Centre Development Plan.

The site will continue to expand its role as an urban mixed use community providing a fully integrated, sustainable, residential and commercial offering, with a variety of indoor and outdoor shopping experiences. The updates to the Brentwood Site Conceptual Master Plan include added mixed use land uses and development in accordance with the City's Rental Use Zoning Policy, with added community amenities such as child care services, a new neighbourhood park and improved connections through the site to the Brentwood Town Centre SkyTrain Station. The master plan will still be guided by the following tenets through all the phases of construction:

- » Strengthen the surrounding community
- » Exceptional urban design and architecture
- » Create a diverse and inclusive community
- » Encourage sustainable development
- » Contribute to developing a creative city
- » Create a livable community



Vision Sketch of the Central Plaza

Residential Strategy

The Brentwood site will accommodate just over 8.4 million square feet of residential area, including strata residential, market residential rental, and non-market residential rental, all benefiting from and mutually supporting a variety of retail/commercial services and public amenities on the site. The range of unit types will suit individuals, couples and families seeking an urban lifestyle. An inclusive demographic range will, in turn, enliven the social environment of the site and neighbourhood.

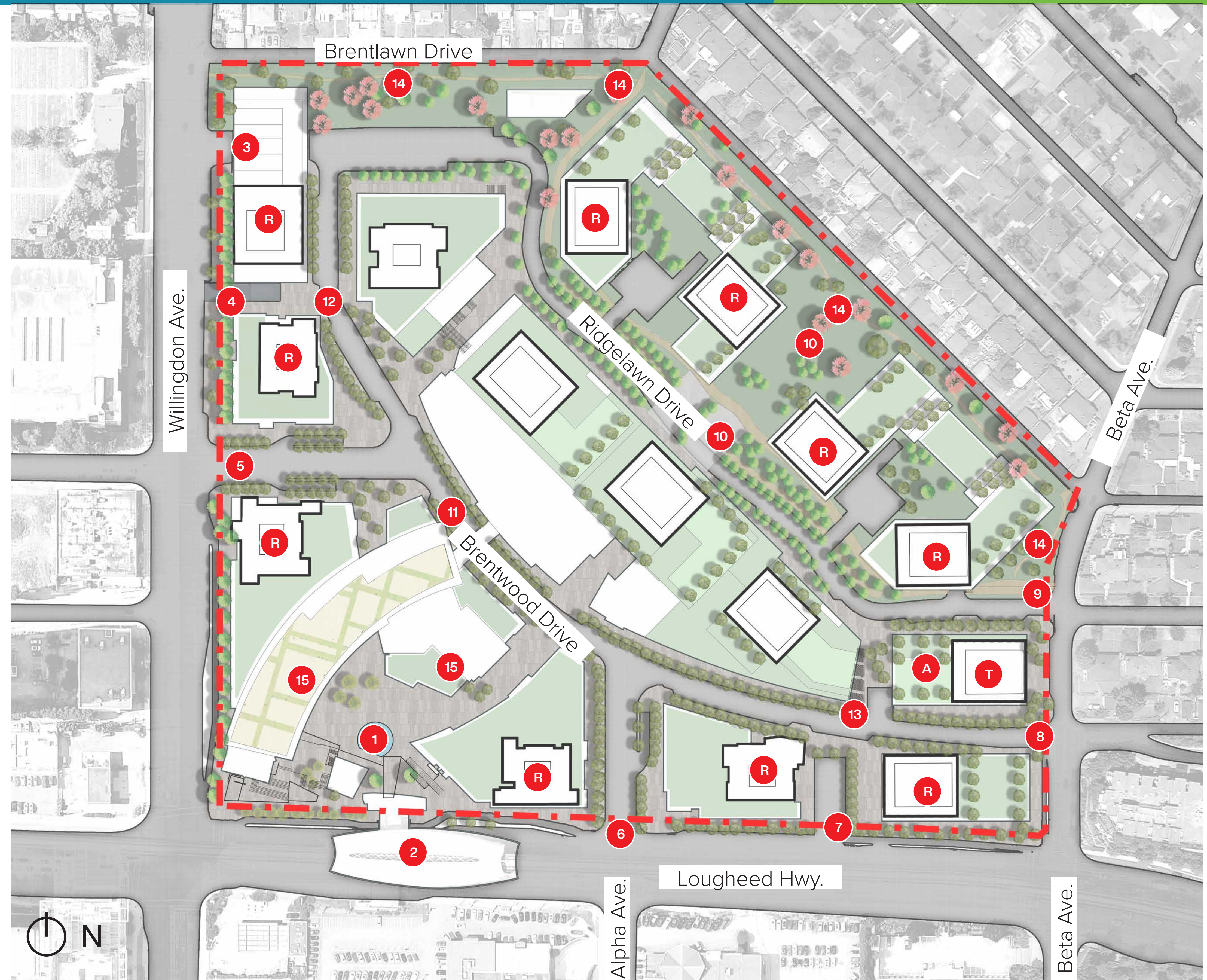
The amendment proposes improved amenities like larger open green spaces, improved bike and pedestrian network and a child care facility for the residents.



