

Draft Lougheed Town Centre Core Area Master Plan



The City of Burnaby welcomes you to preview the Draft Lougheed Town Centre Core Area Master Plan

The Lougheed Town Centre Core Area is a 29.1 hectare (72 acre) area that includes the Lougheed Mall site, the former Sears warehouse site, and surrounding commercial properties.

The draft Master Plan for the Lougheed Core Area is now complete. This work has been undertaken by City staff in collaboration with Shape Properties Corporation (the majority property owner in the Core Area), James KM Cheng Architects Inc., and various consultant teams. This work has also been informed by two public consultation processes, including open houses held on February 18, 2014 and on June 18, 2015.

The Master Plan envisions the Lougheed Core Area’s transformation, over time, into a vibrant, transit-connected, mixed-use area with diverse housing, employment, service, and recreation opportunities. Once approved, the Master Plan will inform and guide site specific rezoning applications within the Core Area.

The intent of today’s preview display is to introduce the draft Master Plan for the re-imagined Core Area. City staff welcome your questions and inquiries.

The Public Hearing for the Master Plan is scheduled for Tuesday, February 23, 2016 at 7:00 pm at Burnaby City Hall.



Community Benefits

The draft Master Plan proposes numerous benefits for the community.



MAJOR CENTRAL OPEN SPACE

- ~ 1.6 acres
- Multipurpose park and plaza areas
- Heart of the Core Area, where people can gather, celebrate, and play



CREEKSIDE PARK

- ~ 1.7 acres
- Water features for environmental education and enjoyment
- Blend of natural habitat and formal landscape features



SIGNIFICANT PUBLIC REALM IMPROVEMENTS

- Transit Plaza, North Road Pocket Parks, Cochrane Steps
- Extensive network of tree-lined streets
- 4.5 km of new pedestrian pathways
- 5 km of new cycling routes
- 3.5 km of upgraded sidewalks

Community Benefits



COMMUNITY BENEFIT BONUS FUNDS – POTENTIAL AMENITIES

- Non-profit office space
- Affordable housing
- Public art
- Other Council approved amenities



COMMUNITY BENEFIT BONUS FUNDS – CASH IN-LIEU CONTRIBUTIONS TOWARDS MAJOR CIVIC AMENITIES

Council's Priority Amenity Program List includes:

- New recreation centre
- New community pool
- New library

Note: The existing Cameron Park site has been identified as the location for these future public facilities.



DIVERSE SHOPS AND SERVICES

- Much broader range of retailers
- Mix of both larger businesses and smaller, local enterprises
- Outdoor shopping streets and indoor shopping Galleria

Town Centre Plan Amendment

A “Master Plan” rezoning application and an amendment to the Lougheed Town Centre Plan will be necessary to accommodate the vision and concepts presented in this series of panels.



