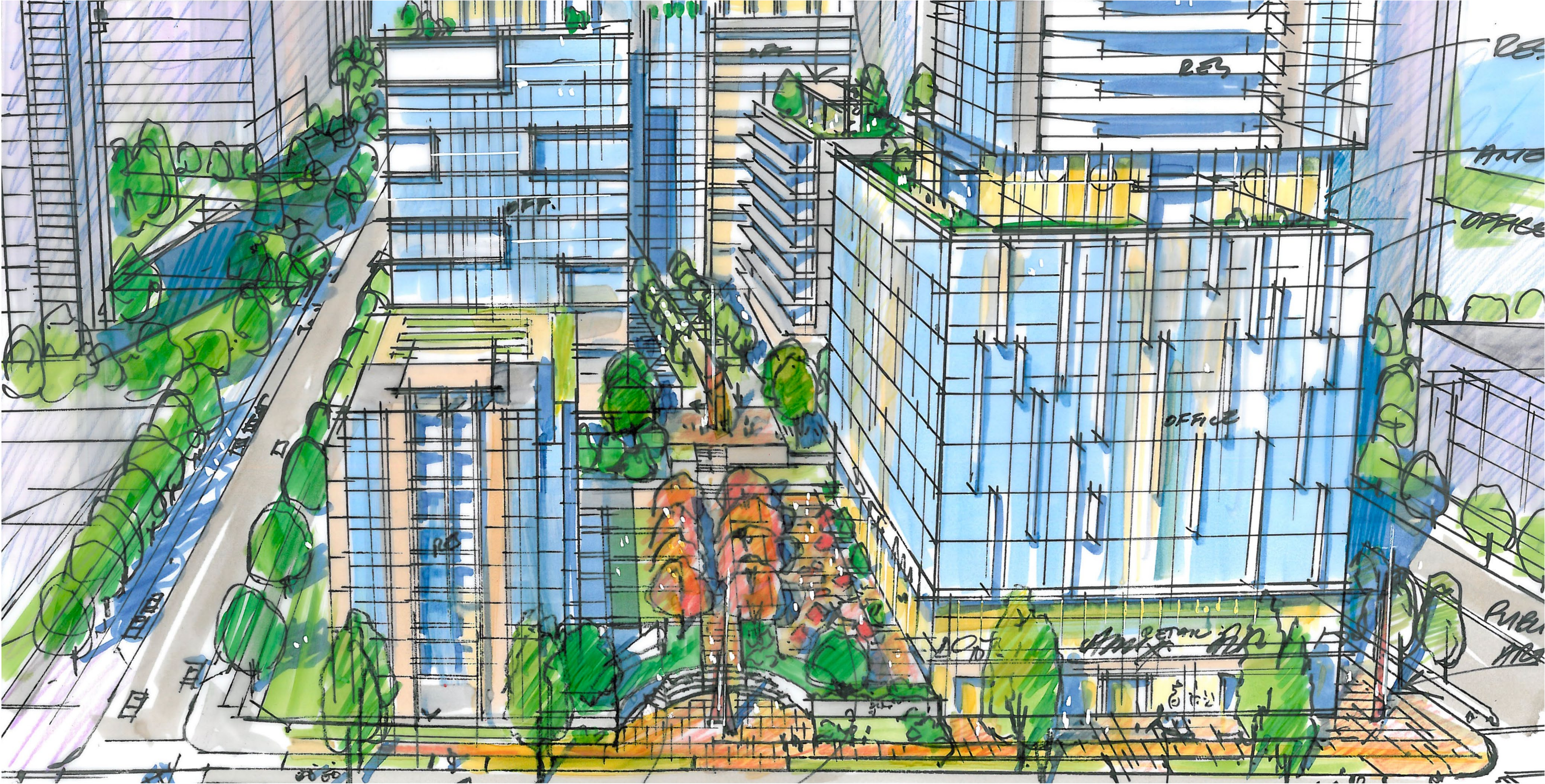


Buchanan West Master Plan

Open House



STUDY VIEW LOOKING EAST

Buchanan West Master Plan

Open House

Overview

- The City is seeking input on the proposed vision and concepts for the Buchanan West Conceptual Master Plan and an amendment to the landuse framework of the Brentwood Town Centre Plan
- The intent of the Buchanan West Master Plan is to establish a coherent framework for the site in order to achieve an integrated mixed-use, transit-oriented community that will provide opportunities for working, shopping, and living
- To support the vision of the Buchanan West Master Plan, an amendment to the 1996 Brentwood Town Centre plan is required. The proposed amendment supports residential and commercial opportunities envisioned for this block
- The amendment is a contemporary approach that delivers sustainable and compelling concepts for community building and transit-oriented developments located within Burnaby's Town Centres
- The applicant for this Community Plan Amendment is First Capital Asset Management LP, who is the owner of 4265 Lougheed Highway (Staples site)



SITE LOCATION AND PROXIMITY



STUDY VIEW LOOKING EAST

Community Benefits

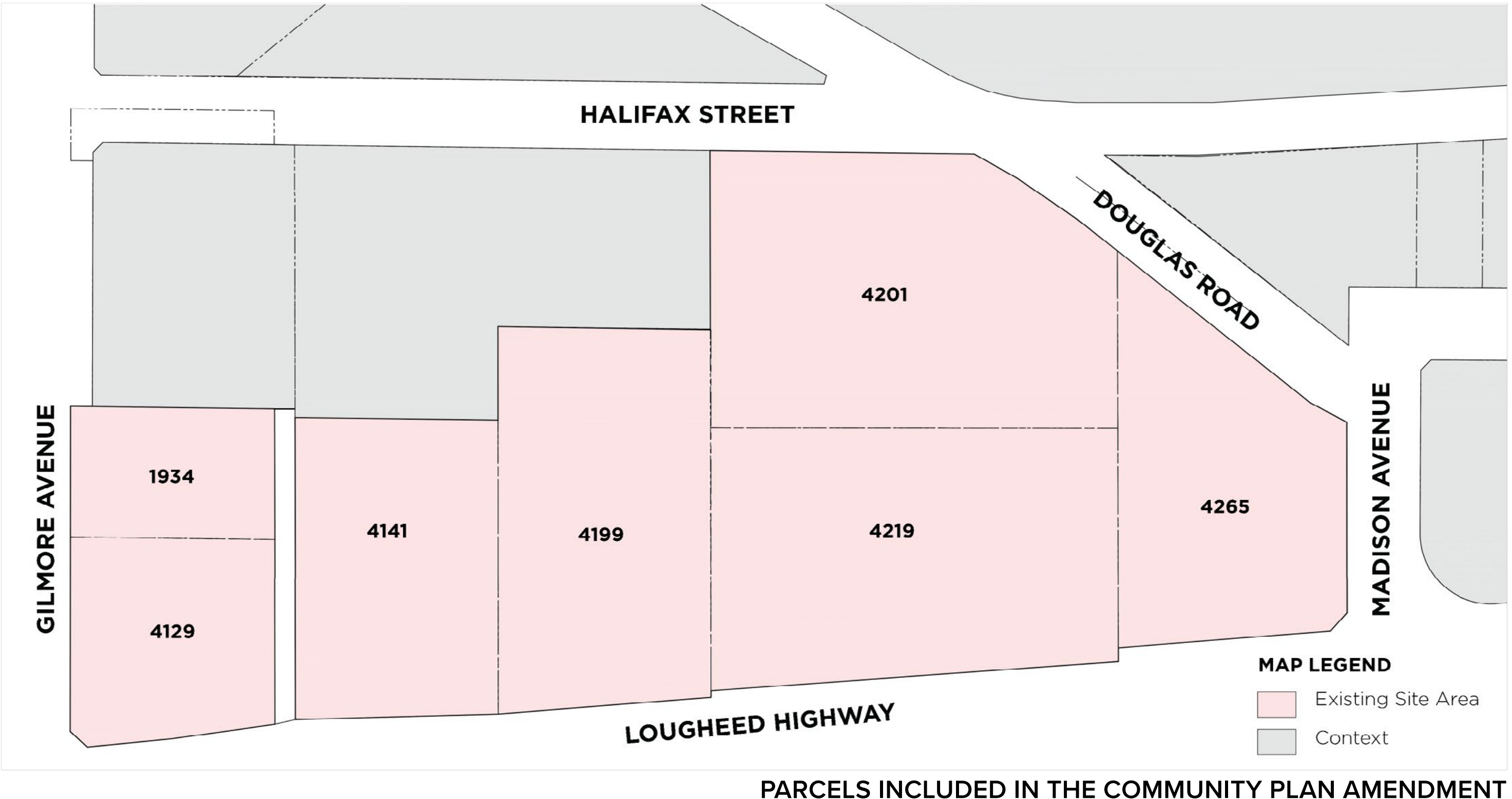
- Improvements to mobility (vehicular, pedestrian, and cyclists) networks are planned for all existing perimeter streets to Brentwood Town Centre standards, as well as two new internal streets
- Completion of the western gateway to the Brentwood Town Centre
- Upwards of 6,000 new homes catering to a range of ages and income levels (both market and non-market housing options)
- Upgrades to important infrastructure including pedestrian pathways, an improved and safer street network, and new multi-modal connections
- A new centrally located neighbourhood park and additional amenities
- Significant hospitality, office, and local retail opportunities with the potential for thousands of new jobs



AERIAL IMAGE OF EXISTING SITE OF MASTER PLAN SURROUNDINGS



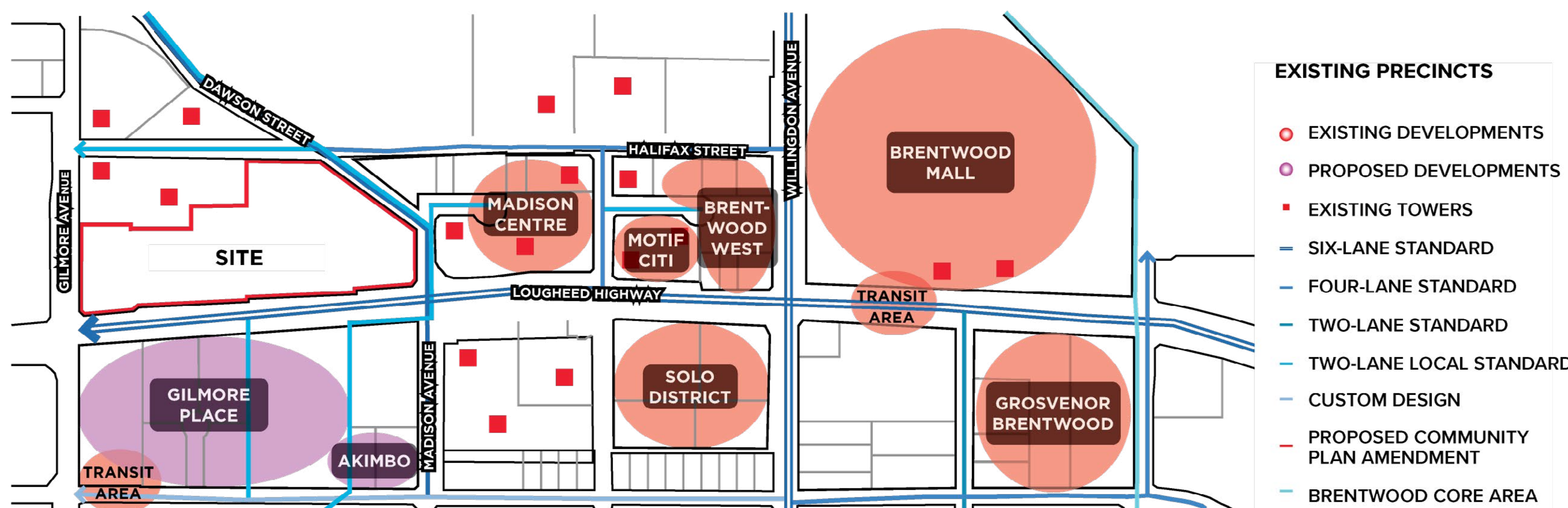
Community Plan Amendment Overview



This proposed Community Plan Amendment will support the future rezoning of the 7-parcel site from the current C4 / M1 zoning to a CD (RM5s-RM5r and C3) Zone through site-specific rezoning applications. This amendment will bring the 7-parcel site in unison with the surrounding high-density mixed-use developments.