Residential towers with mixed use retail on podium level

Site Plan

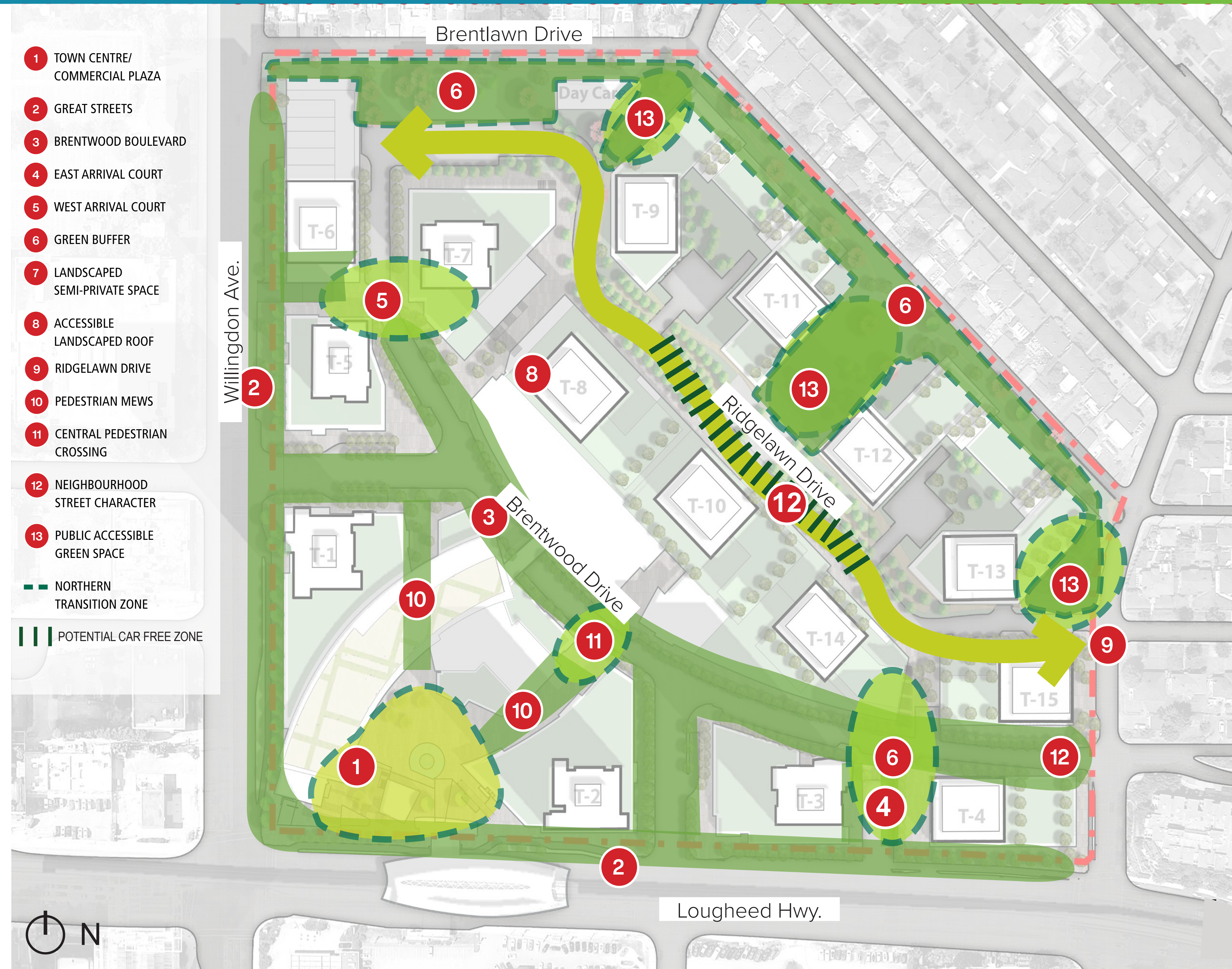
- 1 TOWN CENTRE PLAZA
- 2 SKYTRAIN STATION
- 3 NORTH ENTRY
- 4 NORTH WEST ENTRY
- 5 HALIFAX ST. ENTRY
- 6 ALPHA AVE. ENTRY
- 7 LOUGHEED EAST ENTRY
- 8 BETA ST. ENTRY @BRENTWOOD DR.
- 9 BETA ST. ENTRY @RIDGELAWN DR.
- 10 RIDGELAWN DRIVE
- 11 BRENTWOOD BOULEVARD
- 12 WEST ARRIVAL
- 13 EAST ARRIVAL
- 14 NORTHERN TRANSITION ZONE
- 15 COMMERCIAL
- R RESIDENTIAL TOWER
- C COMMERCIAL TOWER
- T POTENTIAL RESIDENTIAL TOWER
- A AMENITY



Open Space and Public Realm

Open space and the public realm are the essential elements to create a vibrant sense of place. A variety of open spaces within the site offer a diversity of experiences. Some ways by which this is done are:

- » The surrounding street edges will be widened and enhanced with Lougheed and Willingdon achieving the character of Great Streets.
- » Town Centre/Commercial plaza will anchor the southwest corner adjacent the Brentwood Town centre SkyTrain Station.
- » New site entrances will provide a high quality sense of arrival.
- » The new commercial High Street, Brentwood Boulevard, will feature wide sidewalks with space for outdoor seating and other gathering activities and will be defined at each end with arrival from Willingdon Avenue on the west and Beta Avenue on the east.
- » A quieter open space zone is provided along the northern boundary as a buffer to the adjacent single family neighbourhood along with a larger open space near the Centre of the site. Pedestrian linkages are featured throughout the site, connecting all the public open spaces.
- » Ridgelawn Street, the new neighbourhood street, will be designed with a focus on pedestrians and cyclists with the potential for the central section to become car free.