Tenets

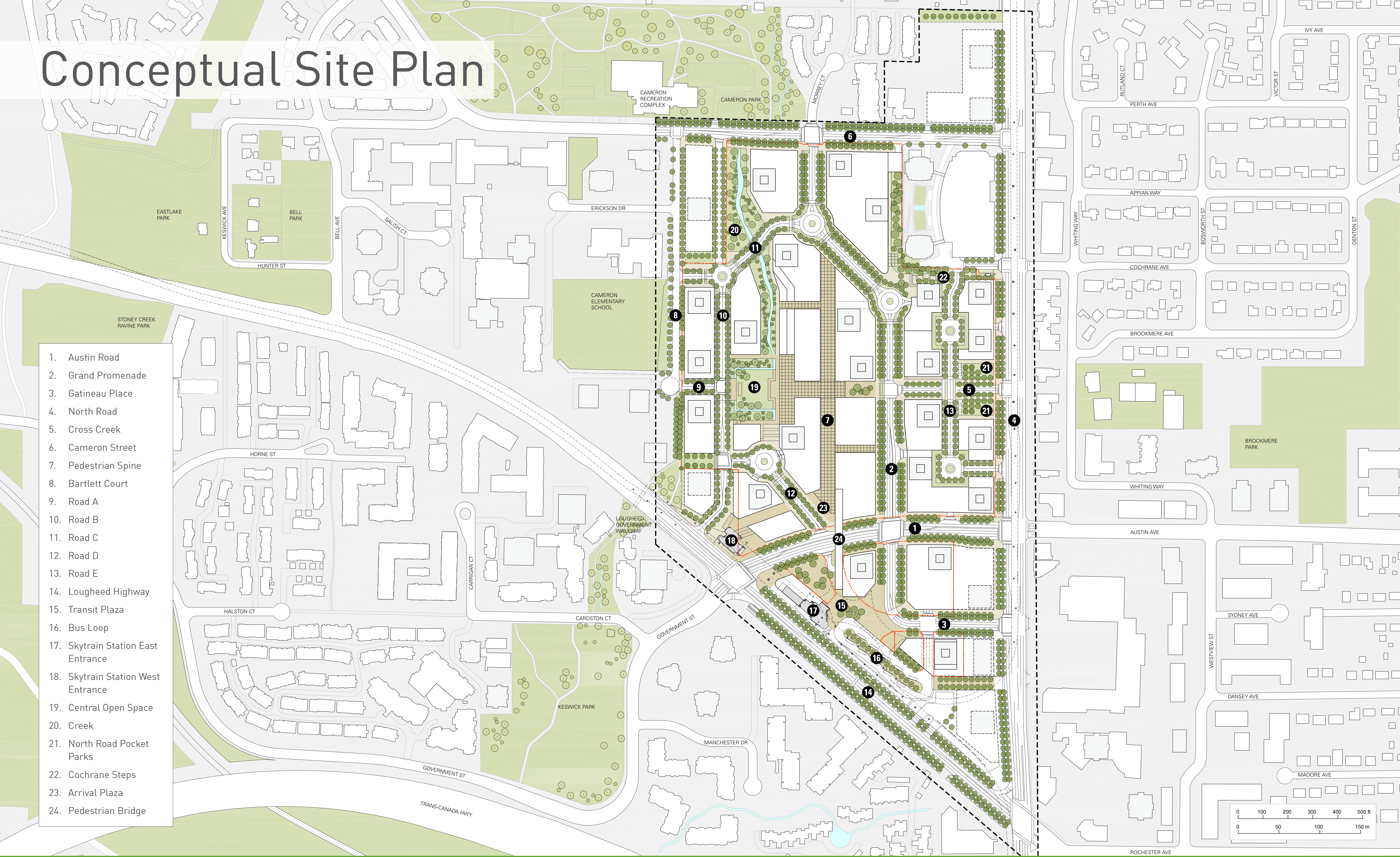
These Tenets and Principles form the foundation of the draft Lougheed Town Centre Core Area Plan

- Reinforce and enhance the positive characteristics of the Lougheed Town Centre and the surrounding neighbourhoods
- Deliver exceptional architectural, landscape, and urban design
- Contribute to a diverse and inclusive community
- Provide leadership in sustainable development
- Contribute to developing a creative city
- Build a liveable community
- Create a walkable community
- Celebrate transit



Conceptual Site Plan

- 1. Austin Road
- 2. Grand Promenade
- 3. Gatineau Place
- 4. North Road
- 5. Cross Creek
- 6. Cameron Street
- 7. Pedestrian Spine
- 8. Bartlett Court
- 9. Road A
- 10. Road B
- 11. Road C
- 12. Road D
- 13. Road E
- 14. Lougheed Highway
- 15. Transit Plaza
- 16. Bus Loop
- 17. Skytrain Station East Entrance
- 18. Skytrain Station West Entrance
- 19. Central Open Space
- 20. Creek
- 21. North Road Pocket Parks
- 22. Cochrane Steps
- 23. Arrival Plaza
- 24. Pedestrian Bridge



Public Realm

- The Lougheed Core Area will provide public plazas, parks, tree-lined pedestrian streets, and other open spaces to help create a vibrant, healthy, and enjoyable town centre and a welcoming sense of place. Each neighbourhood within the Core Area will have a unique public realm.
- In addition to the public realm features in each neighbourhood, the Core Area will feature five major public spaces that will be built by the private developer.

