

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-40 2018 JANUARY 24

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Concord Barker Project Limited Partnership
9th Floor – 1095 Pender Street
Vancouver, BC V6E 2M6/
(Attention: Matthew Meehan)
- 1.2 Subject:** Application for the rezoning of:
Lot 102, DL 151, Group 1, NWD Plan 34852
- From:** RM3 Multiple Family Residential District
- To:** CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 5895 Barker Avenue, Portion of Olive Avenue ROW and Lane ROW
- 1.4 Location:** The subject site is located on the southwest corner of Barker Avenue and Olive Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The subject site is rectangular in shape, with a width of approximately 92.67 m (304 ft.), depth of approximately 42.64m (140 ft.), and a site area of approximately 4,300m² (46,285 sq.ft.), road rights-of-way.
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with townhouses fronting Barker Avenue.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single property at 5895 Barker Avenue, as well as the surrounding City-owned lane rights-of-way to the north, east and south, and a portion of the Barker Avenue road right-of-way to the east. The property is occupied by a 48 unit three storey rental apartment building constructed in 1969. The subject property is zoned RM3 Multiple Family Residential District.

To the southwest across the lane is a multiple-family strata building at 5932 Patterson Avenue developed in 1979. The property to the west, across the lane, at 5852 Patterson Avenue is also currently under rezoning (Rezoning Reference #17-35) and appears elsewhere on Council's agenda. To the north is the recently developed "Aldynne" high-rise apartment building (Rezoning Reference #11-31), which is nearing occupancy. Further to the west across Patterson Avenue is Central Park.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is within the Central Park East neighbourhood of the Metrotown Downtown Plan area (see Sketch #2 *attached*). The adopted Plan identifies this neighbourhood as a high density neighbourhood with a garden-like setting that is defined by its relationships to Central Park, Kingsway, the BC Parkway and Patterson SkyTrain Station. Specifically, high density multiple-family residential developments east of Central Park are intended to have a tranquil park-like neighbourhood character, enhanced with public accessible parkettes as well as pedestrian and cycling linkages, which connect to Central Park, Kinnee Park, the BC Parkway and other parks within Metrotown. With respect to building form, such developments are intended for high-rise residential apartment buildings with low-rise apartments, townhousing or row-housing podiums fronting bounding streets.
- 3.2 The adopted Plan designates the subject site for high-density multiple-family residential development under the RM5s Multiple Family Residential District. In line with development under the 's' zoning category, there is an expectation of significant community benefits, a sustainable redevelopment approach, exceptional public realm improvements, high quality urban design and superior architectural expression to be derived from the project. This site is also considered suitable for the available 's' category parking standard of 1.1 spaces per unit, given its strategic location in relation to the nearby Metrotown SkyTrain Station, as well as the provision of an acceptable Transportation Demand Management (TDM) strategy for the site.

The desired development form for the site would consist of a single high-rise apartment building with a low-rise apartment or townhouse form oriented towards Barker Avenue.

4.0 GENERAL INFORMATION

- 4.1 This rezoning application is for a single high-rise apartment building with a townhouse form oriented towards Patterson Avenue. Vehicular access to the site is currently from Patterson Avenue; however, access will be taken from the lane or private driveway off Barker Avenue.
- 4.2 In accordance with the CD (RM5s) District, and based on the subject site's lot area of 4,305m² (46,339 sq.ft.), the applicant could achieve a maximum residential density of approximately 4.99 FAR, inclusive of the available 1.6 amenity density bonus. The Realty and Lands Division of the Public Safety and Community Services Department will

be requested to provide a per sq. ft. buildable estimate of value for the bonused density. A further report will be submitted to Council regarding value of the bonused density.

- 4.3 The Director Engineering will be required to provide an estimate for all services necessary to serve this site. The servicing requirements for this development will include, but not necessarily be limited to the following:
- construction of Barker Avenue to its final Town Centre standard (Local Road) including sidewalk, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees;
 - construction of Olive Avenue to its final Town Centre standard (Local Road) including sidewalk, front boulevard, pedestrian lighting, rain water amenities, curb bulges, and street trees; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 The application involves approximately 1,365 m² (14,692 sq.ft.) of City lane and road right-of-way (subject to detailed survey), which is intended to be closed and consolidated with the development site. A Road Closure application will be required in conjunction with this rezoning. Further reports will be submitted for Council approval regarding advancement of the road closure bylaw, and the value of the road closure area, prior to Third Reading.
- 4.5 The undergrounding of existing overhead wiring abutting the subject site on Barker Avenue.
- 4.6 Any necessary statutory rights-of-way, easements and covenants for the site are to be provided.
- 4.7 The consolidation of the subject site into one legal parcel will be required.
- 4.8 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.9 The submission of a Green Building strategy for the subject site will be required.
- 4.10 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 4.11 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A tree survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.12 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet BC Building Code adaptable housing standards.