Open Space and Public Realm

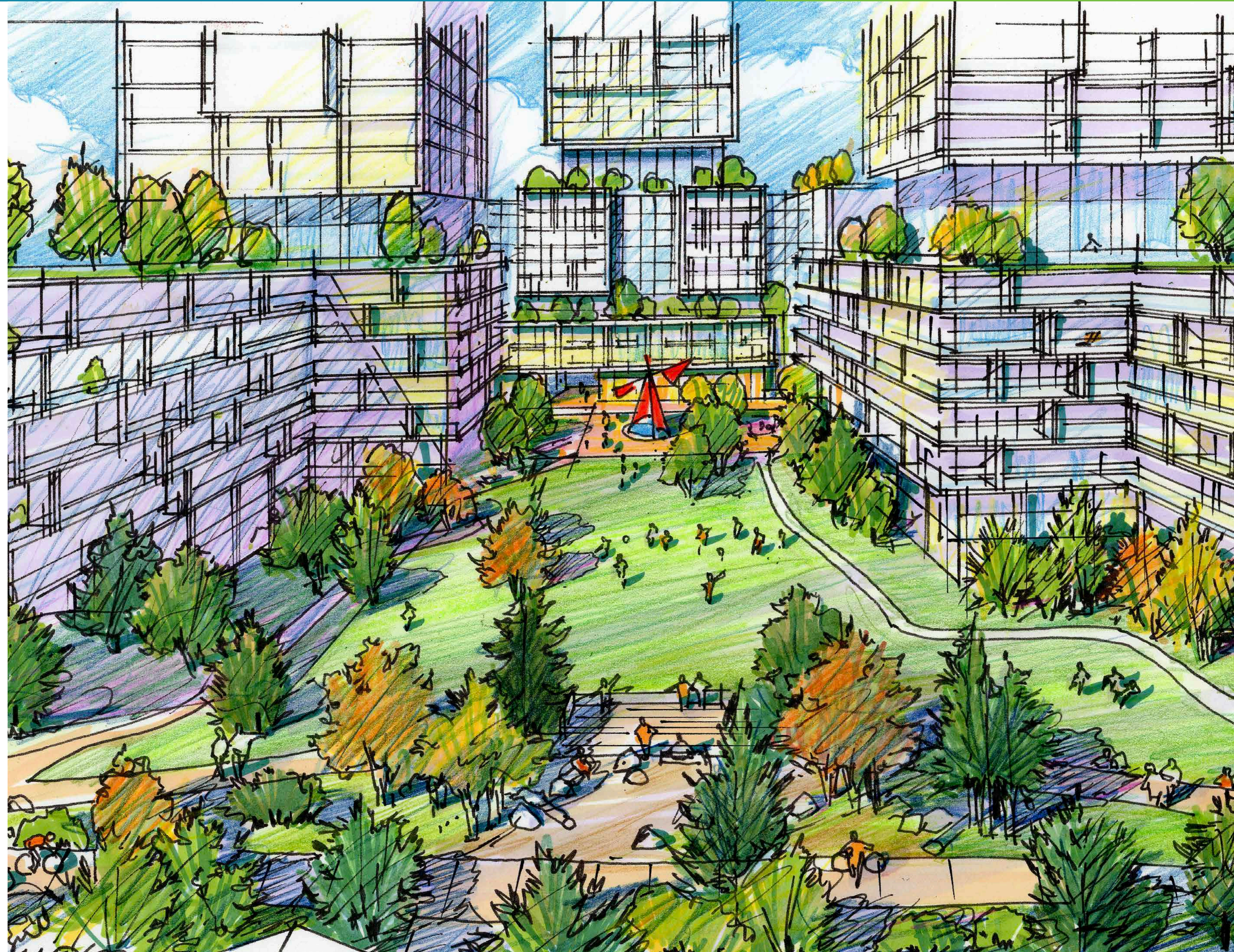
The Northern Transition Zone (conceptual phase)

The northern transition zone provides a landscaped buffer between the surrounding single family neighbourhood and the high-density, mixed use development of the Brentwood site.

A continuous green buffer is introduced along the north edge of this transition zone, following the City lane. This green buffer provides a visual screen for the existing single family neighbourhood. Mid-rise residential (6-8 storey) is proposed between the new Ridgelawn Drive and the northeastern lane, from the northeast corner of the site to Fairlawn Drive. There are discreet areas of private and semi-private open space between the mid-rise residential buildings which permit views to the south from the neighbouring residential properties.



Buffer between single detached houses and the site



View of Central Park from the North

Form of Development

The development has been designed with consideration for the surrounding context especially taking into consideration the change in character on the edges of the Brentwood site.

