

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-10000 2018 June 06

ITEM #02

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 104 District Lot 151 Group 1 New Westminster District Plan 35426
- 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:** 5868 Olive Avenue
- 1.4 Location:** The subject site is located mid-block along Olive Avenue, south of Kingsway and north of James Street (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with an approximate lot width of 39.3 m (128.9 ft.), lot depth of 67.2 m (220.5 ft.), and total area of 3056.9 m² (32,904.2 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 fronting Olive Avenue.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1** The subject site is comprised of a single property at 5868 Olive Avenue that is zoned RM3 Multiple Family District. The property is occupied by a 47-unit three-storey residential rental building constructed in 1970.

- 2.2 To the north and east of the subject property are mixed-use developments oriented towards Kingsway with at-grade retail and residential apartments behind. Also to the east, across the lane, is a property at 5977 Wilson Avenue with two three-storey residential apartment buildings on-site. To the south is an older three-storey apartment building. To the west, across Olive Avenue, is a 25-storey high-rise apartment building.

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 publically 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 Patterson and Metrotown SkyTrain Stations, 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.

4.0 GENERAL INFORMATION

- 4.1 This rezoning application is for a single high-rise apartment building with street-oriented townhousing. Vehicular access to the site will be taken from the existing lane.
- 4.2 In accordance with the CD (RM5s) District, the applicant could achieve a maximum residential density of approximately 4.85 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 to its 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 Any required road dedications and/or statutory rights-of-way along Olive Avenue or the lane will be determined as part of a suitable road geometric.
- 4.5 The undergrounding of existing overhead wiring abutting the subject site will be required.
- 4.6 Any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.7 An acoustic study will be required to ensure compliance with Council-adopted sound criteria.
- 4.8 The submission of a Green Building strategy for the subject site will be required.
- 4.9 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.
- 4.10 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development need to meet established adaptability guidelines.
- 4.11 Approval of a Tenant Assistance Plan is required in conjunction with this rezoning application.
- 4.12 A comprehensive on-site storm water management system will be required.
- 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 Parkland Acquisition, School Site Acquisition, and GVS & DD Sewerage Cost Charges are applicable to this application.

4.16 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

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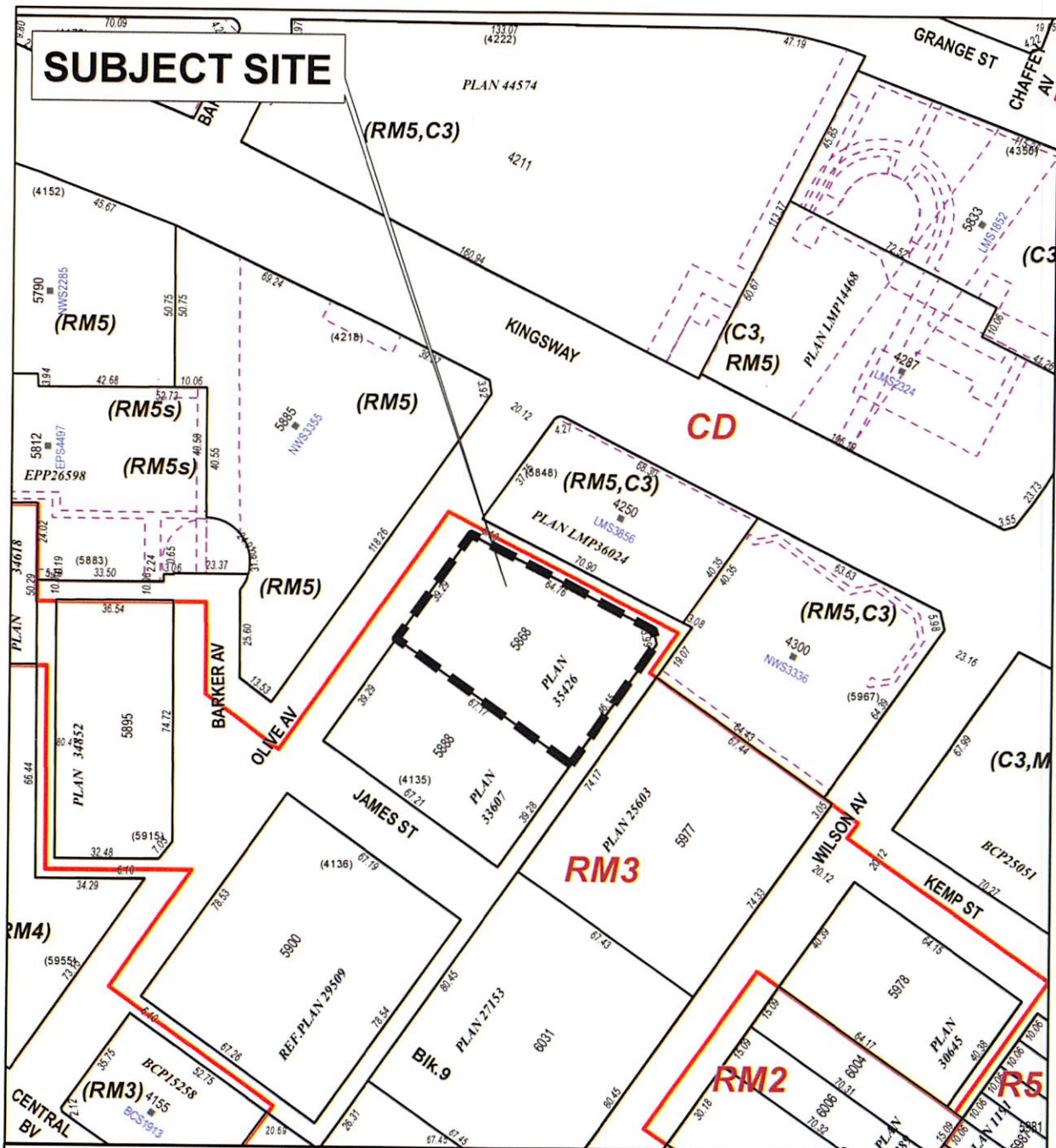
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JD:eb