LEGEND

- | | |
|--------------------------------|-----------------------------------|
| 1 AUSTIN ROAD | 16 ROAD C |
| 2 GRAND PROMENADE GATEWAY | 17 ROAD B |
| 3 GRAND PROMENADE | 18 BARTLETT COURT |
| 4 GRAND PROMENADE INTERSECTION | 19 CAMERON ELEMENTARY SCHOOL |
| 5 SOUTH PLAZA | 20 CENTRAL OPEN SPACE |
| 6 NORTH ROAD POCKET PARKS | 21 PEDESTRIAN SPINE |
| 7 ROAD E | 22 ARRIVAL PLAZA |
| 8 CROSS CREEK | 23 ROAD D |
| 9 NORTH PLAZA | 24 PEDESTRIAN BRIDGE |
| 10 COCHRANE STEPS | 25 TRANSIT PLAZA |
| 11 NORTH GRAND PROMENADE PLAZA | 26 SKYTRAIN STATION EAST ENTRANCE |
| 12 EXISTING LANDSCAPE BUFFER | 27 SKYTRAIN STATION WEST ENTRANCE |
| 13 COMMUNITY CENTER | 28 BUS LOOP |
| 14 CAMERON PARK | 29 LOUGHEED HIGHWAY |
| 15 CREEKSIDE PARK | 30 GATINEAU PLACE |