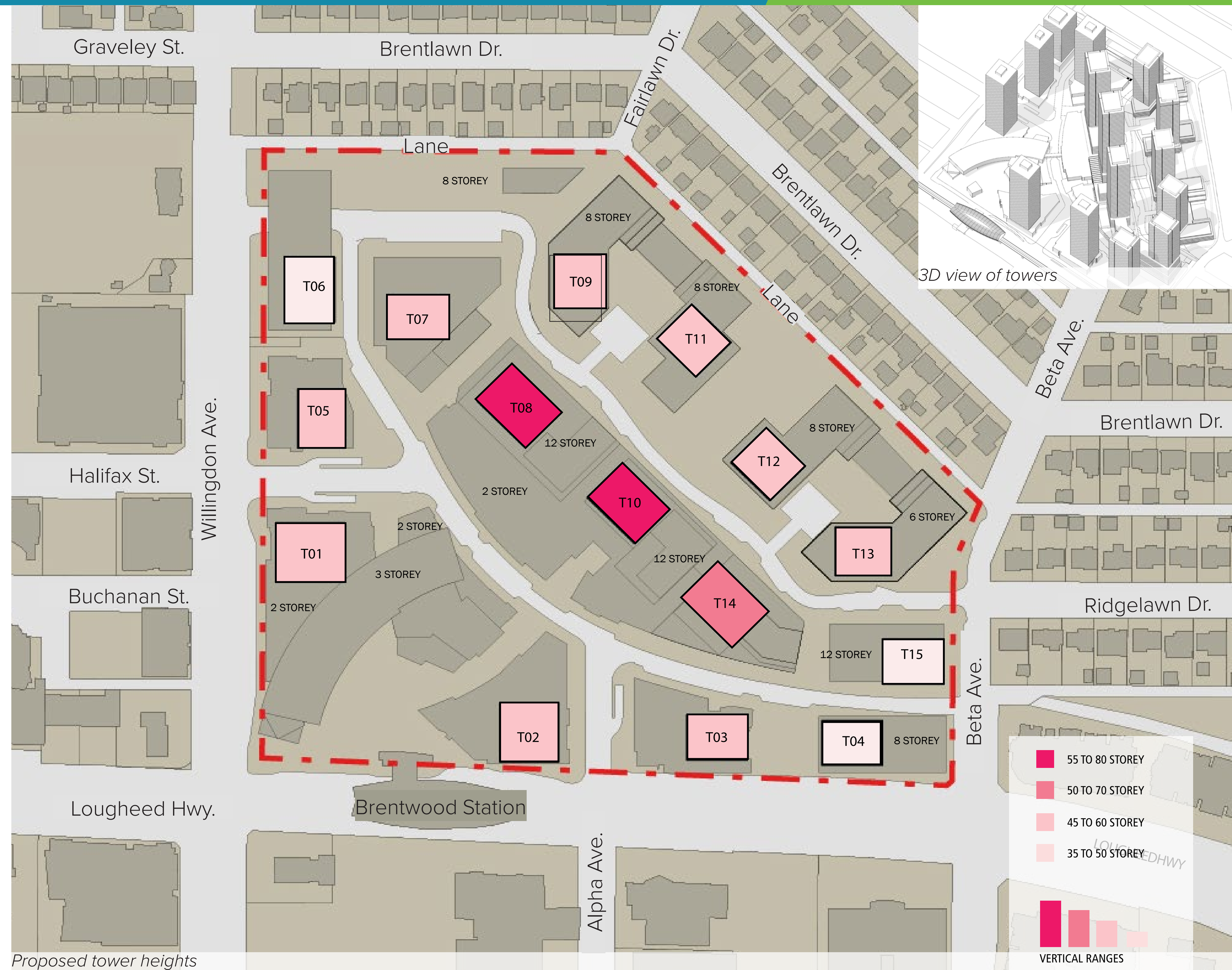
The towers at the centre of the site, T08 and T10, are the tallest and tower heights taper down as they come to the edges.

The height ranges are meant to offer flexibility to move density across the site. There is not sufficient density available to maximize all tower heights. For example, potential tower heights on the northwestern edge of the site (T09-T13) could be further reduced, which would result in towers in the centre of the site (T08, T10, T14) having less flexibility in height.

Podium level development is proposed along the northern edge to be sensitive to single family housing north of the site.

Most towers have a mixed use podium with access from ground floor for active frontage.

The main plaza has direct connectivity to the SkyTrain and is the main publicly accessed area with lower commercial and retail mall area.



Sustainability

The Brentwood site has, since inception, had a strong focus on the three pillars of sustainability, namely: social, economic and environmental. Sustainable design at Brentwood embraces a synergistic approach in which the environmental, economic and socio-cultural spheres are all closely integrated.

In the time period since the Brentwood Site Master Plan was adopted in 2013, Burnaby and the Metro Vancouver region has acknowledged and experienced climate impacts. Social conditions have also changed as a result of the long term effects of the COVID-19 pandemic.

Burnaby has responded by building on its framework to meet the needs of current and future residents to meet Intergovernmental Panel on Climate Change carbon emissions reduction targets of 45% by 2030, 75% by 2040, and reach carbon neutrality by 2050.