CIVIC ADDRESS(ES) AND ALIAS:	EXISTING COMMUNITY PLAN ZONING DESIGNATION	PROPOSED COMMUNITY PLAN ZONING DESIGNATION
4265 Lougheed Highway	C3	RM5s-RM5r-C3
4219 Lougheed Highway	C3	RM5s-RM5r-C3
4201 Lougheed Highway	C3	RM5s-RM5r-C3
4199 Lougheed Highway	C3	RM5s-RM5r-C3
4141 Lougheed Highway	RM5s-RM5r	RM5s-RM5r-C3
4129 Lougheed Highway	RM5s-RM5r	RM5s-RM5r-C3
1934 Gilmore Avenue	P3	RM5s-RM5r-C3

Site Context

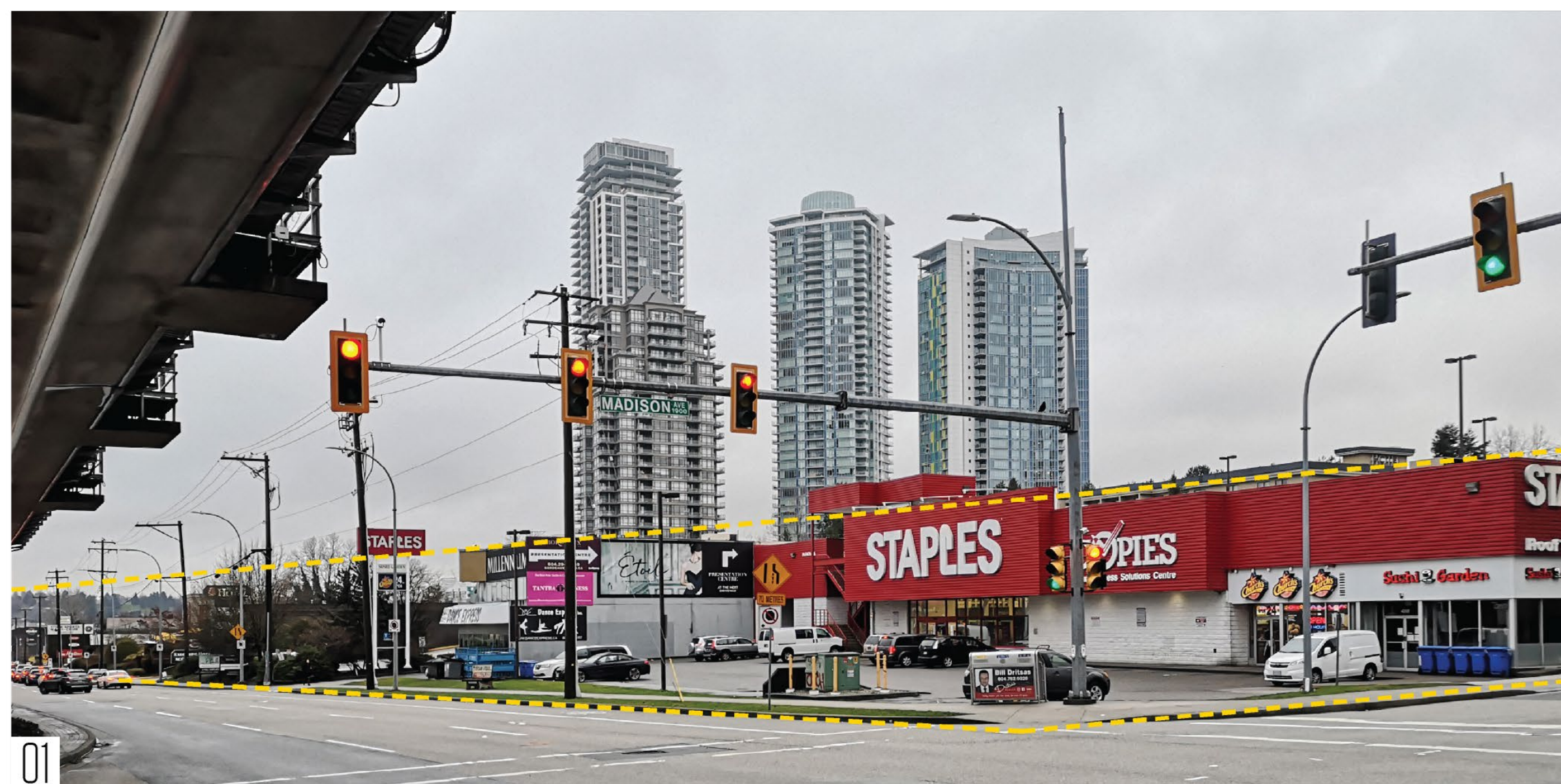


- The 4.3 hectare site is located in the Brentwood Town Centre, and is generally bounded by Lougheed Highway to the south, Madison Avenue to the east, Gilmore Avenue to the west, and Halifax Street with Douglas Road to the north
- The site is comprised of 7 individual parcels, with some irregular in shape; the parcels include 4265, 4201, 4219, 4199, 4141, and 4129 Lougheed Highway, and 1934 Gilmore Avenue

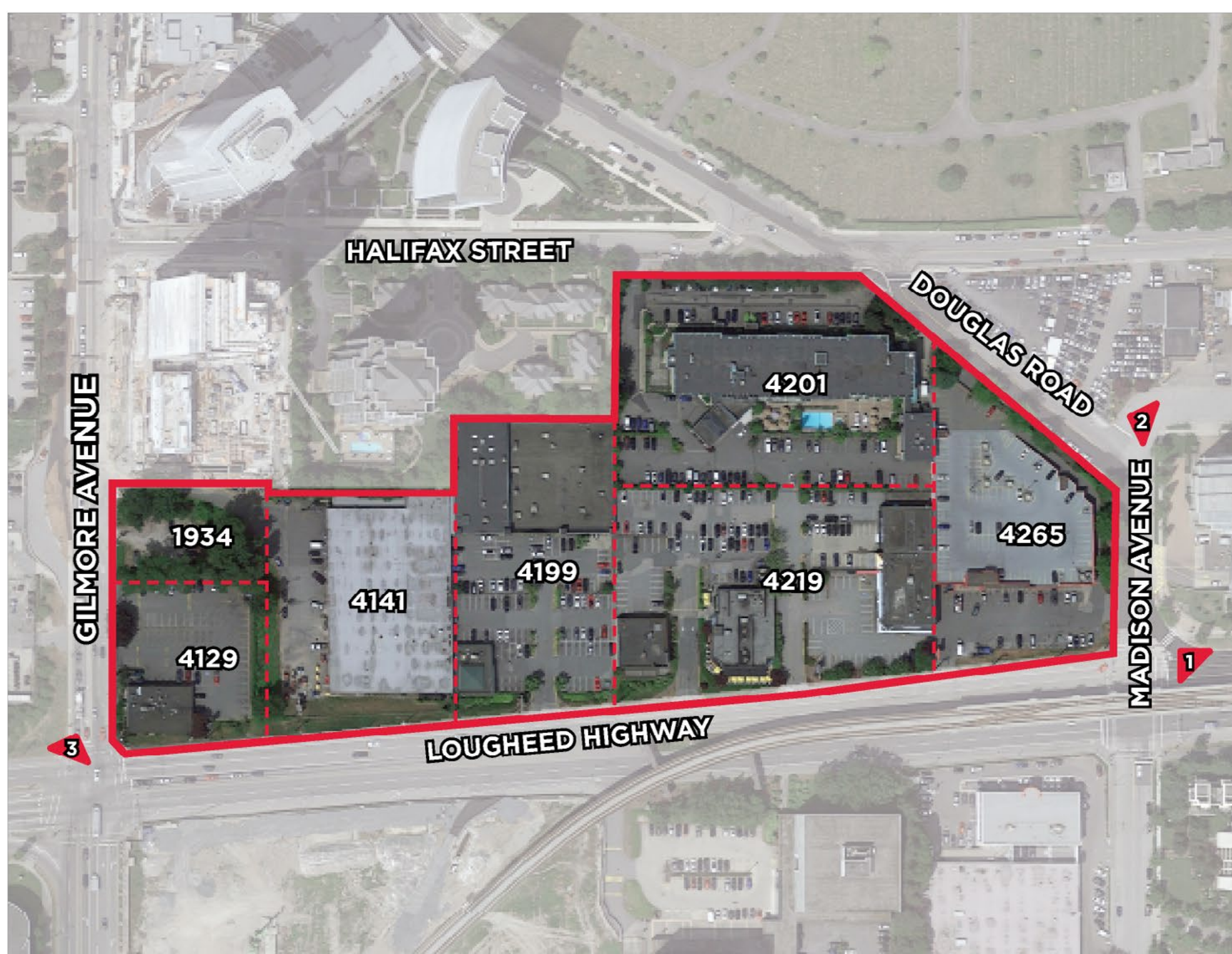


LOCATION OF ADJACENT DEVELOPMENTS

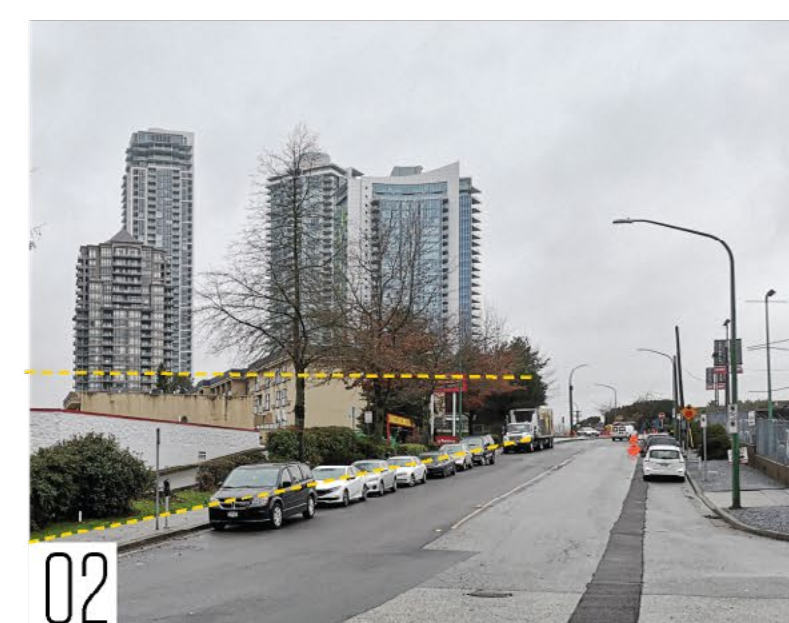
- The site is currently surrounded by developments built over the last few decades
- Sites 1-4 and site 8 are fully developed residential developments
- Site 5 is comprised of the Gilmore Place mixed-use development
- Sites 6 and 9 are yet to be developed in accordance with their community plan land use designation
- Site 7 is the Akimbo development which is currently under construction
- Site 10 is the mixed-use Madison Centre



