

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-10001 2018 April 04

ITEM #03

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Polygon Development 312 Ltd
900 – 1333 West Broadway
Vancouver, BC V6H 4C2
Attn: Brian Ellis
- 1.2 Subject:** Application for the rezoning of:
Lot "D" (Reference Plan 29509) District Lot 151 Group 1 New
Westminster District Plan 2155
- From:** RM3 Multiple Family District
- To:** CD Comprehensive Development District (based on RM5s Multiple
Family Residential District and Metrotown Downtown Plan as
guidelines)
- 1.3 Address:** 5900 Olive Avenue
- 1.4 Location:** The subject site is located at the southeast corner of Olive Avenue
and James Street (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with an approximate lot width of 78.5
m (845 ft.), lot depth of 67.2 m (723 ft.), and total area of 5204.1 m²
(56,016.5 sq.ft.).
- 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 high-rise apartment building with townhouses or
apartments fronting Olive Avenue and James Street.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of a single property at 5900 Olive Avenue that is zoned RM3 Multiple Family District. The property is developed with a 71-unit three-storey residential rental building constructed in 1967.

To the north, across James Street, is an older three-storey apartment building. To the east are older three-storey apartments, including two properties fronting Wilson Street with active rezoning applications to develop high-rise apartment buildings (Rezoning Reference #17-28 and #17-32). To the south is a newer three-storey residential strata building (Rezoning Reference #07-02). To the west, across Olive Avenue, is an active rezoning application to redevelop the property at 5895 Barker Avenue (Rezoning Reference #17-40). This property currently has an older three-storey residential apartment building on-site. Also to the west is a strata apartment building at 5932 Patterson Avenue developed in 1979.

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 development east of Central Park is intended to have a tranquil park-like neighbourhood character, enhanced with public accessible pocket parks 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 or townhouse form oriented towards Olive Avenue with townhouses or apartments fronting Olive Avenue and James Street.

4.0 GENERAL INFORMATION

- 4.1 This rezoning application is for a single high-rise apartment building with a townhouse form oriented towards Olive Avenue. Vehicular access to the site will be taken from the lane.

- 4.2 In accordance with the CD (RM5s) District, the applicant could achieve a maximum market residential density of approximately 5.0 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 an 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 Olive Avenue and James Street to their final Town Centre Local Road standard;
 - any improvements required to bring the abutting lanes to City standard; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.4 Dedications may be required along Olive Avenue, James Street, and the lane to enable public realm construction to its final standard. The requirements for dedications will be determined by way of detailed road geometrics.
- 4.5 The undergrounding of existing overhead wiring abutting the subject site.
- 4.6 Any necessary statutory rights-of-way, easements and covenants for the site are to be provided.
- 4.7 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.8 The submission of a Green Building strategy for the subject site will be required.
- 4.9 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 4.10 Given the extent of excavation anticipated for the subject development, the retention of existing trees on-site is unlikely. A survey will be required to determine the type and sizes of trees to be removed in advance of a tree cutting permit application.
- 4.11 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.
- 4.12 Approval by the Engineering Environmental Services Division of a detailed plan of an engineered sediment control system will be required.