Creekside



Cochrane Steps



North Road Pocket Parks



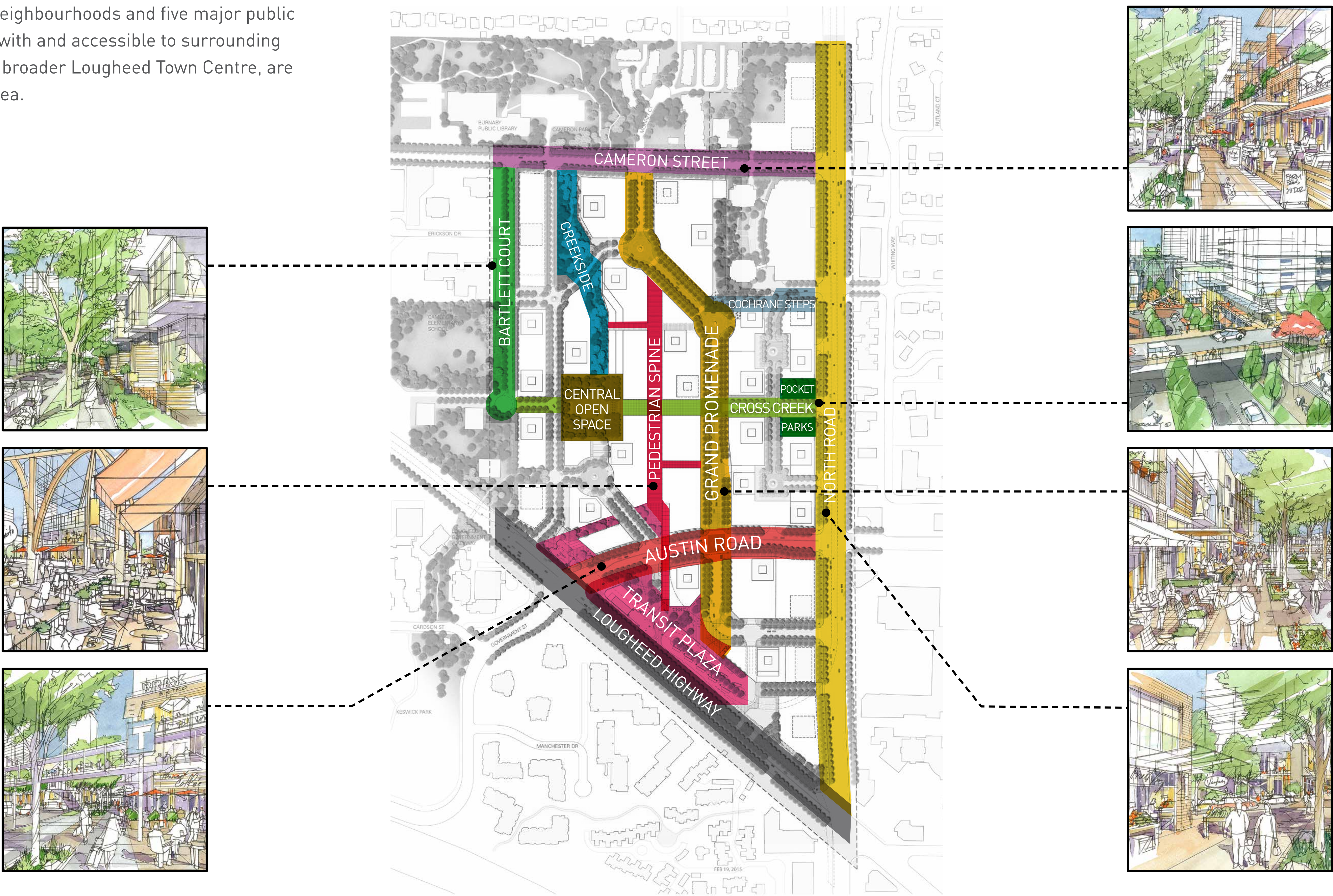
Central Open Space



Transit Plaza

Major Character Neighbourhoods and Major Public Spaces

Seven major character neighbourhoods and five major public spaces, each integrated with and accessible to surrounding neighbourhoods and the broader Lougheed Town Centre, are proposed for the Core Area.



Built Form - Height

LOW RISE BUILDINGS

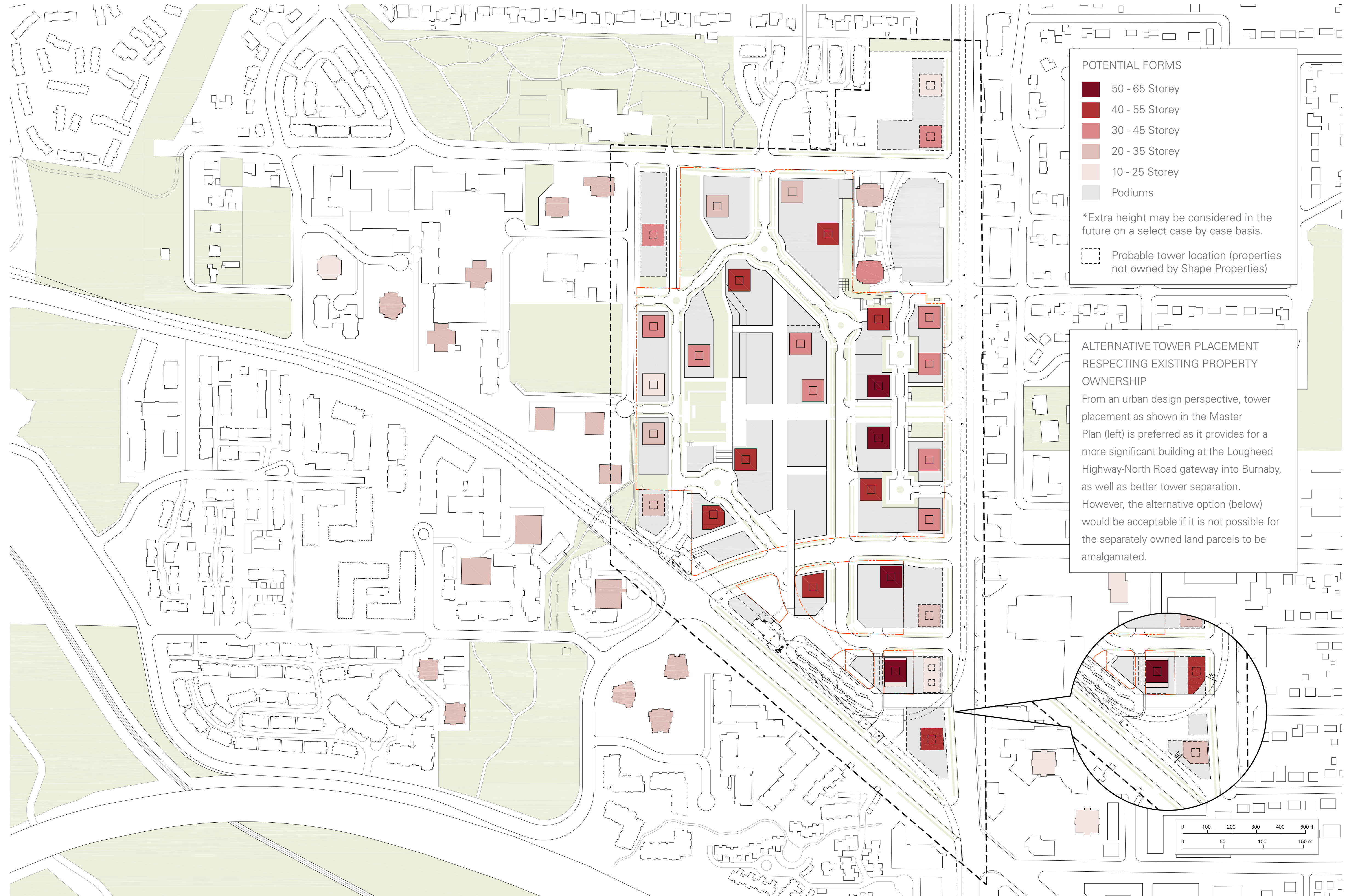
- Transition to surrounding neighbourhoods
- Frame open spaces and streets