To facilitate a resilient, inclusive community, Burnaby is expanding housing opportunities for all levels of income and addressing child care.

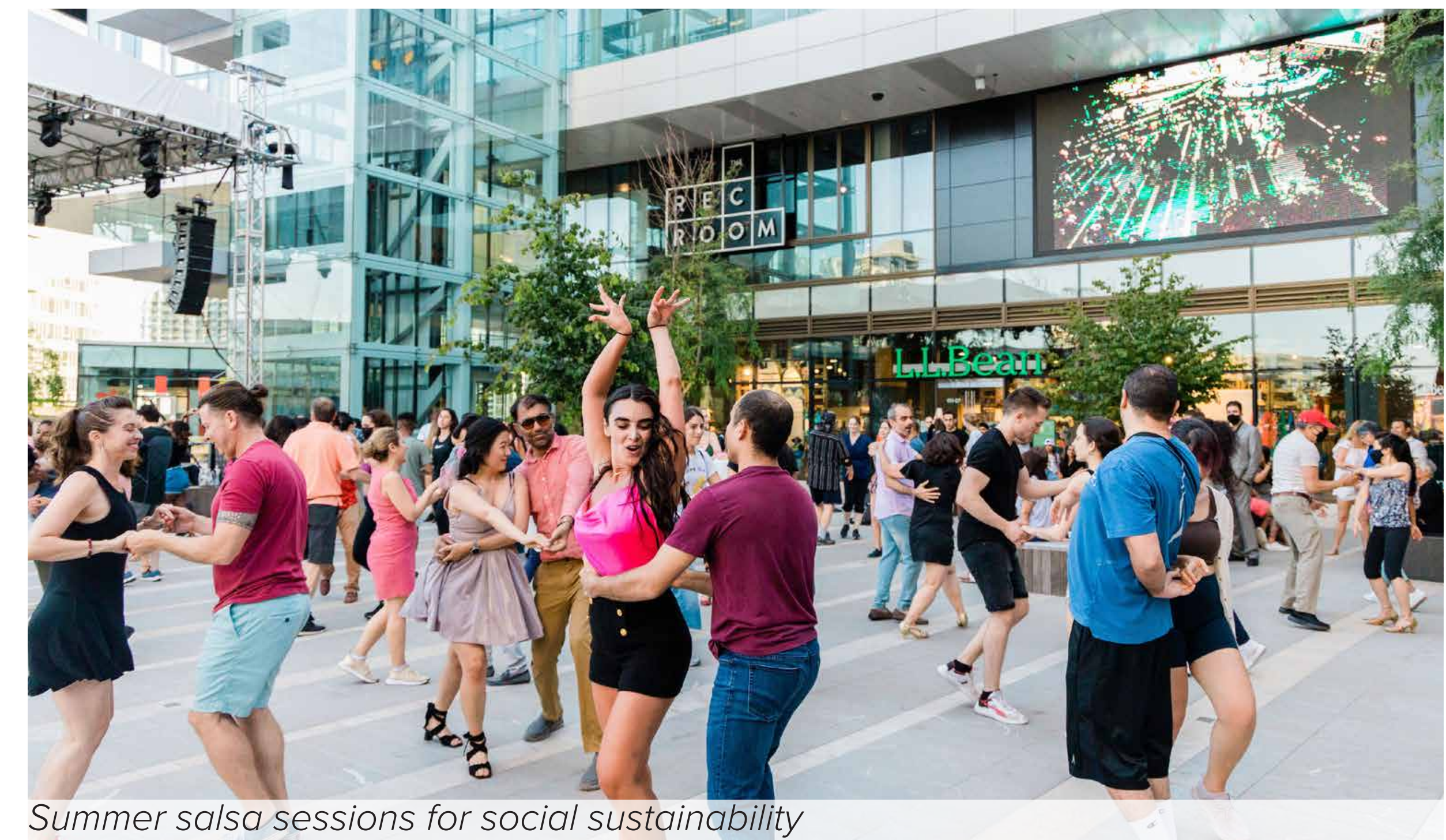
The Brentwood master plan responds to the City's sustainability policy and framework.