LOOKING NORTHWEST FROM LOUGHEED HIGHWAY AND MADISON AVENUE



KEY PLAN OF SITE VIEWS

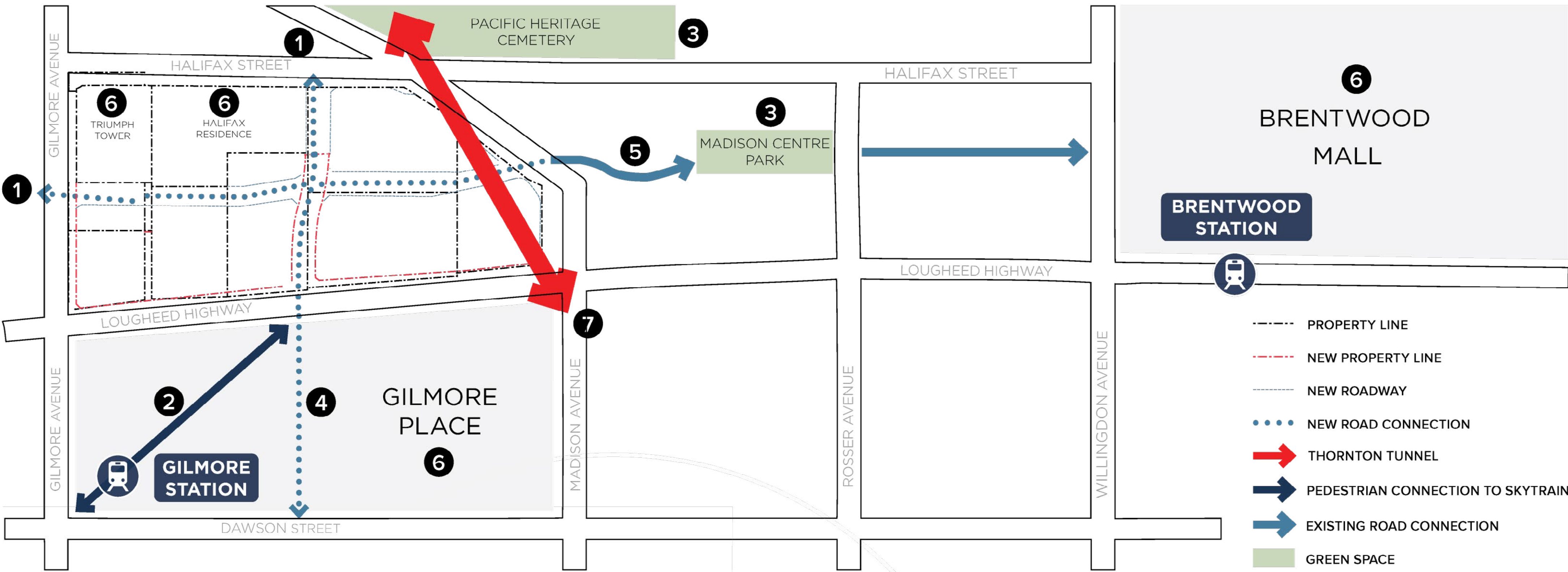


LOOKING AT SITE ALONG DOUGLAS ROAD



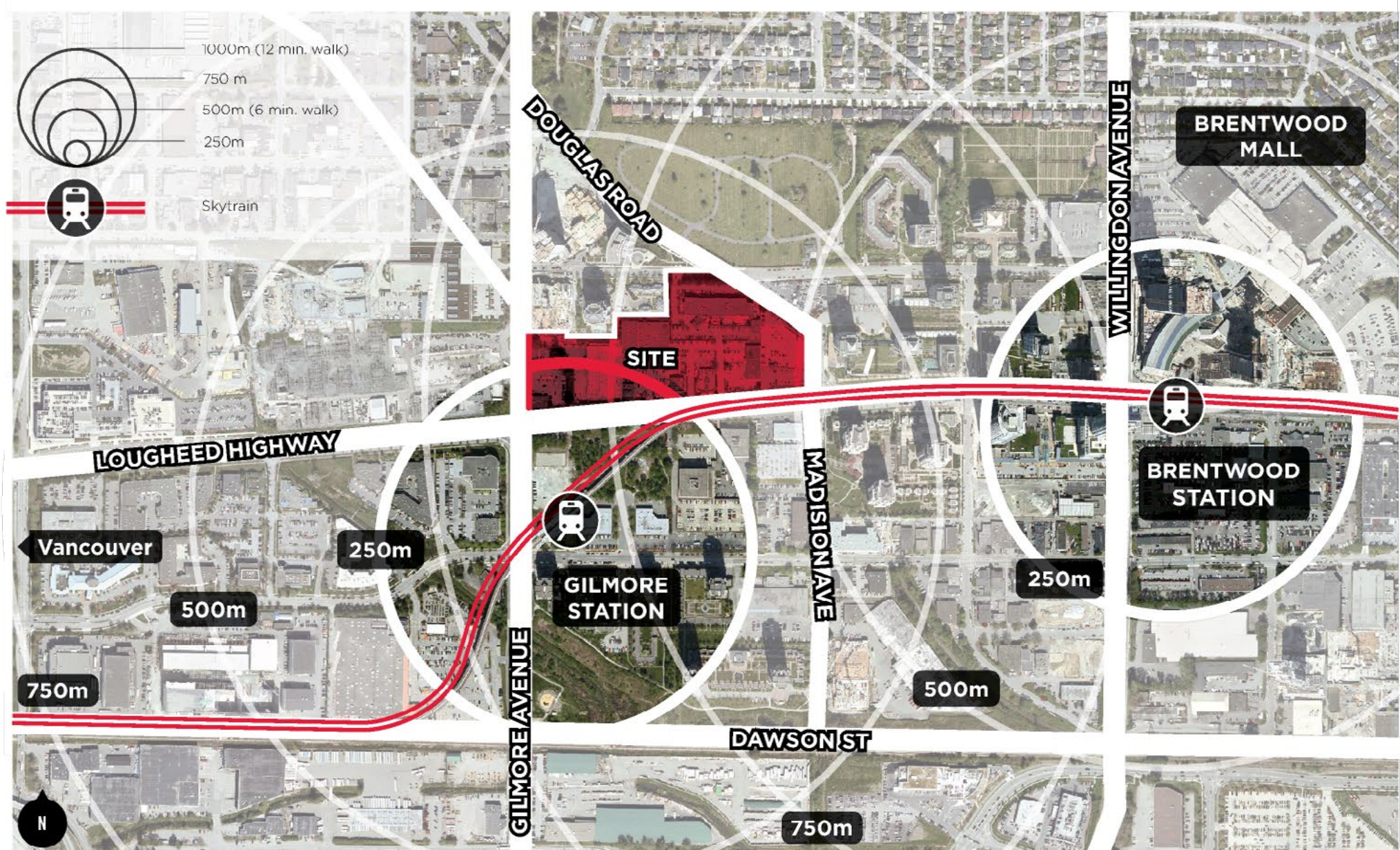
LOOKING NORTHEAST ON LOUGHEED HIGHWAY

Site Influences



Site analysis reveals a series of opportunities and influences which inform the proposed master plan:

1. Connectivity with surrounding mobility networks
2. Pedestrian access to SkyTrain at Gilmore Station
3. Proximity to existing open green spaces including Madison Centre Park and Pacific Heritage Cemetery
4. Access to Gilmore Place through proposed Carleton Avenue Extension
5. Access through proposed east-west connector to Madison Centre Park
6. Proximity to mixed-use land uses to the east and south, and residential developments to the north
7. Diagonal positioning of Thornton Tunnel descending below grade
8. Steep incline in north-south direction



PROXIMITY OF TRANSIT HUBS TO SITE



THORNTON TUNNEL DESCENDING UNDERGROUND



VIEW TOWARDS BRENTWOOD FROM MADISON AVENUE



MADISON CENTRE PARK AND EXISTING PEDESTRIAN PATH LOOKING EAST

Master Plan Vision and Design Principles

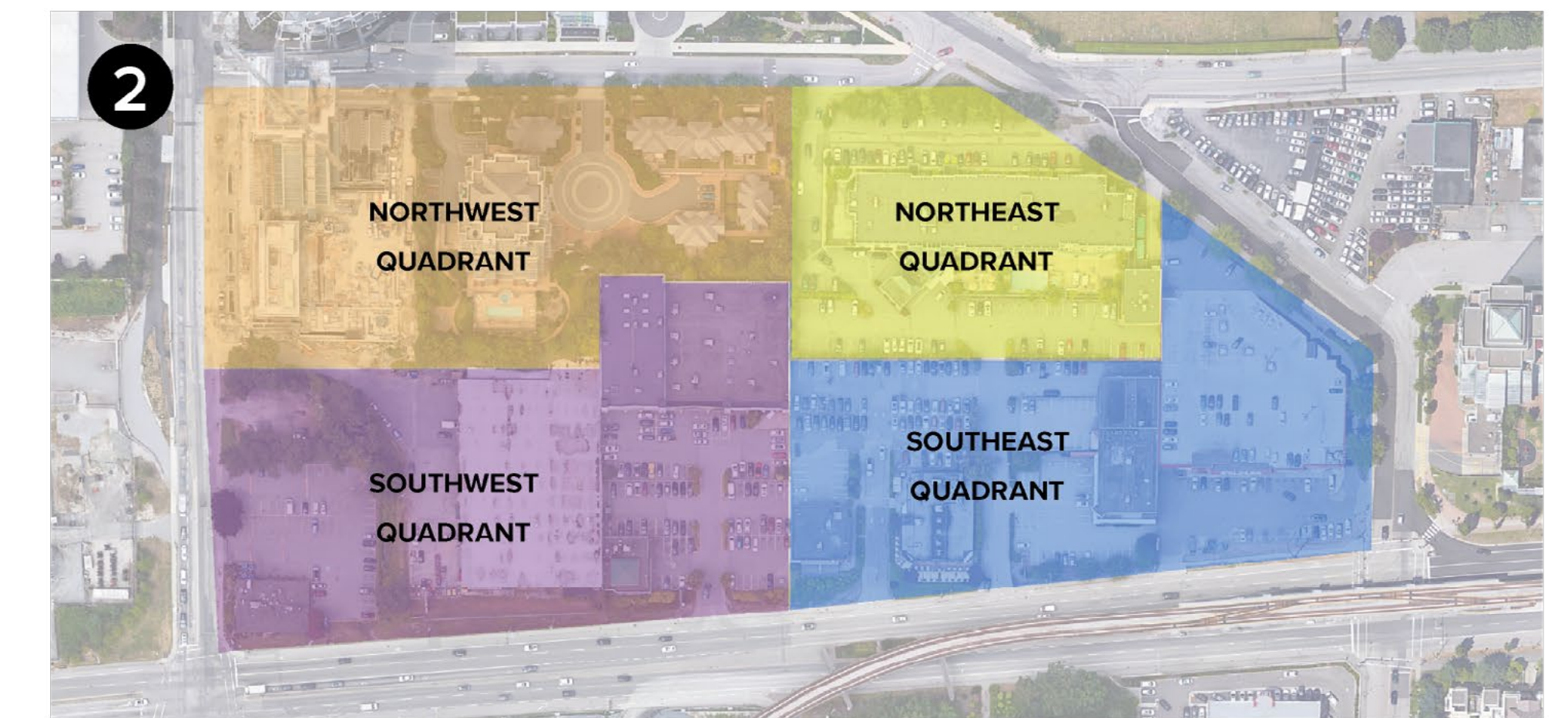
The vision and concepts were developed based on the following design principles:

- » **Community:** the combination of vibrant commercial uses, a diverse mix of housing types and tenures, and a new signature public open space will contribute towards an architecturally sensitive and socially inclusive community that is integrated within the broader neighbourhood.
- » **Connected:** the site will be connected to the broader Brentwood Town Centre and beyond by a robust mobility network with connections to transit and active mobility routes. The relationship between pedestrians, cyclists, and private vehicles will be made safer and more intuitive with the implementation of the new Town Centre Street Standards through and surrounding the site.
- » **Experience:** the interplay between engaging architecture, vibrant commercial uses, and animated public spaces will create an exciting, memorable, and distinct place within the Town Centre. It will seamlessly fit into the overall urban fabric, contributing to a cohesive town centre core area.

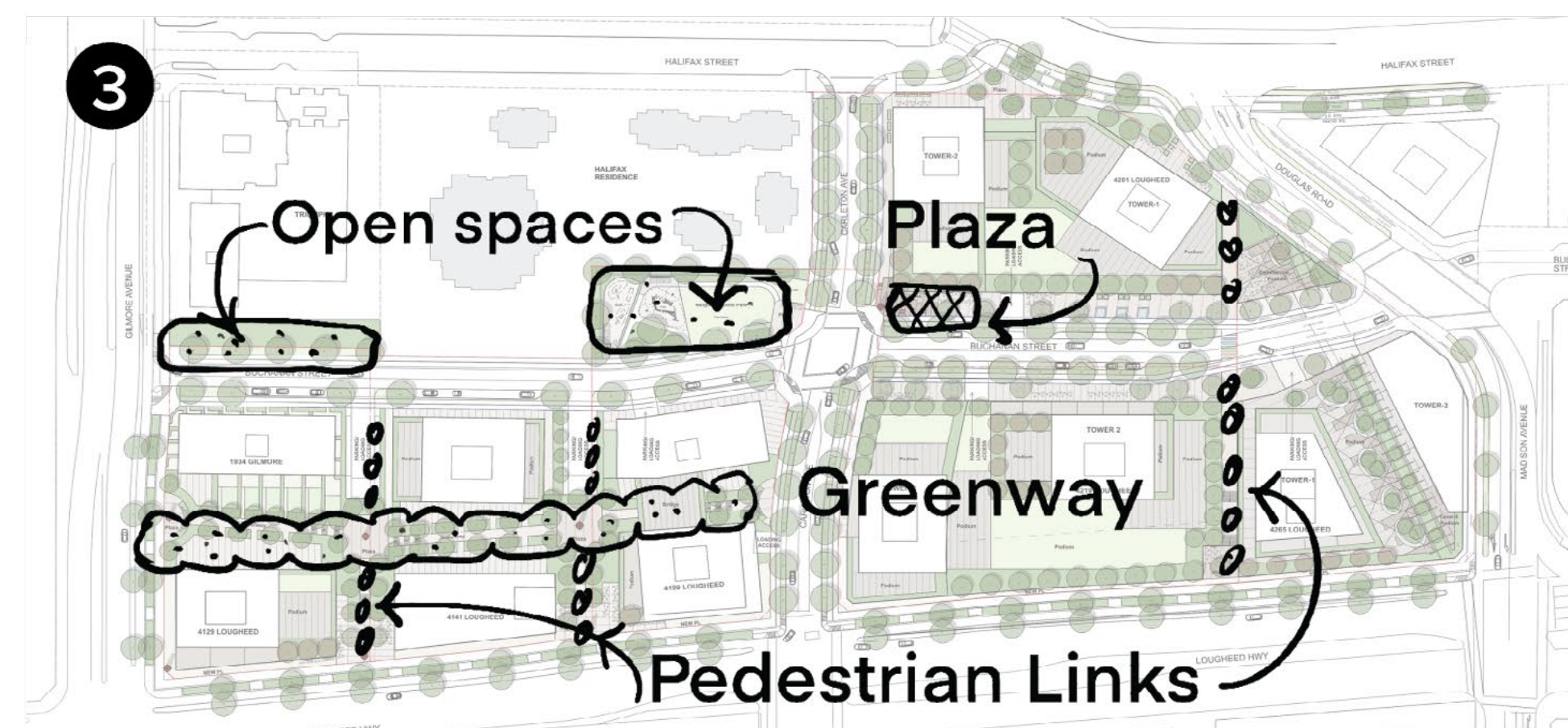
The following steps were established as prerequisites for the final master plan design:



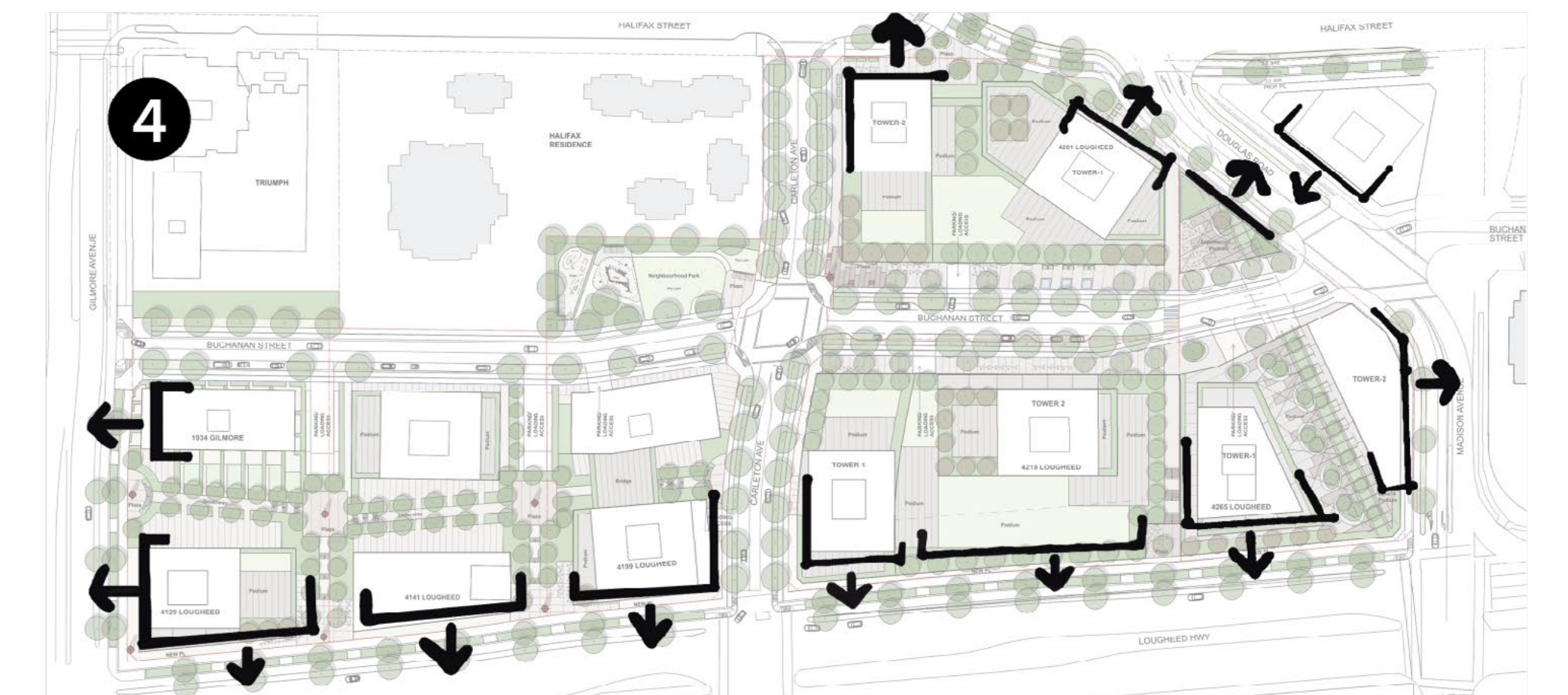
MASTER PLAN BOUNDARIES: IRREGULAR PROPERTY LINES DEFINE NW EDGE AND REQUIRE NEIGHBOURLY INTERFACE



QUADRANTS: THE NEW INTERNAL STREETS CREATE 4 QUADRANTS OR SUB-AREAS THAT EACH SHOULD HAVE COHESIVE CHARACTER AND RELATIONSHIPS



OPEN SPACE OPPORTUNITIES: THERE ARE 3 TYPES OF OPEN SPACE PROPOSED IN THE MASTER PLAN - OPEN SPACES AND PLAZA, GREENWAYS, AND PEDESTRIAN LINKS. THE 3 TYPES OF OPEN SPACE MUST BE MAINTAINED



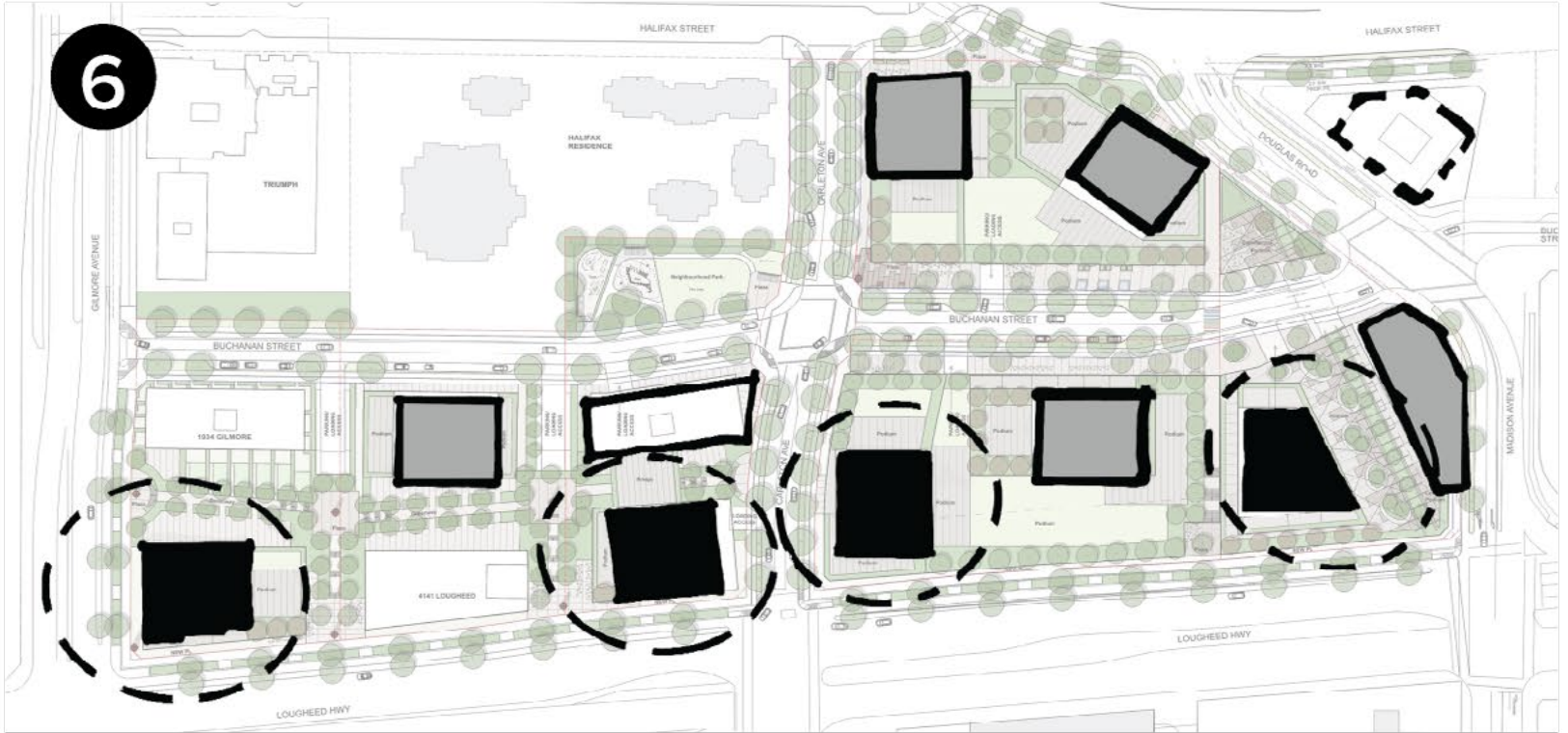
BUILDING ORIENTED TO STREETS: PODIUM AND TOWER FACADES SHOULD FRAME AND ANIMATE EXISTING AND FUTURE PERIMETER STREETS

Buchanan West Master Plan

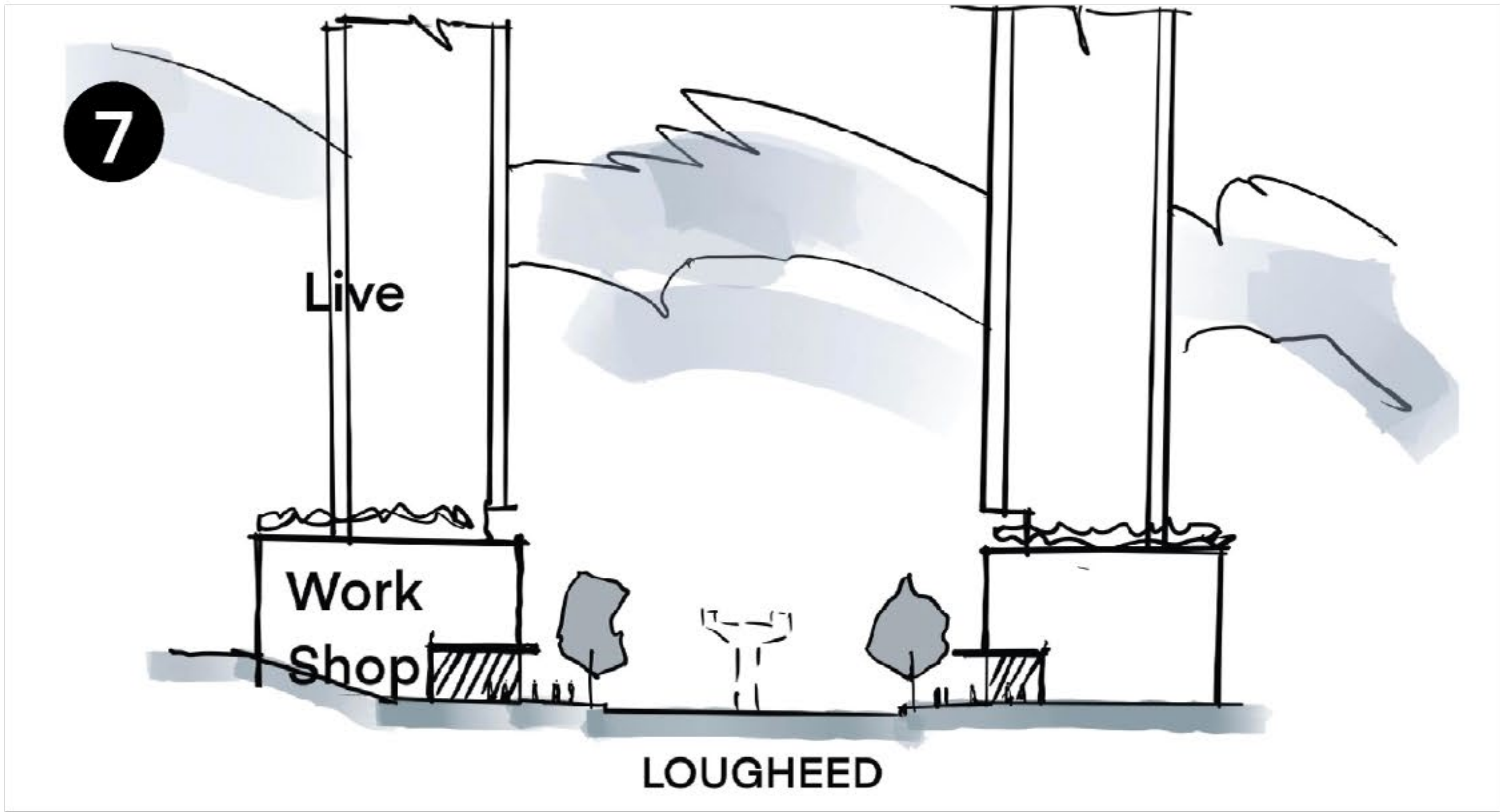
Open House



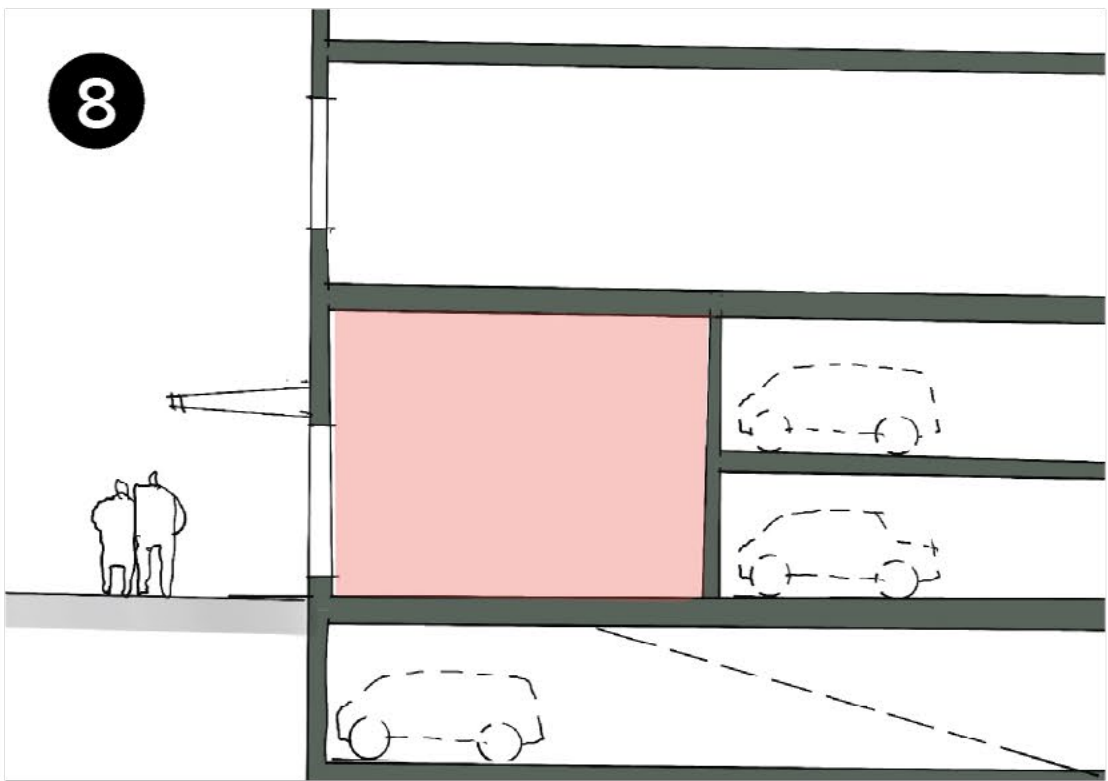
OWNERSHIP: SERVICING AND PHASING OF THE MASTER PLAN AREA MUST ALLOW FOR SEPARATE DEVELOPMENT TIMING OF DIFFERENT OWNERSHIP AND PARCELS AS MUCH AS POSSIBLE