Attachments

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

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:

MAR 06 2018

SCALE:

1:2,000

DRAWN BY:

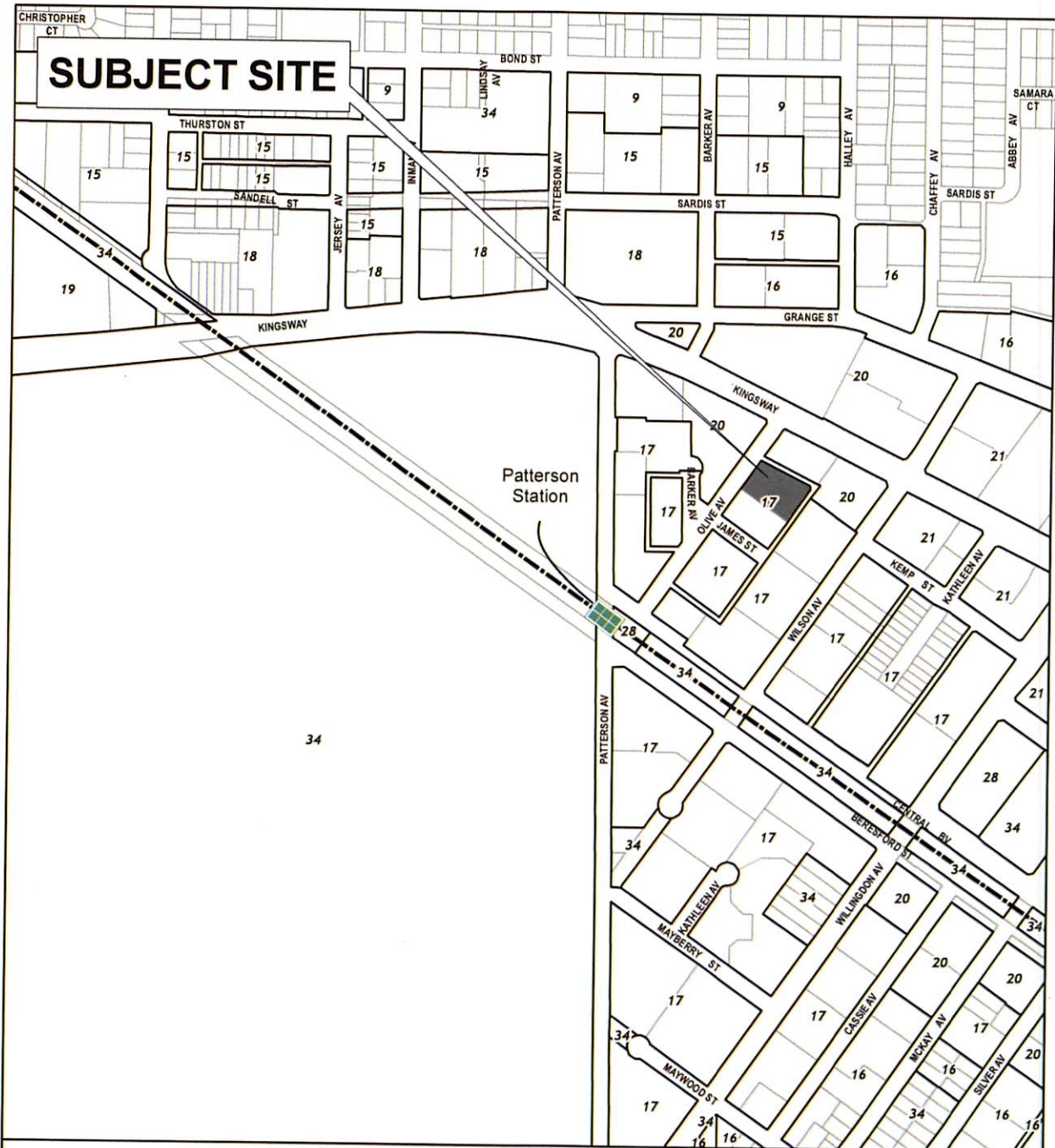
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REZONING REFERENCE #17-10000
5868 OLIVE AVENUE



Subject Site

Sketch #1



- 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)

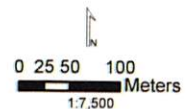
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on March 6, 2018

Metrotown Plan



Sketch #2



September 29, 2017

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

Attention: Mr. Ed Kozak

Re: **Rezoning Application, 5868 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 3.25 FAR and an amenity bonus density of 1.6 for a total of 4.85 FAR. We would prefer to provide the value of the amenity bonus density as a cash contribution-in-lieu.

The site is approximately 32,900 s.f. (3,056 s.m.) in area upon which we propose to develop one 24 storey residential tower with a total of approximately 159 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" one electric vehicle 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,

POLYGON DEVELOPMENT 312 LTD.

Brian Ellis
Vice President Development
Encl.

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V6H 4C2 Canada

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