City of Burnaby's seven big moves for climate resiliency



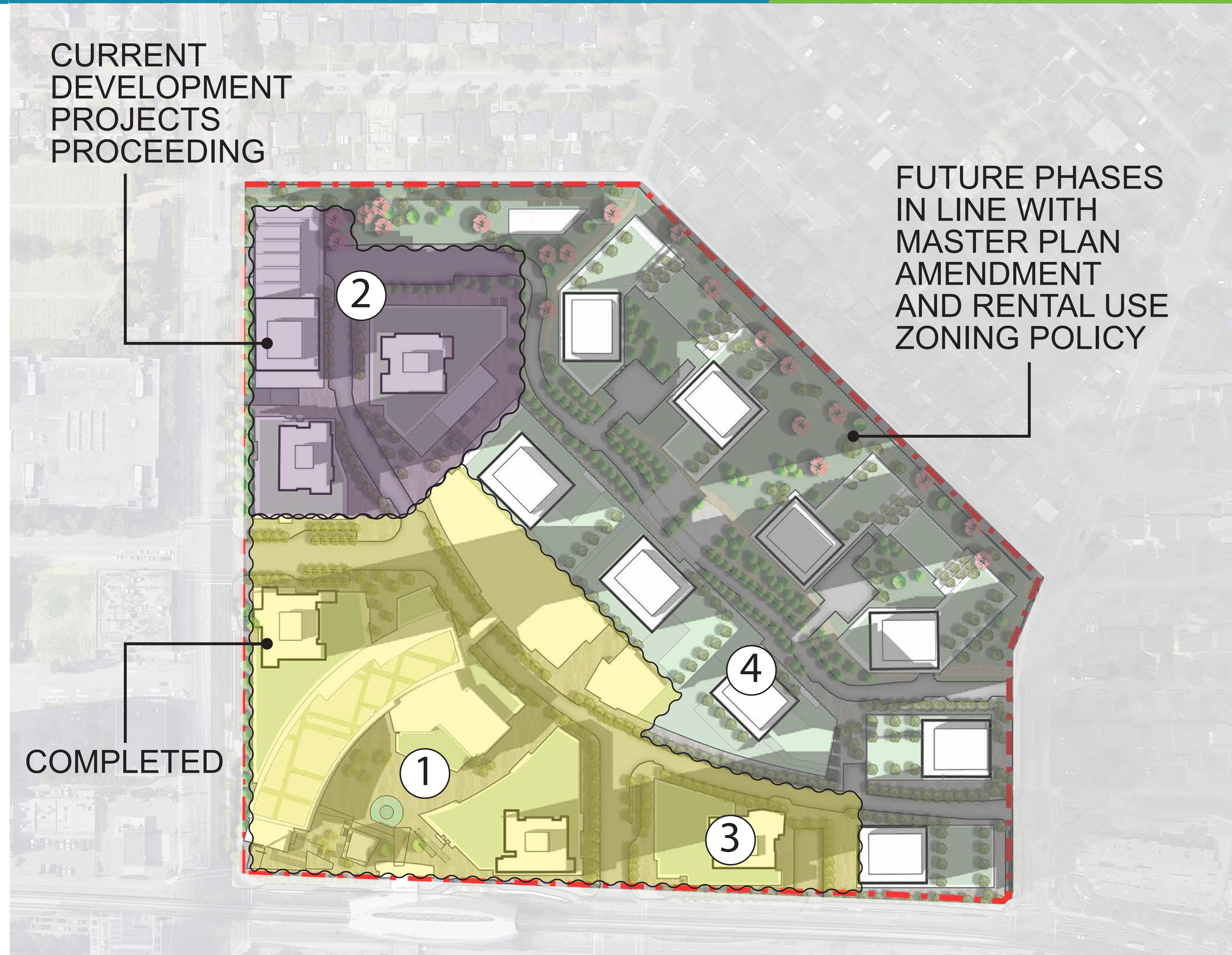
Community concert performance for social sustainability



Summer salsa sessions for social sustainability

Completed, In Progress & Future Projects

This diagram illustrates the present status of the site. Phases 1, 2 and 3 are represented by the yellow and purple and are completed or current development projects proceeding, including an all-rental tower utilizing existing C3 District Density. The proposed amendment package, which adds density to the site to help implement the Rental Use Zoning Policy, will support the future Phase 4 development projects and is represented by the unshaded area.