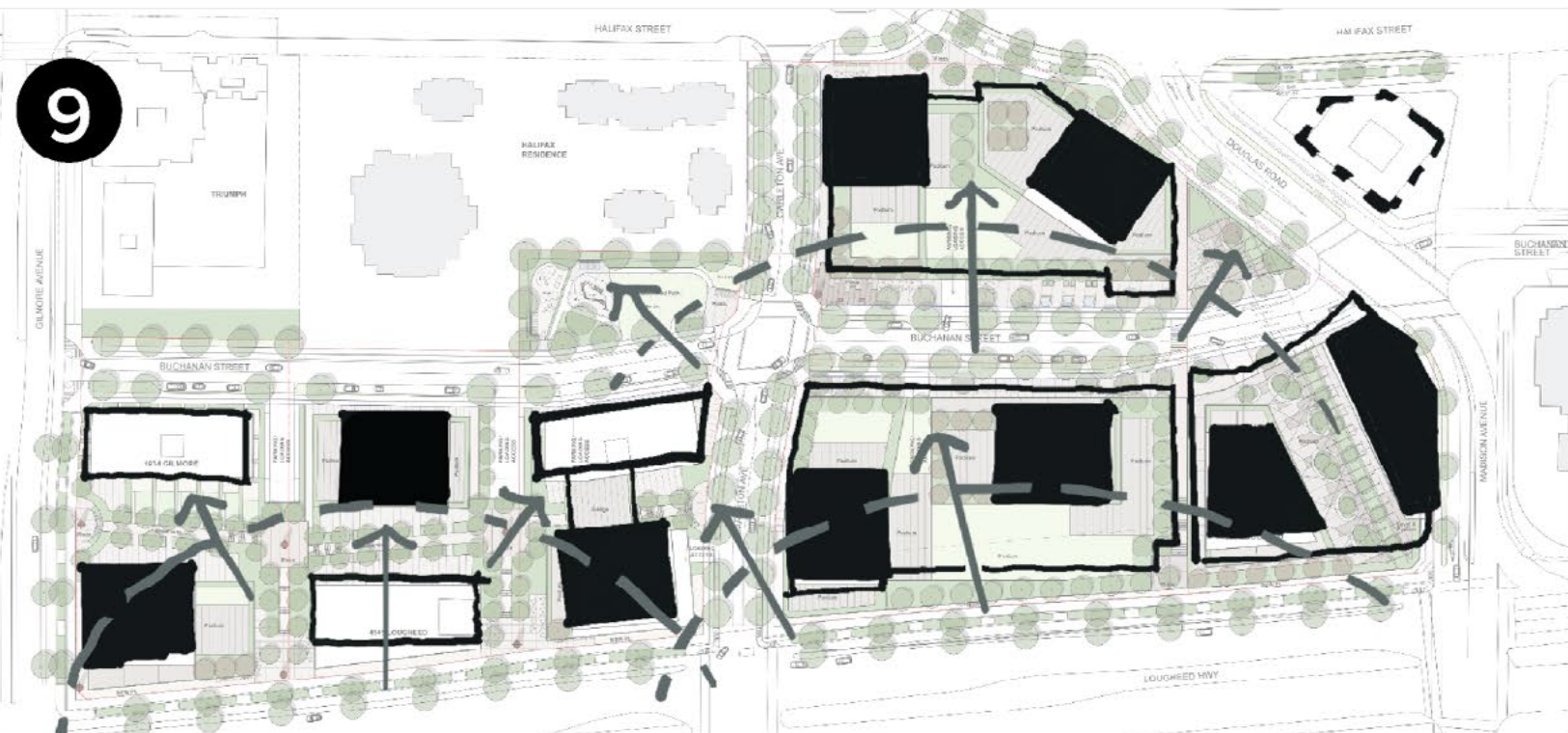
PROMINENT CORNERS: THESE CORNER LOCATIONS ON LOUGHEED HIGHWAY PROVIDE OPPORTUNITIES FOR SPECIAL ARCHITECTURAL EXPRESSION



DEFINE AND ANIMATE: ON LOUGHEED BOULEVARD WITH LAYERED MIXED USES



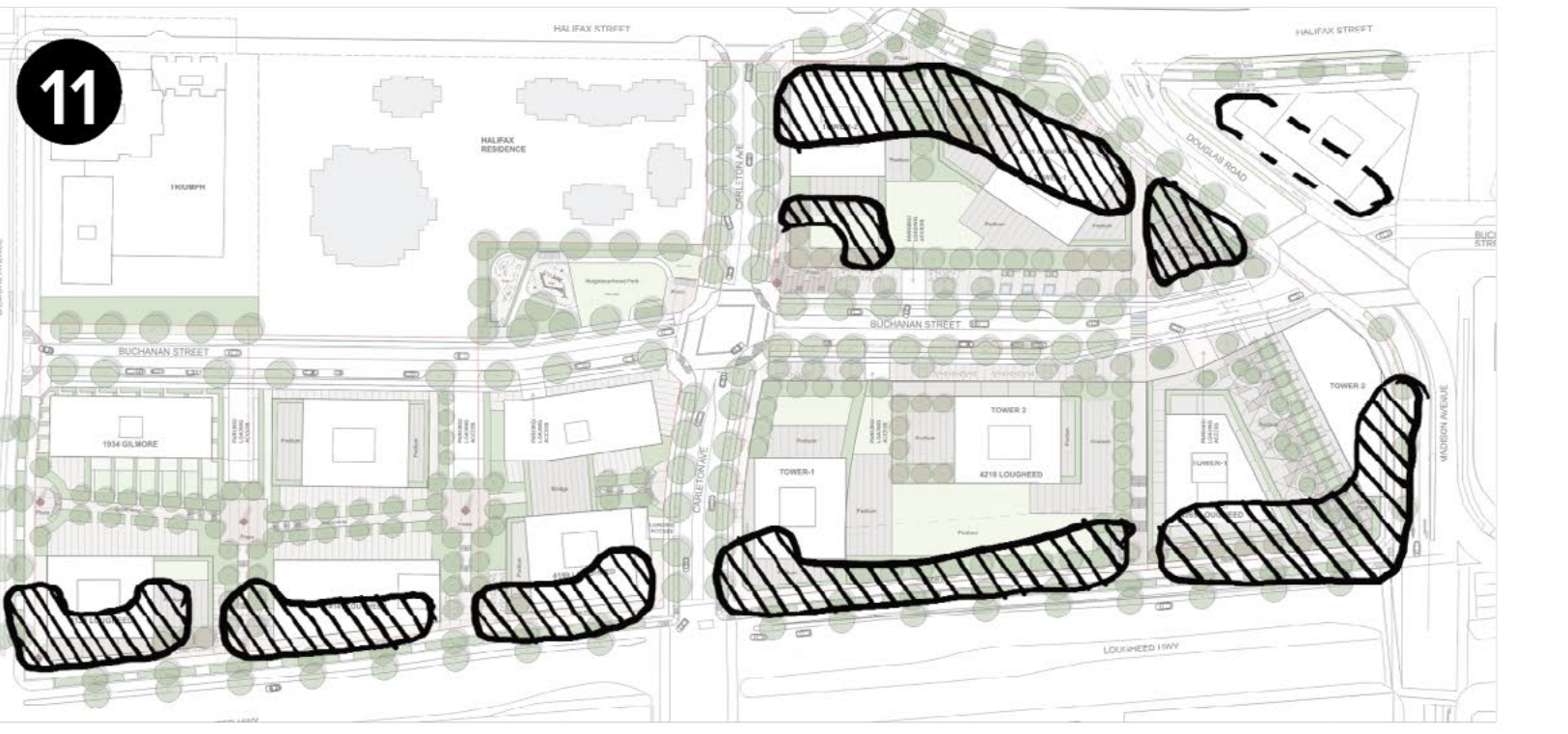
OFF-STREET STRUCTURED PARKING: FACILITIES AT AND ABOVE GRADE SHOULD BE CONCEALED BEHIND COMMERCIAL AND OTHER ACTIVE USES WHEN ADJACENT TO STREETS AND OTHER PUBLIC SPACES