HIGH RISE BUILDINGS

- Landmark towers at key locations
- Clustered to achieve distinct skyline
- Set back from surrounding lower-scale areas
- Sited to maximize sunlight and views

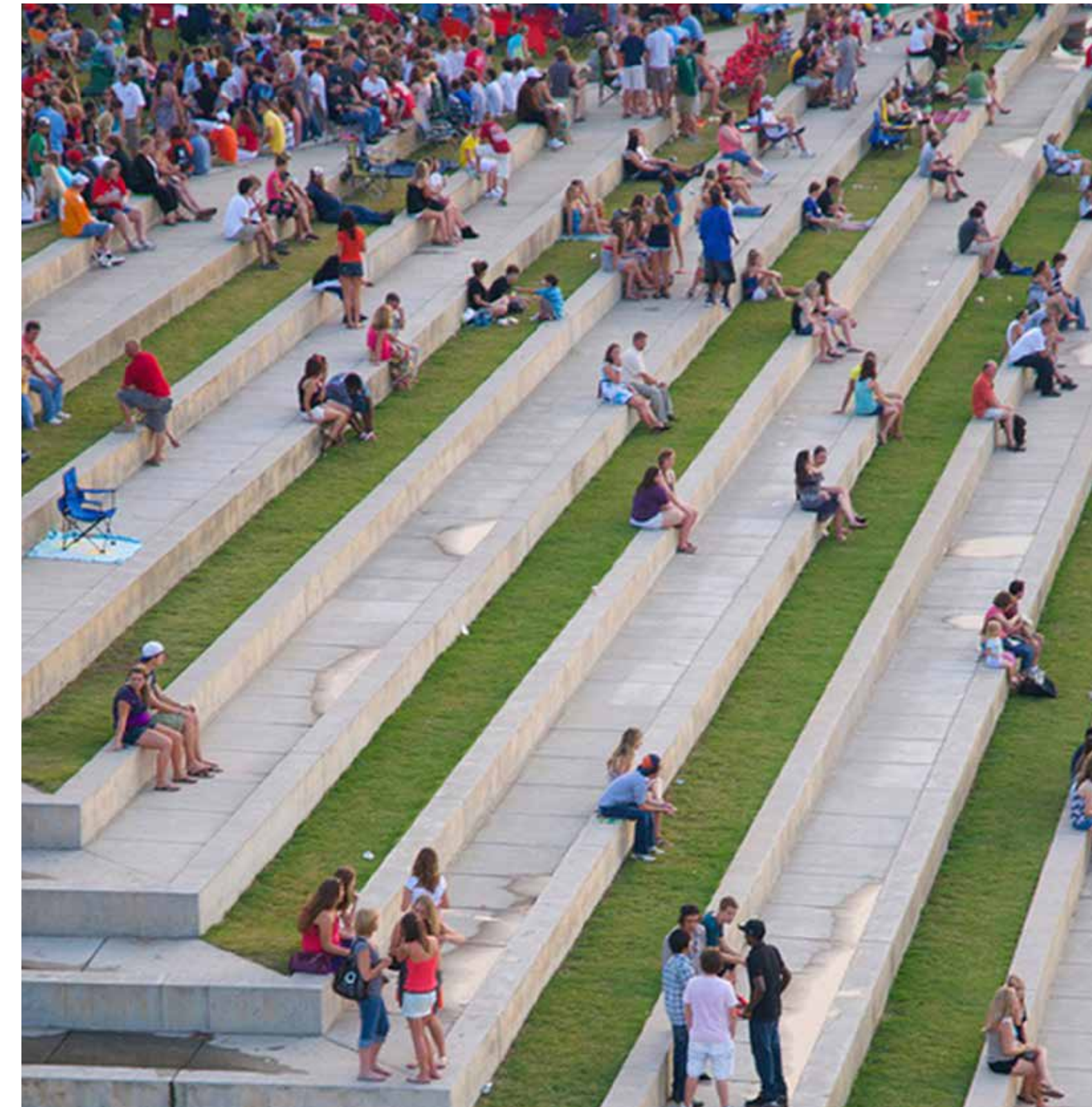
PHASING

- Redevelopment over the next 30 years in three main phases, starting from the Austin Road area and extending north
- Each phase to include buildings, pedestrian pathways, cycle tracks, streets, services, and community amenities so that each phase is able to function independently as a neighbourhood area