Current status of the Brentwood Site Master Plan construction

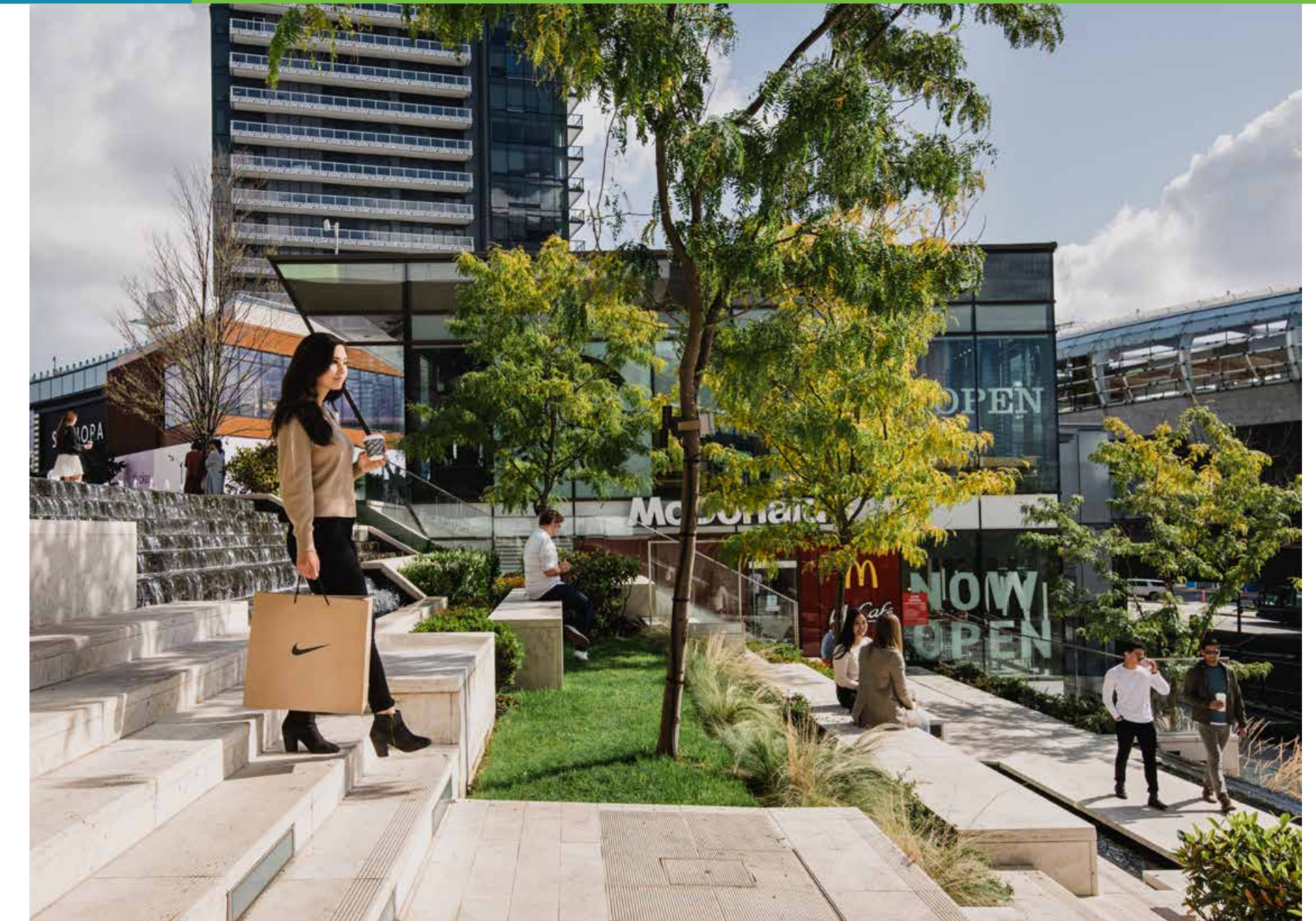
Completed Phase Images (2023)