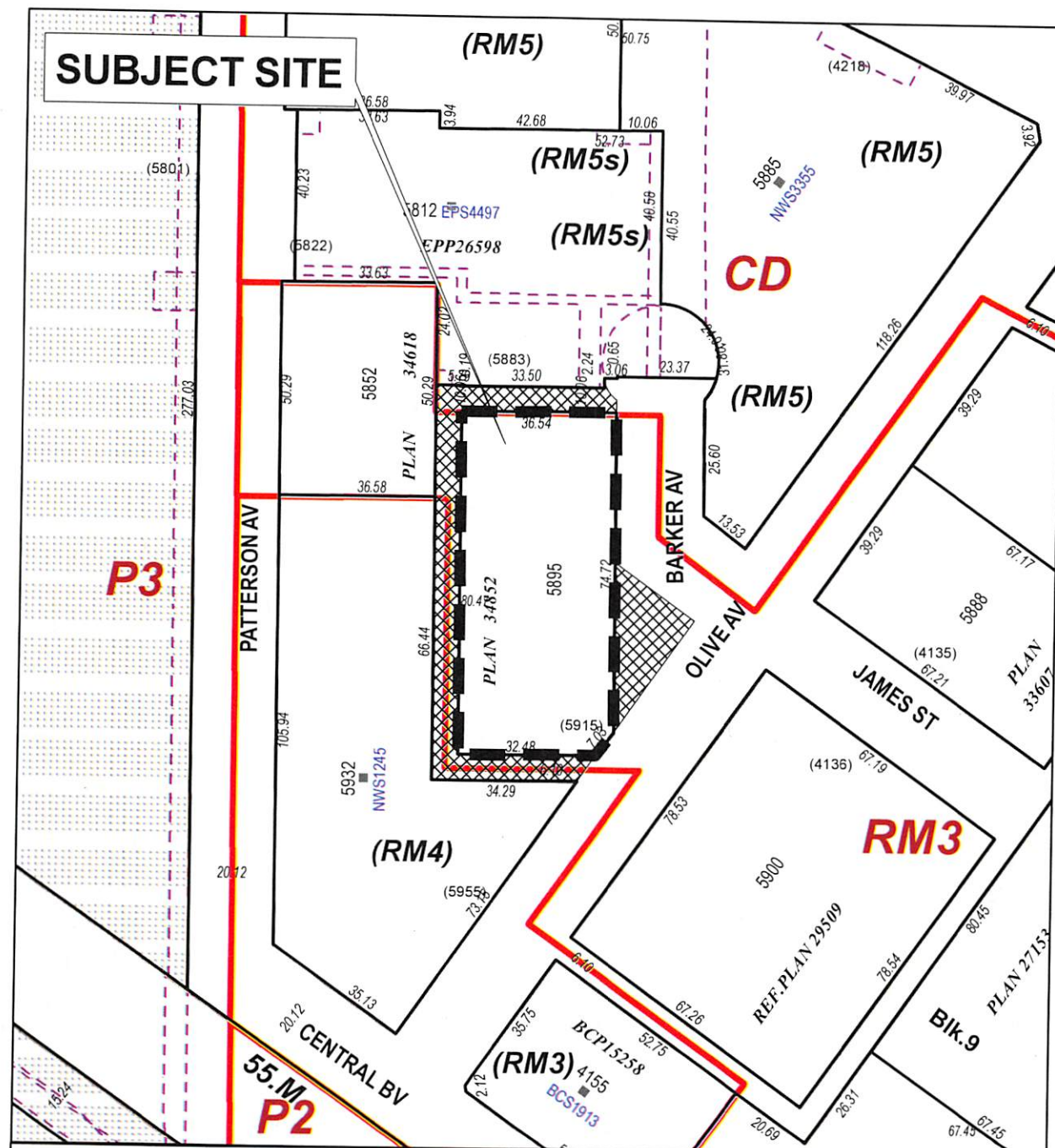
- 4.13 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.
- 4.14 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.15 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.16 A comprehensive on-site storm water management system is required in conjunction with this rezoning application.
- 4.17 The provision of an approved on-site residential loading facility will be required.
- 4.18 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.19 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATIONS

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

 JBS:eb
Attachments

cc: Director of Public Safety and Community Services
Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 22 2018

SCALE:

1:1,500

DRAWN BY:

AY

REZONING REFERENCE #17-40
5895 BARKER AVENUE



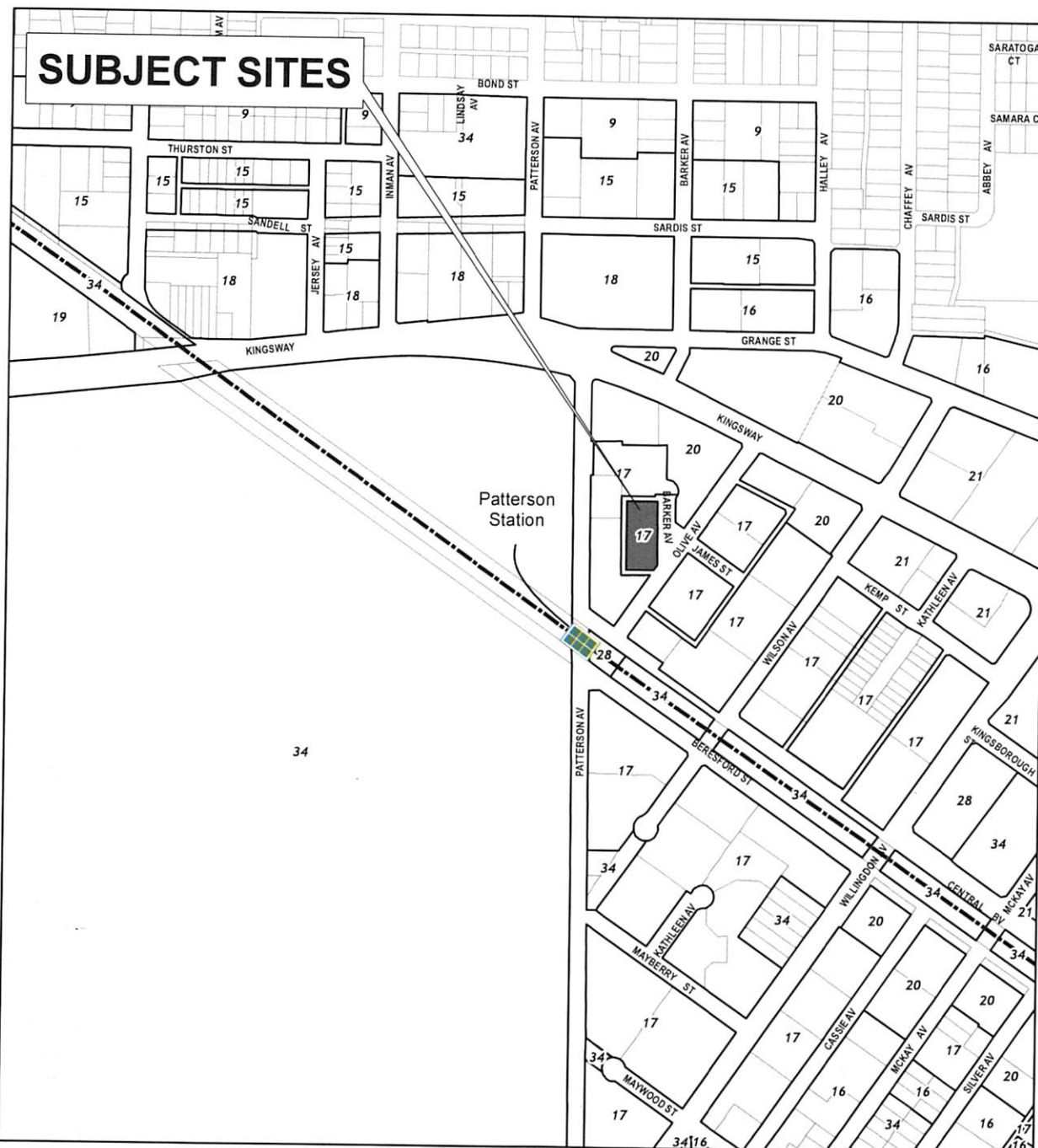
Subject Site



Proposed Road Closure Area

Sketch #1

SUBJECT SITES



- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

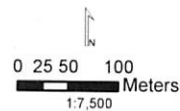
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept.

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Metrotown Plan



Sketch #2

August 27, 2017

Concord Pacific Holdings Ltd.
Suite 900 1095 West Pender Street
Vancouver, BC
V6E 2M6

To: Lou Pelletier, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent
5895 Barker Ave, Burnaby BC

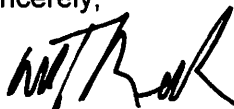
I, Matt Meehan, on behalf of Concord Barker Project Limited Partnership, am applying to rezone 5895 Barker Avenue, the adjacent dedicated lane and the triangle site east of Lot 102, situated in the Central Park East Neighbourhoods of the Metrotown Downtown Plan, from RM3 to CD Comprehensive Development District (based on RM5s).

The intended form of development will include townhomes and a residential tower estimated at 30-40 storeys; with a double height lobby and townhomes stretching along the Barker Street frontage.

Enclosed with this letter is a cheque in the amount of \$34,950.00 as well as a copy of the most recent Title.

We look forward to working with the City toward the approval of this Rezoning Application.

Sincerely,



Matthew Meehan, SVP Planning
Concord Pacific Holdings Ltd.

Distribution
Ellen Sy, Concord Pacific
Pete Webb, Concord Pacific
Martin Bruckner, IBI Group