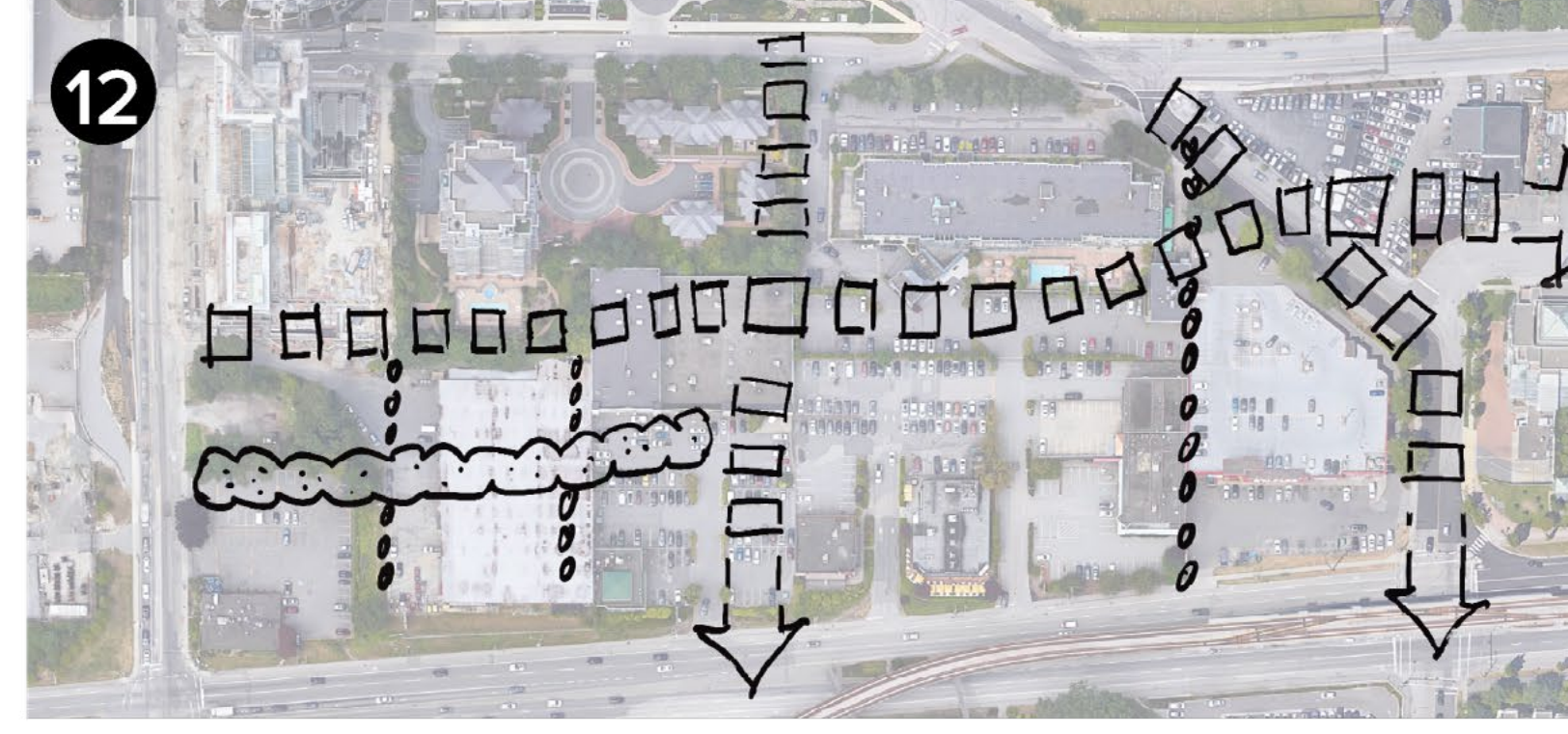
SOLAR ORIENTATION DIAGRAM OF SITE



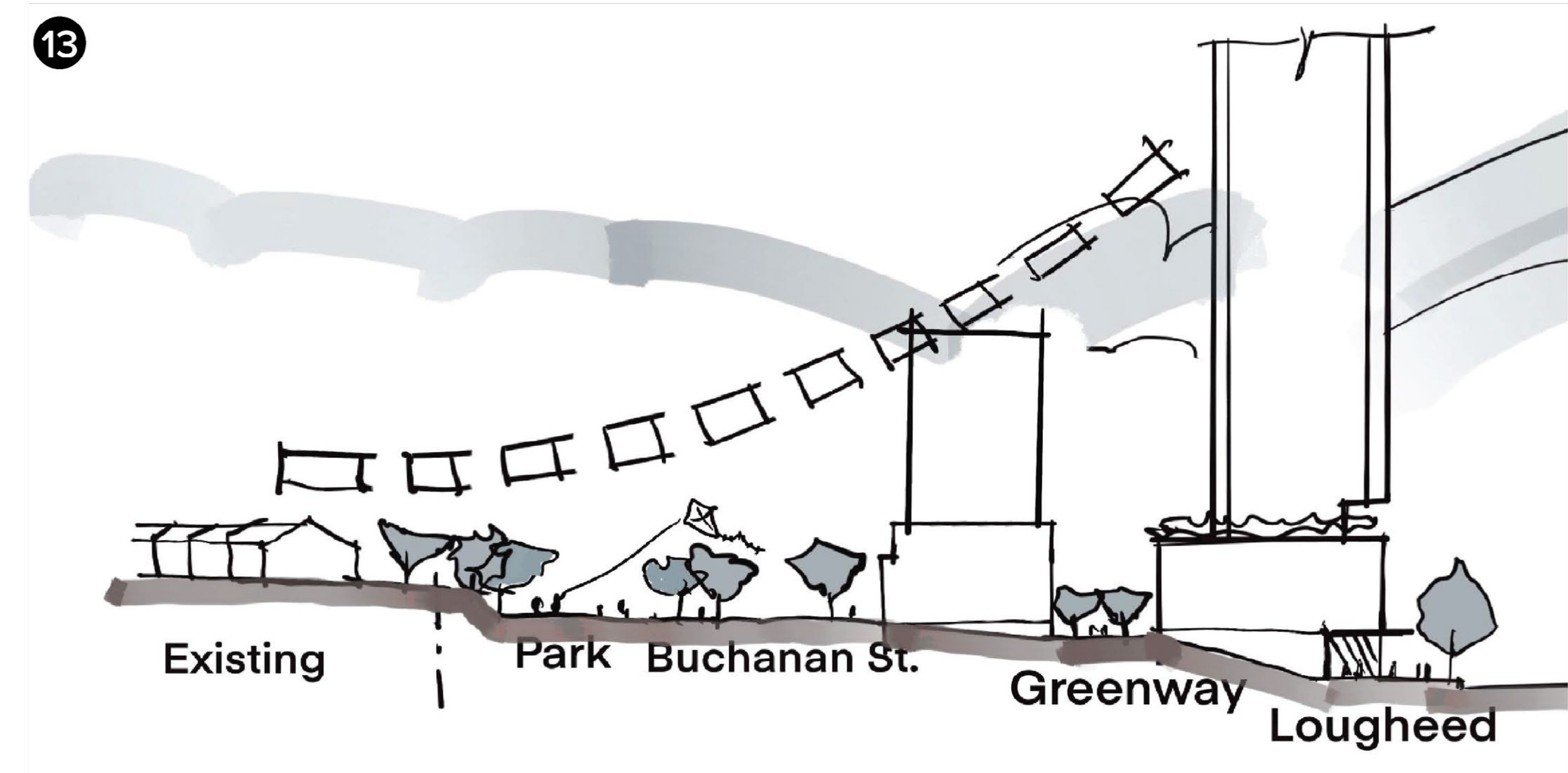
TOWER LOCATIONS: LOCATIONS AND EXPRESSION TO CONTRIBUTE TO THE EMERGING TOWN CENTRE IMAGE INCLUDING A VARIED RHYTHM ALONG LOUGHEED HIGHWAY



ACTIVE FRONTAGES: ANIMATE THE PEDESTRIAN EXPERIENCE ON PERIMETER STREETS WITH RETAIL, SERVICES, BUILDING ENTRIES, AND AMENITIES WHERE FEASIBLE. CENTRAL PLAZA SHOULD ALSO BE ENLIVENED WITH A CAFE OR COFFEE SHOP

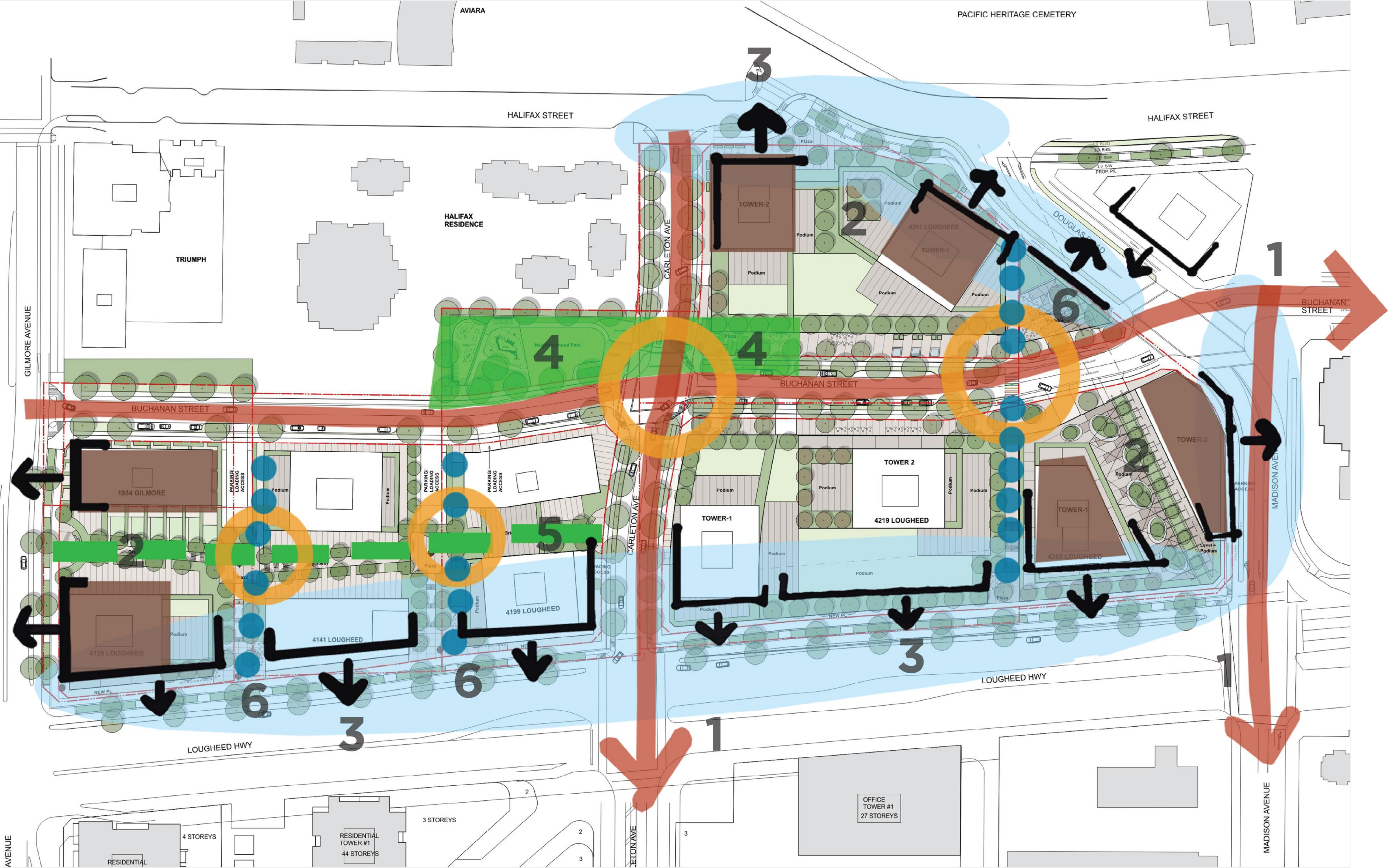


LINKAGE AND PERMEABILITY: BREAK DOWN THE SUPERBLOCK AND CONNECT TO THE EXISTING STREET NETWORK FOR ALL MODES



TRANSITIONAL SCALE TO EXISTING CONTEXT: SENSITIVE ATTENTION TO THE EXISTING RESIDENTIAL PROPERTIES IN THE NW QUADRANT IS REQUIRED. BUILDING HEIGHT REDUCTION AND OPEN SPACE BUFFERS CAN BE USED TO ACHIEVE THIS OUTCOME

Big Moves



BIG MOVES OF MASTER PLAN

The Buchanan West Master Plan aims to create an integrated, vibrant, mixed-use walkable community guided by the following moves:

BUCHANAN WEST'S BIG MOVES

1. Connect to the emerging street grid for all modes
2. Two buildings per site
3. Orient buildings to fronting streets
4. Create a community "heart" at the crossroads
5. Create an east-west mid-block linear pedestrian link
6. Create a series of north-south mid-block pedestrian links, located across adjacent property lines