High street



Retail fronting Lougheed Highway



Landscaped connection between upper plaza and lower plaza



Brenwood Boulevard



Central Plaza used for yoga classes



High street with pedestrian access



Central Plaza used in summer for activities like concerts



Central fountain



Central Plaza water feature



Patio seating for restaurants

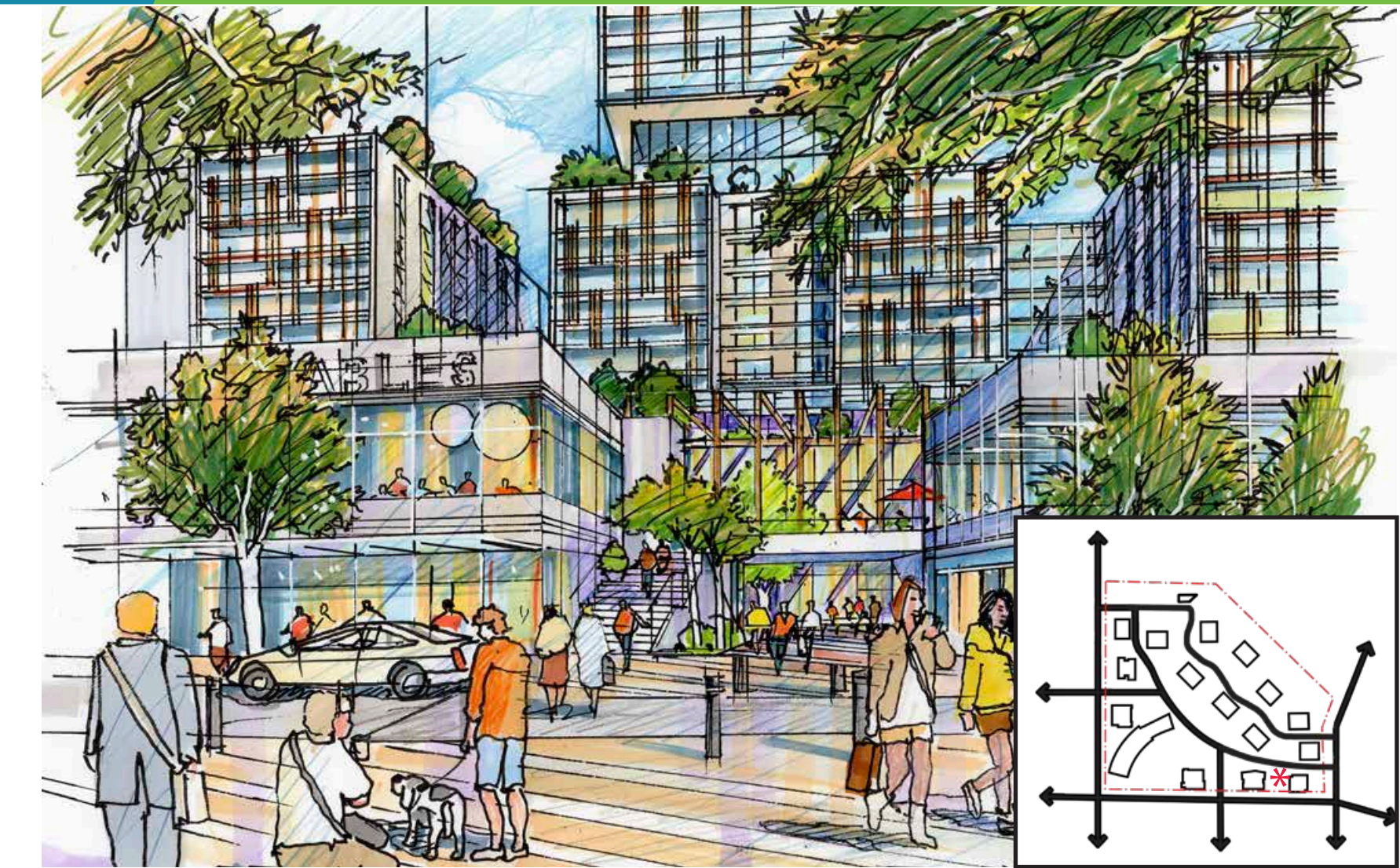
Future Phase Concept



Intersection at Beta Dr. to Brentwood Blvd.



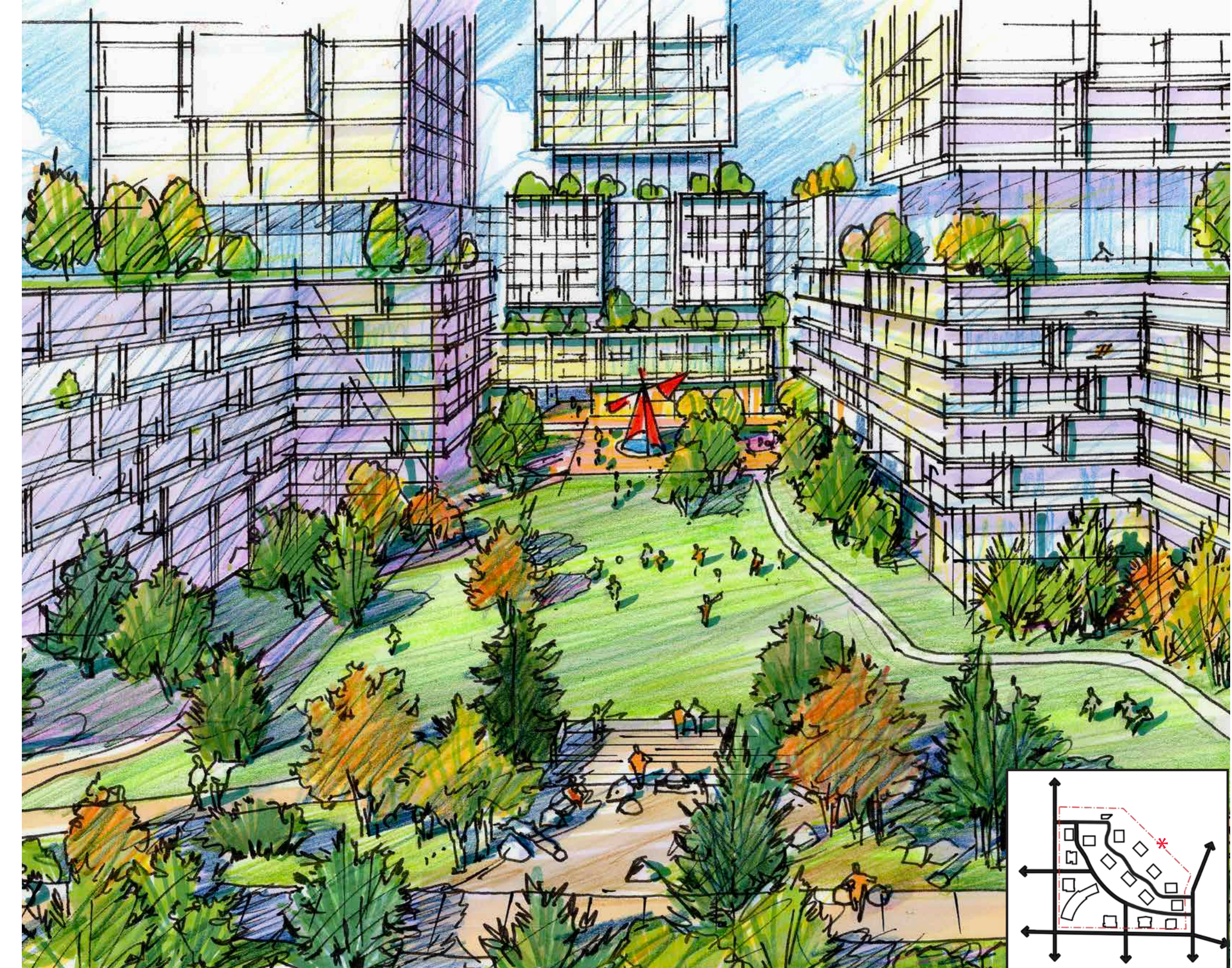
Interior East mews



East mews looking north east



South court looking north



Aerial view of Central Park