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

5.0 RECOMMENDATION

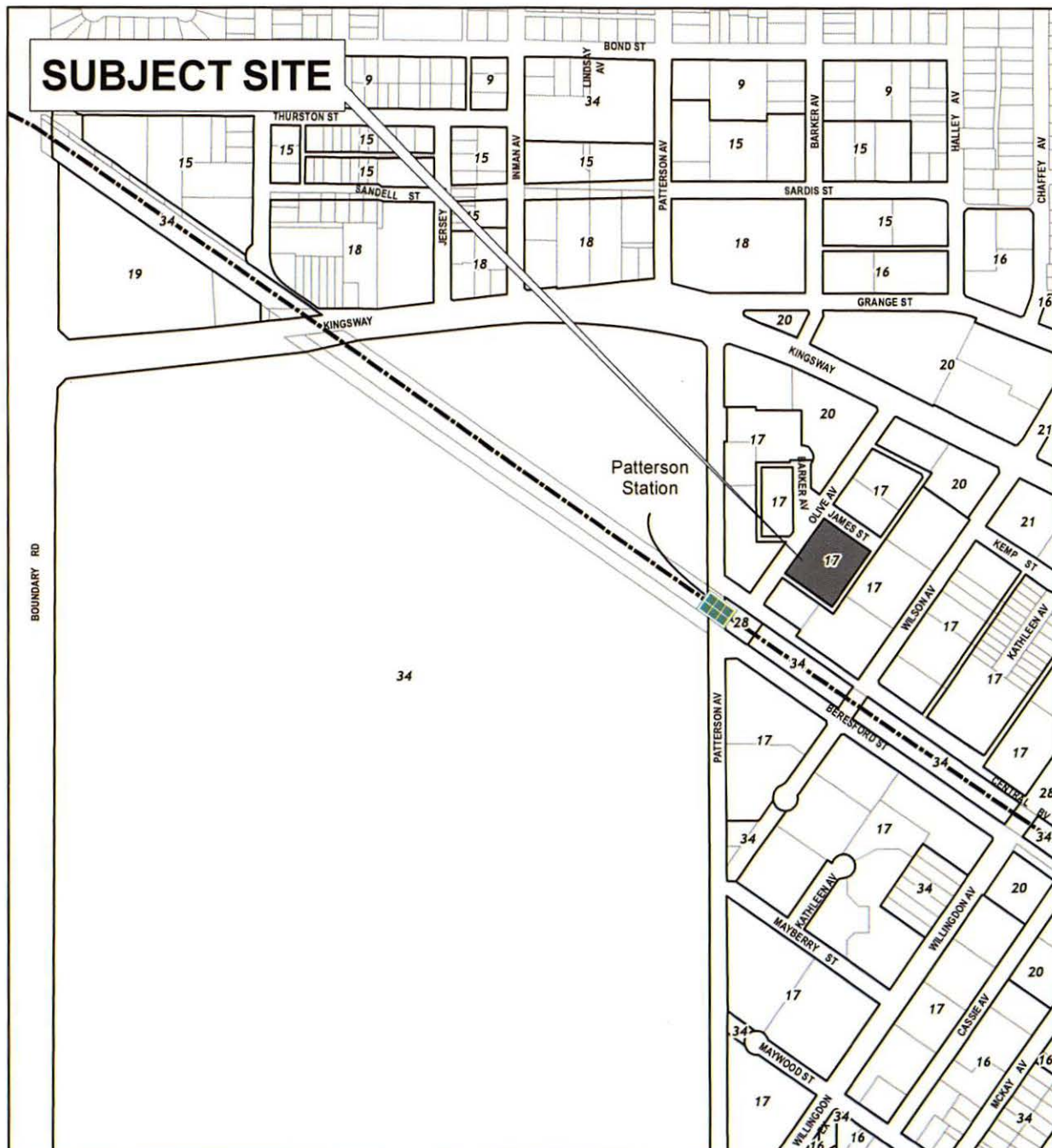
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JD:eb

Attachments

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



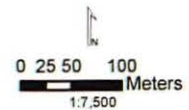
- 9** Medium Density Residential (RM3s)
- 15** High Density Residential (RM5)
- 16** High Density Residential (RM4s)
- 17** High Density Residential (RM5s)
- 18** High Density Mixed Use (RM4s/C2)
- 19** High Density Mixed Use (RM4s/C3)

- 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

Metrotown Plan





September 29, 2017

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, B.C., V5G 1M2

Attention: Mr. Ed Kozak

Re: **Rezoning Application, 5900 Olive Ave, Burnaby, BC**

Dear Ed,

We are submitting a rezoning application for the above referenced property. The application is to rezone the property from the RM-3 District to a Comprehensive District (CD) zoning based on RM-5(s). We are applying for the Supplementary Community Benefit Bonus Density provided in the Metrotown Town Centre. We are proposing a base density of 3.4 FAR and an amenity bonus density of 1.6 for a total of 5.0 FAR. We would prefer to provide the value of the amenity bonus density as a cash contribution-in-lieu.

The site is approximately 56,200 s.f. (5,204 s.m.) in area upon which we propose to develop one 38 storey residential tower, plus two-storey cityhomes along the Olive Ave and James Street frontages of the site for a total of approximately 265 homes. This proposed development will be just east of our "Aldynne on the Park" community (Rez ref #11-31) which is nearing completion.

The plan of development will address a superior urban design, public realm and architectural standard, as well as address the City's goals and objectives relating to transportation, the environment and social sustainability. As a part of our development will we be proposing a contribution to fund transit passes for residents, to provide two secured bicycle spaces per residential unit, to provide some Level 2 EV charging stations, and to purchase and "gift" two electric vehicles to the future strata.

Please find attached the rezoning application form, a current Certificate of Title, and a cheque in the amount of \$29,770 for the rezoning application fee and Public Hearing Fee.

We look forward to your consideration of this rezoning application and working closely with the City of Burnaby on the design and approvals of this proposed residential community.

Yours truly,

OLIVE PROPERTIES INC.

A handwritten signature in black ink, appearing to read "Brian Ellis".

Brian Ellis
Vice President Development

Encl.

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