Buchanan West Master Plan

Open House

Site Plan



Buchanan West Master Plan

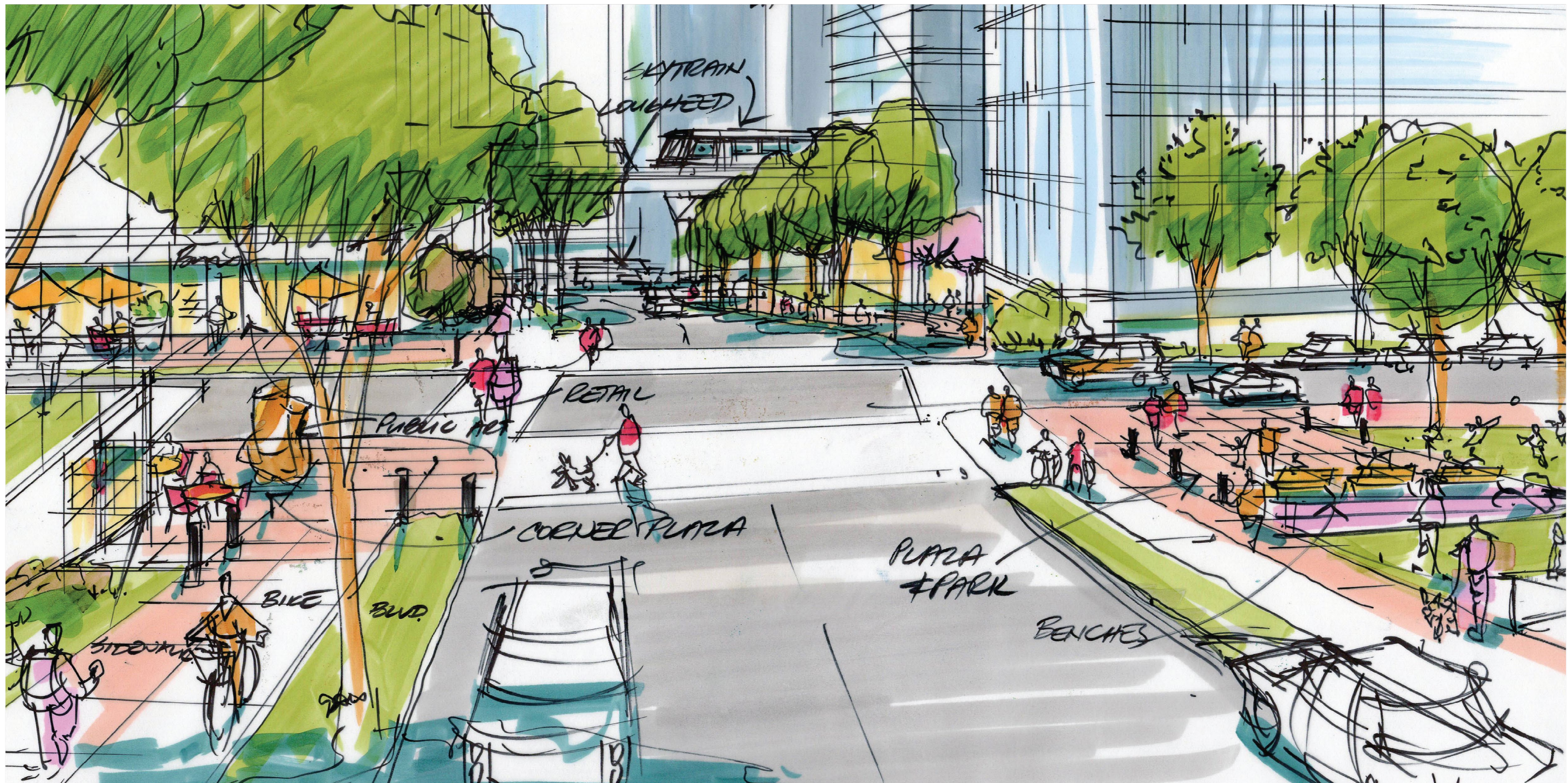
Open House



VIEW FROM LOUGHEED HIGHWAY LOOKING NORTH

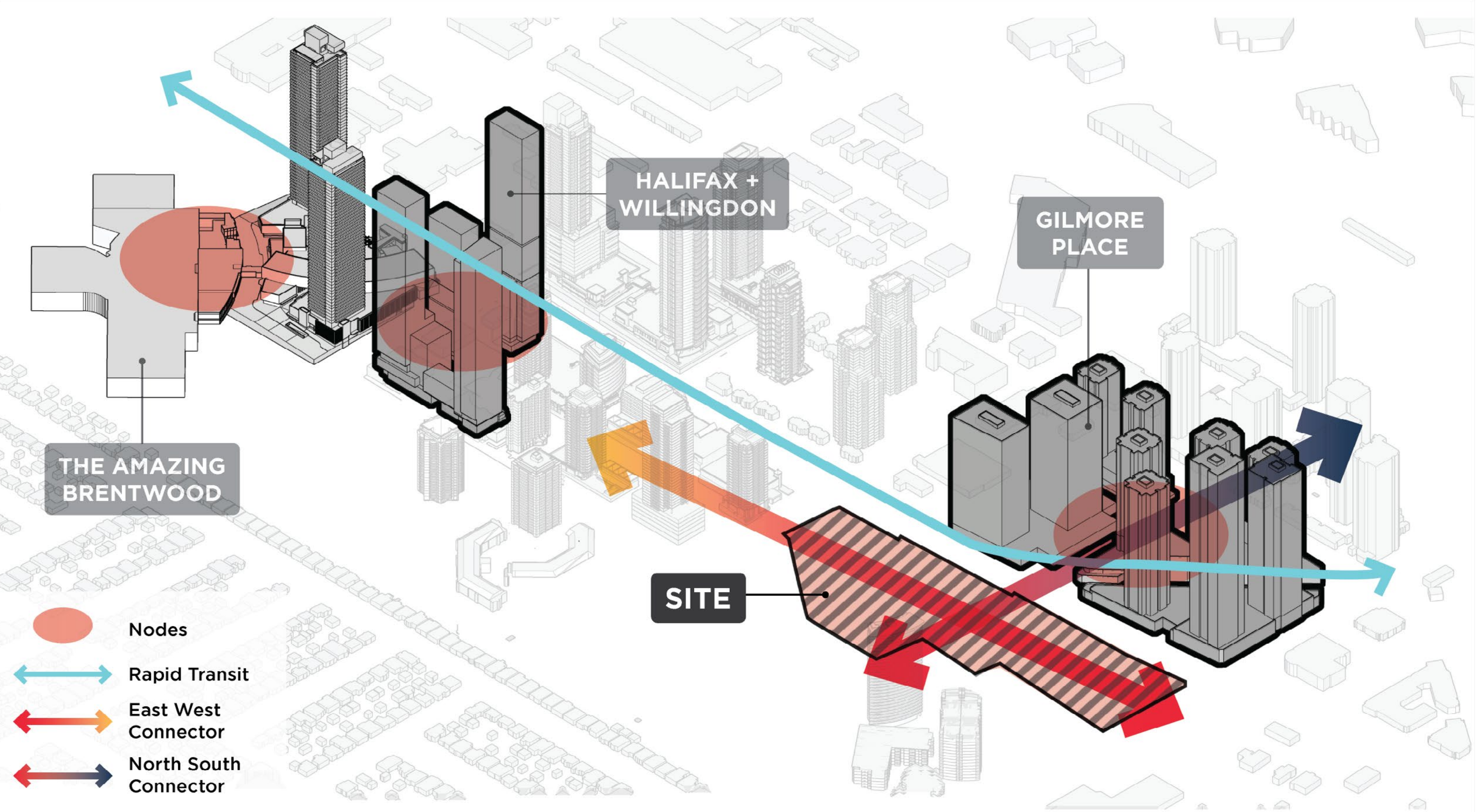
Buchanan West Master Plan

Open House



VIEW FROM BUCHANAN STREET LOOKING SOUTH ON CARLETON AVENUE

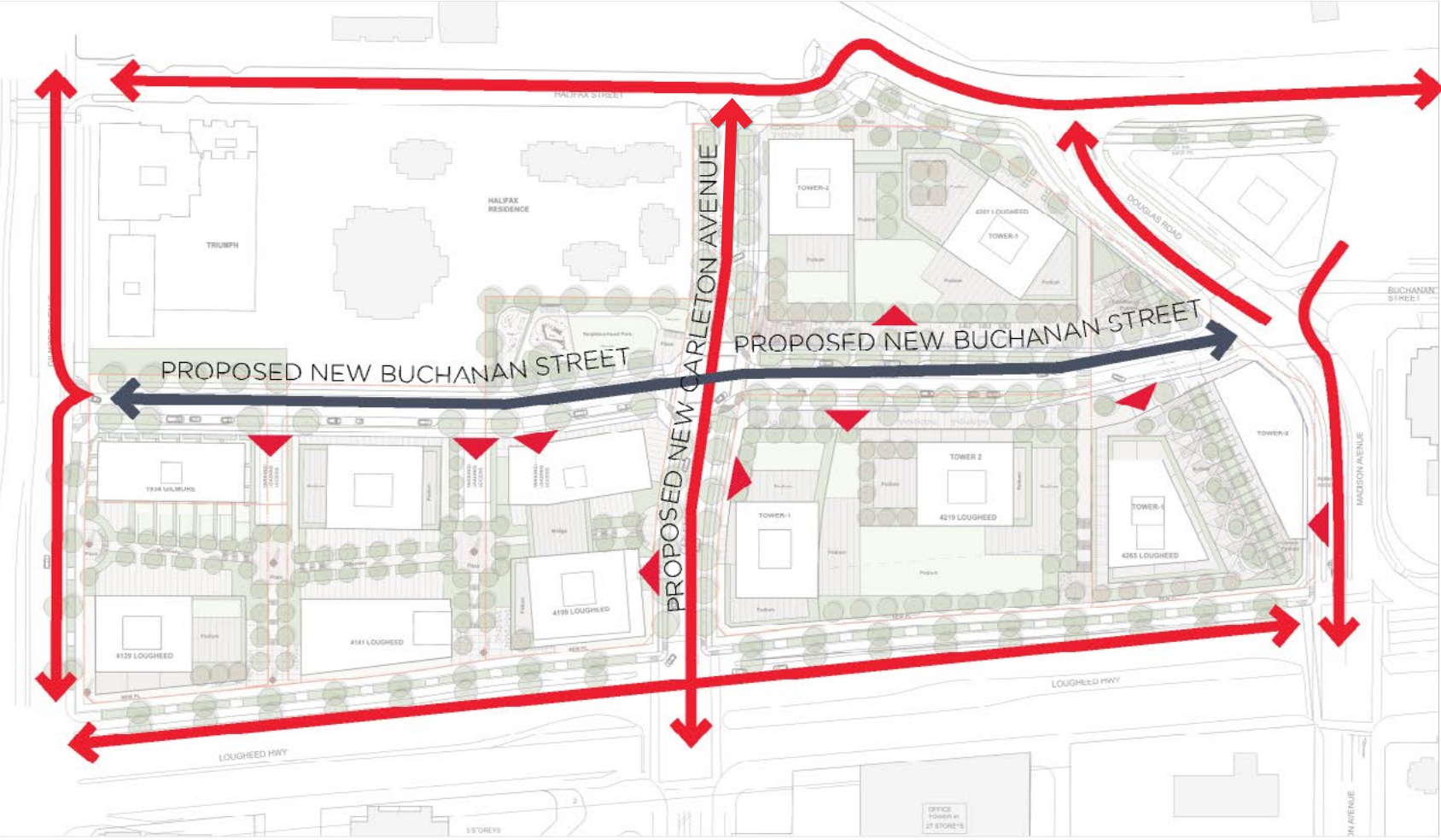
Connectivity



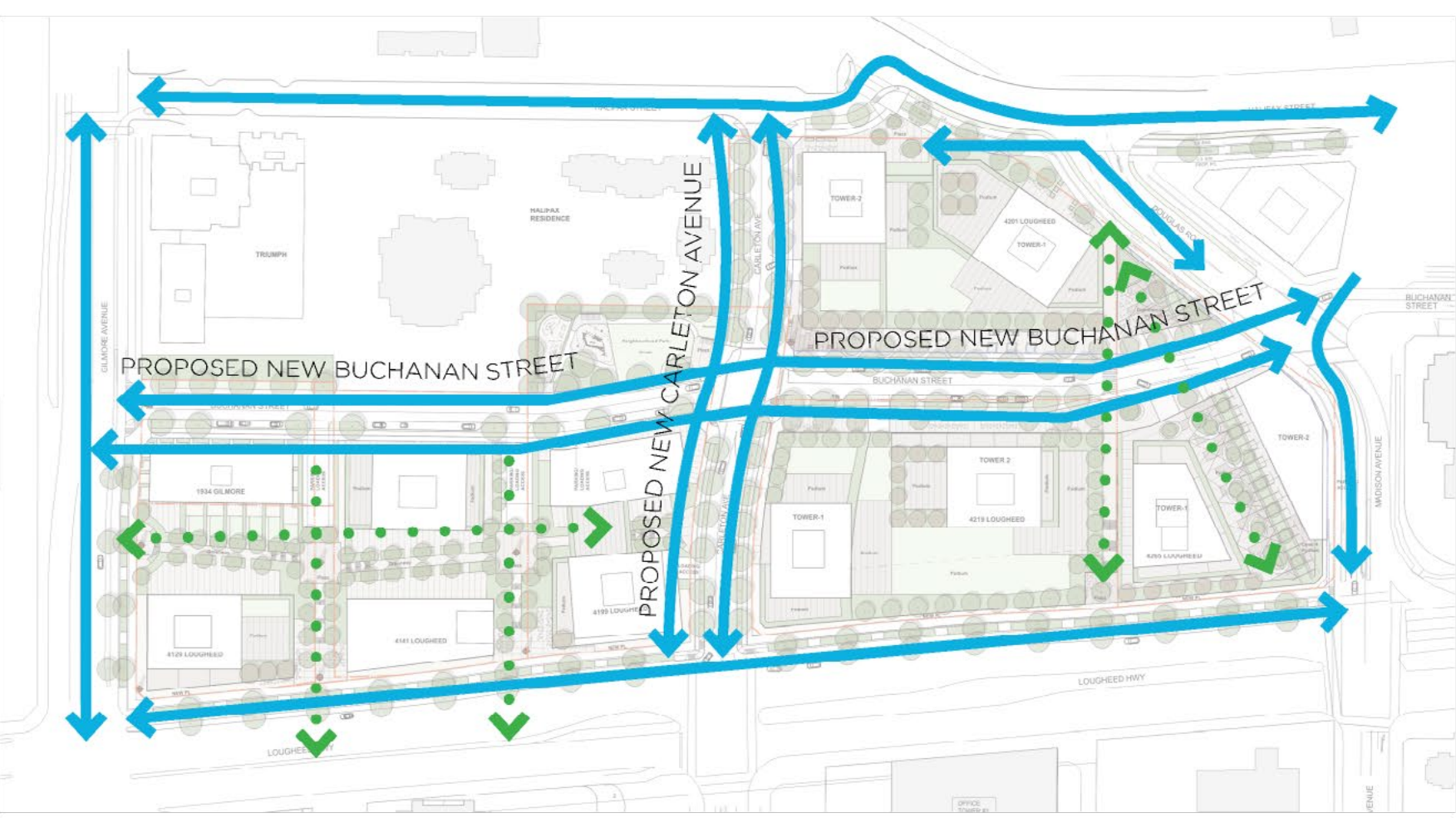
CONNECTIONS AND CIRCULATION OF SURROUNDING CONTEXT LOOKING SOUTHEAST

Vehicular, pedestrian and cycling patterns are designed to achieve the following:

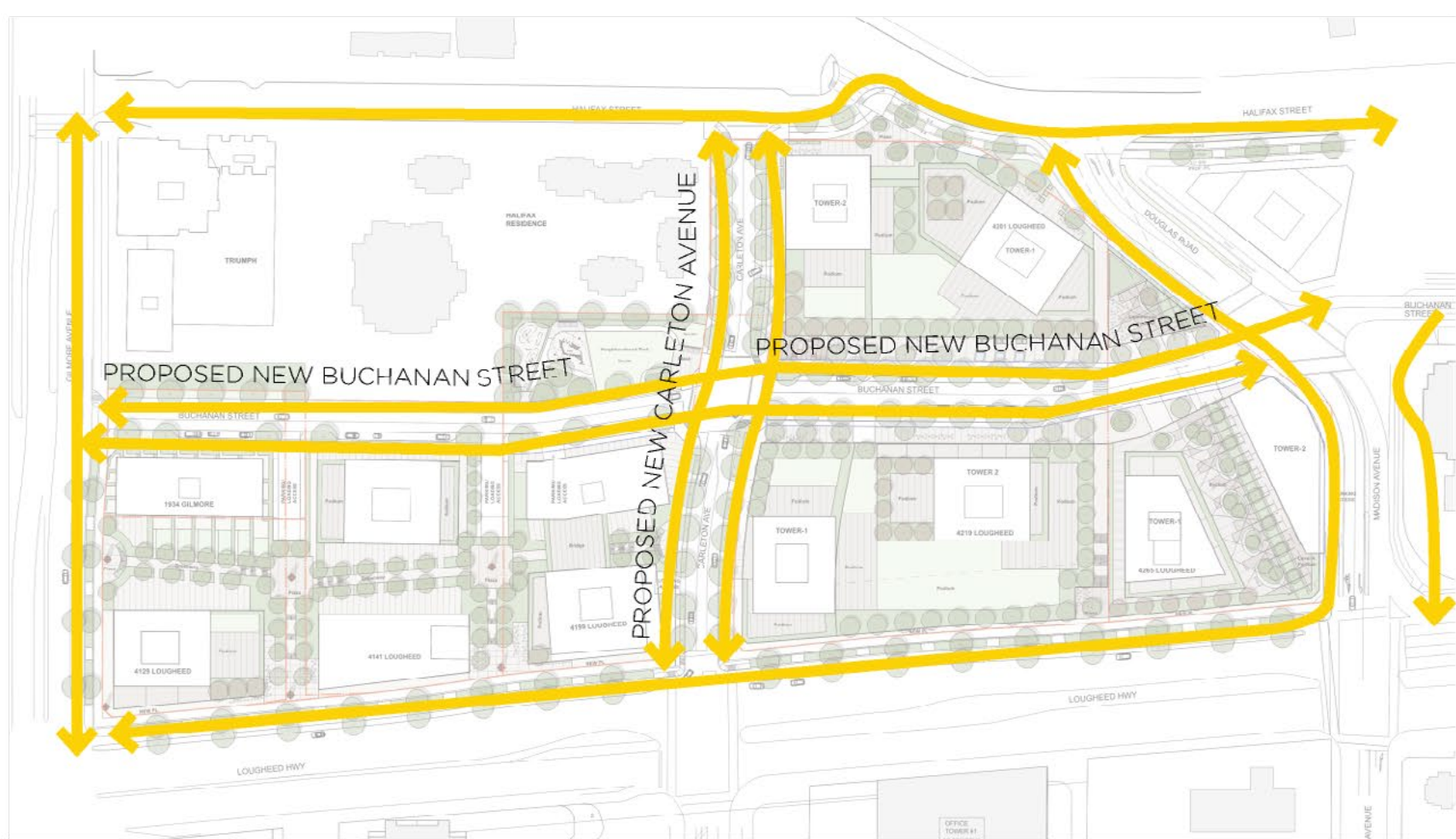
1. Break down the existing superblock to provide greater connectivity within the neighbourhood
2. Connect with existing pedestrian and cycling networks, including the existing Buchanan connection to the heart of the Town Centre
3. Align proposed streets with existing and planned street network in the neighbourhood
4. Provide alternative pedestrian connectivity that is buffered and protected from vehicular noise and pollution
5. Provide emergency vehicle access within the block
6. Improve the function and capacity of Lougheed by providing safe vehicle, bicycle, and pedestrian access to development sites via the internal streets