Summary of Key Elements

- Seven character neighbourhood precincts
- Extensive public open space – 30% of the Core Area
- Five major public open spaces
- 4.5 km of new pedestrian pathways, 5 km of new cycling routes, and 3.5 km of upgraded sidewalks
- A “heart” for the Lougheed Town Centre that showcases economic, social, and environmental sustainability
- 1.03 million square metres (11.1 million sq.ft.) of new residential floor area in 30 towers and townhouse podiums
- An estimated 248,000 m² (2.67 million sq.ft.) of commercial floor area on Shape Properties owned land, plus 44,700 m² (481,000 sq.ft.) of commercial floor area on other lands
- At least 5,200 new jobs
- Potential for additional commercial floor area through future site specific rezoning applications
- Community benefits achieved through density bonusing



Next Steps

1. CONCLUDE FIRST OPEN HOUSE
 - COMPLETE THE COLLECTION AND ASSESSMENT OF INPUT FROM THE FIRST OPEN HOUSE
2. FURTHER DEVELOP AND DEFINE FRAMEWORK AND CONCEPTS
 - INCORPORATE INPUT FROM FIRST OPEN HOUSE
 - COMPLETE FURTHER CITY REVIEW
3. HOST SECOND OPEN HOUSE
 - PRESENT OUTCOMES OF FIRST OPEN HOUSE
 - PRESENT FURTHER REFINEMENT OF FRAMEWORK AND CONCEPTS
4. FURTHER DEVELOP AND DEFINE FRAMEWORK AND CONCEPTS
 - INCORPORATE INPUT FROM SECOND OPEN HOUSE
 - COMPLETE FURTHER CITY REVIEW
5. COMPLETE PROPOSALS FOR A COMPREHENSIVE MASTER PLAN AND DESIGN GUIDELINES
6. ADVANCE CONSIDERATION OF MASTER PLAN REZONING APPLICATION AND TOWN CENTRE AMENDMENT
 - SEEK COUNCIL CONSIDERATION FOR MASTER PLAN REZONING APPLICATION
 - ADVANCE CONSIDERATION FOR A PUBLIC HEARING
 - COMPLETE COUNCIL AND CITY APPROVAL PROCESSES
7. **ADVANCE CONSIDERATION OF SITE SPECIFIC REZONING APPLICATIONS**

We are here 

Project Team



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SHAPE PROPERTIES CORP.

Shape’s current focus is on developing large, mixed-use and retail properties. Shape’s passionate pursuit of creating dramatically better places through superior design, architecture, landscaping, mix of uses, and public amenities sets it apart from other developers.

JAMES K.M. CHENG ARCHITECTS INC.

James K.M. Cheng Architects Inc. is a local architectural firm established in 1978. The firm has since gained considerable experience in designing large-scale mixed-used projects across Canada. At the heart of these projects are nuanced open spaces that foster social interchange.

The firm continues to evolve concepts of livability and sustainability at various scales – most recently at the community planning level throughout the Metro Vancouver region, in China, and in Hawaii. Over the past thirty-five years, this firm has been committed to the pursuit of design excellence and high quality professional services.

Cheng’s talent and service has been recognized by more than forty-five awards including the Order of Canada and the Governor General’s Medal in Architecture. His work has been published and exhibited in Canada, the United States, London, Germany, Japan, Taiwan, and Hong Kong.

SWA GROUP

For over five decades, SWA Group has been recognized as a world design leader in landscape architecture, planning, and urban design. The firm’s projects have received over 800 awards and have been showcased in over 60 countries. SWA’s principals are among the industry’s most talented and experienced designers and planners.

SWA is organized into studio-based offices with locations in California, Texas, and Shanghai. The firm often collaborates and shares resources to enhance creativity and client responsiveness. In addition to bringing strong aesthetic, functional, and social design ideas to our projects, SWA is also committed to integrating principles of environmental sustainability. At the core of the firm’s work is a passion for imaginative, solution-oriented design that adds value to land, buildings, cities, regions, and to people’s lives.