VEHICULAR CIRCULATION



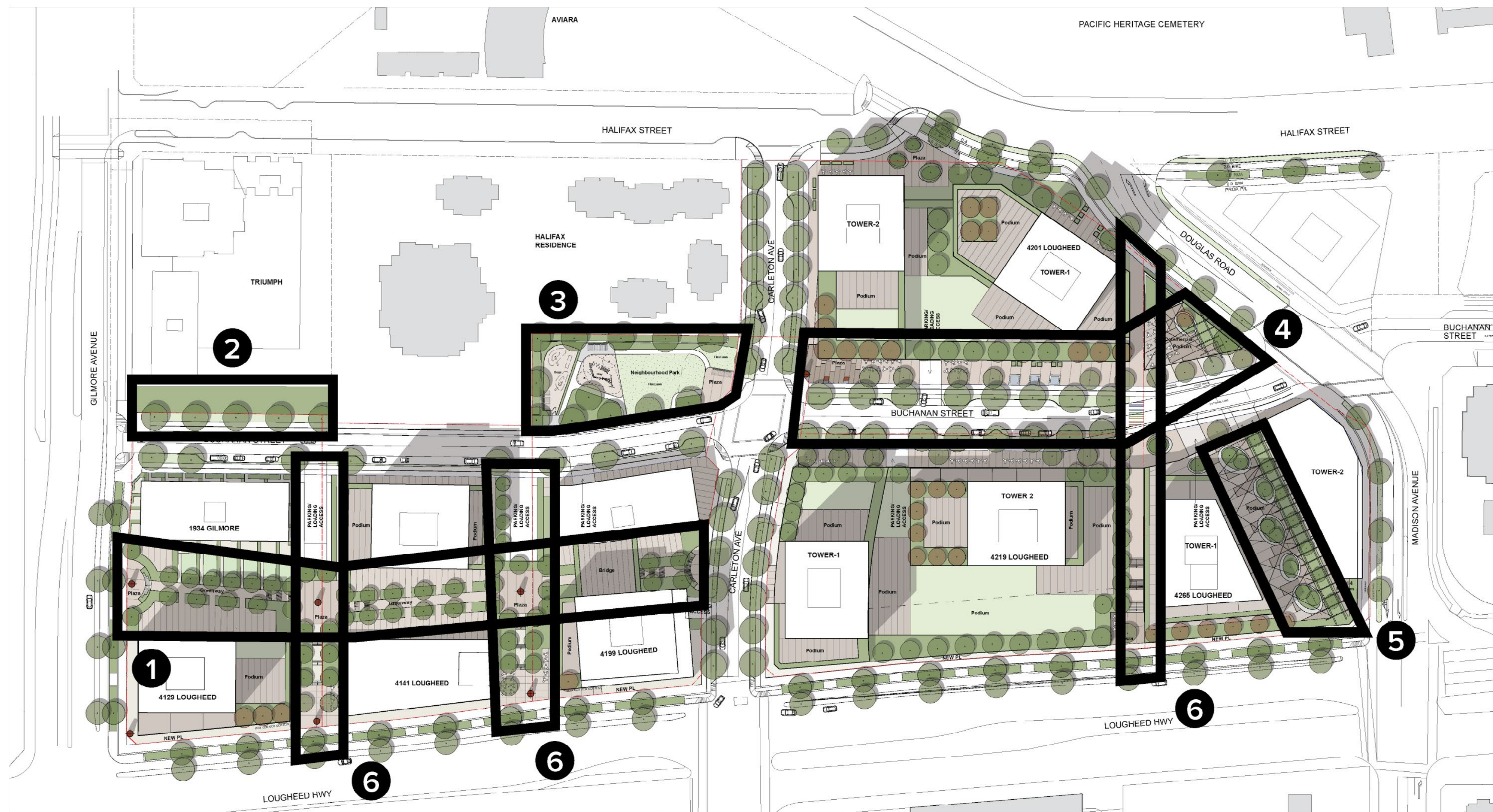
PEDESTRIAN CIRCULATION



CYCLING CIRCULATION

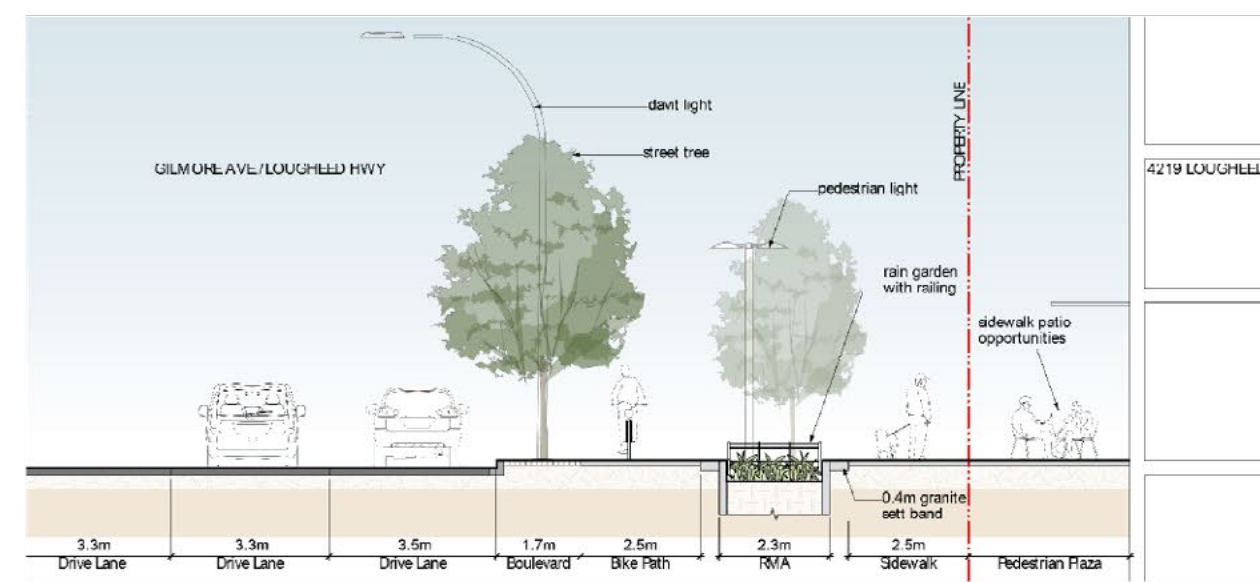
- ▲ Loading access
- ↔ Dedicated city street vehicular access points
- ↔ City dedicated
- ↔ Statutory Right-of-Way
- ↔ Internal pedestrian circulation
- ↔ Road pedestrian circulation
- ↔ Site cycling circulation

Open Space and Public Realm

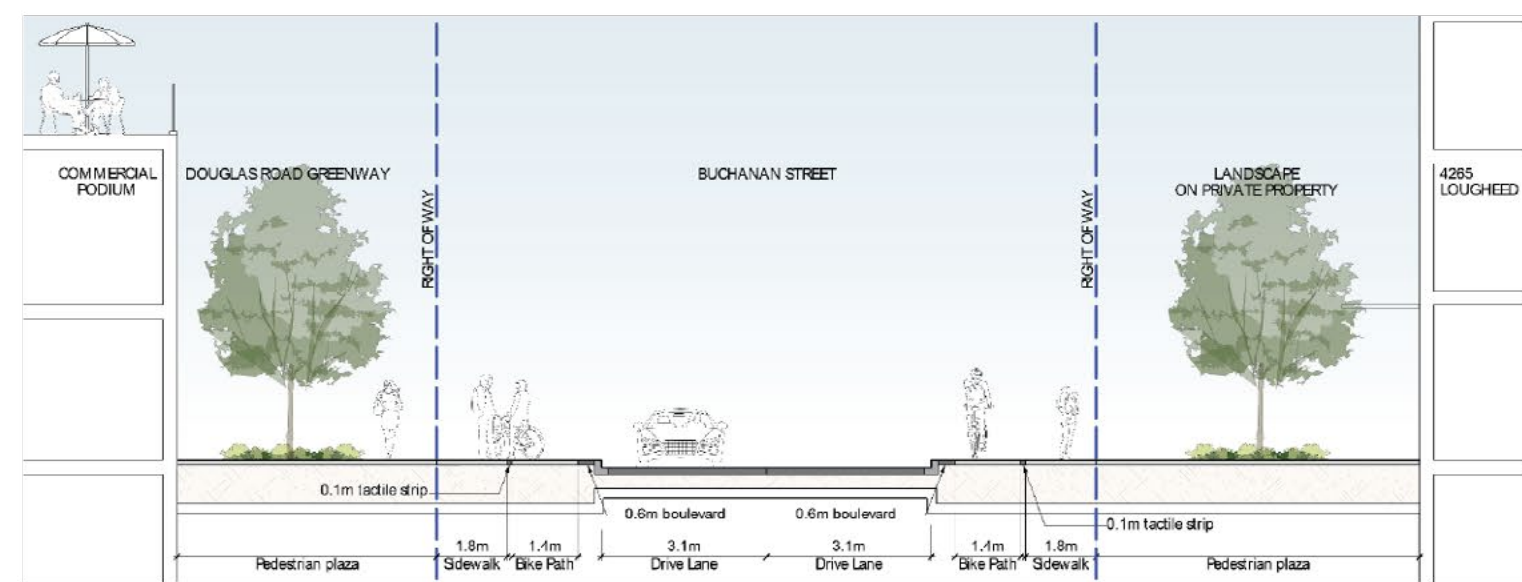


- 1. East West Pedestrian Mews:** offers additional pedestrian circulation routes as well as quieter seating nodes and gathering spaces as an alternative to the busier, urban nodes along the Lougheed frontage
- 2. Landscape setback to existing development:** functions as one of the gateways into and out of the precinct
- 3. New neighbourhood park:** offers the opportunity for a small urban park as a destination for residents or a casual stop along the way
- 4. Generous setbacks along the Buchanan high-street:** provides an urban plaza to complement retail uses of the street
- 5. Rail line square:** future development of the landscape design should explore opportunities to express the underground rail line at the surface
- 6. North-south pedestrian connections:** increases ease of access, green space, and opportunities for socialization

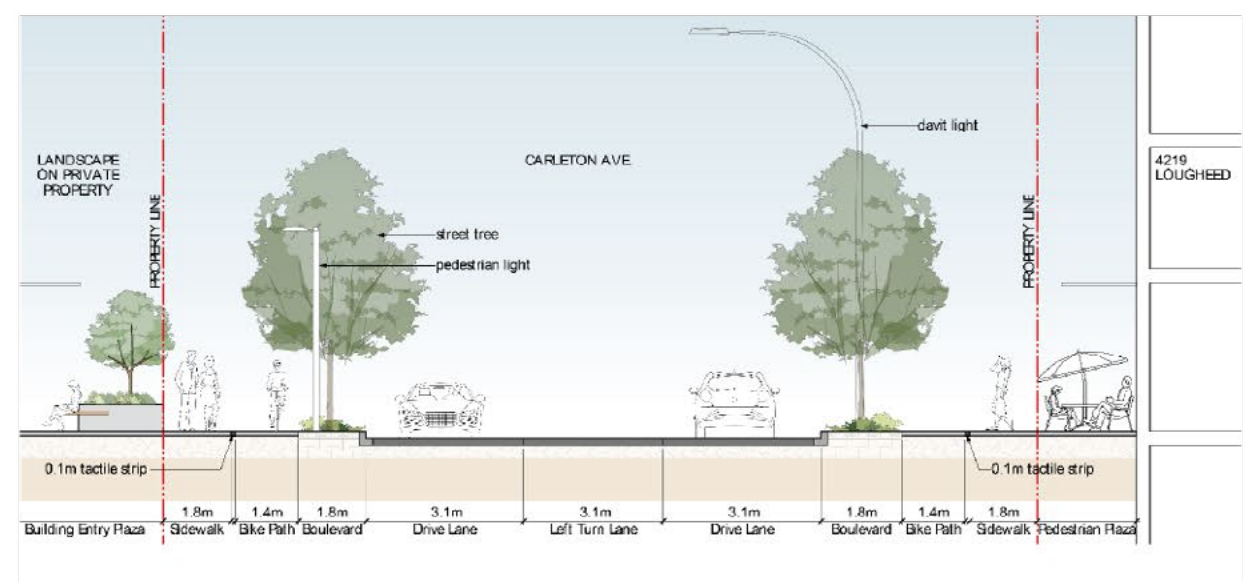
Note: surrounding streets will be upgraded with each development to the Town Centre standards with boulevard trees, rainwater amenities, and separated bike and pedestrian pathways



STREET SECTION AT LOUGHEED HIGHWAY AND GILMORE AVENUE



STREET SECTION AT BUCHANAN STREET



STREET SECTION AT CARLETON STREET

Next Steps



SHARE YOUR THOUGHTS

Email:
Question about the planning process,
Master Plan or approvals:
planning@burnaby.ca