

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-10000 2020 JULY 22

ITEM #01

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 roughly 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 3,056.9 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 POLICY FRAMEWORK

The proposed development aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Geographic connection - Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

An Inclusive Community

- Celebrate diversity - Create more opportunities for the community to celebrate diversity.
- Serve a diverse community - Ensure City services fully meet the needs of our dynamic community.

A Dynamic Community

- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1 The subject site is within the Central Park East neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2), and is designated for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM5s and RM5r Multiple Family Residential Districts as guidelines.
- 3.2 The property at 5868 Olive Avenue is improved with a 47-unit three-storey residential rental building constructed in 1970. The prevailing zoning is RM3 Multiple Family Residential District.
- 3.3 The subject rezoning application was introduced to Council at its regular meeting of 2018 June 11. At that time, Council referred the item back to staff to pursue opportunities for non-market housing. The subject rezoning application is now advancing rental replacement in accordance with the Council adopted Finalized Rental Use Zoning Policy.
- 3.4 It is noted that the subject application is intended to be developed in concurrently with Rezoning Reference #17-10001 at 5900 Olive Avenue, which received Council authorization to work with the applicant on 2017 April 09. The purpose of the two applications being advanced concurrently is that the development of 5900 Olive Avenue is intending to provide the replacement rental units for both sites.

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of a single high-rise apartment building fronting Olive Avenue. Council's recently adopted Rental Use Zoning Policy, Stream 1 Rental Replacement is applicable to the subject rezoning application. Under the policy the applicant will be required to provide the greater of 1:1 replacement of existing units, or the equivalent of 20% of the proposed market units under the RM5s

District. As noted the required replacement/inclusionary rental units are to be provided on 5900 Olive Avenue (Rezoning Reference #17-10001) which would be approved and constructed concurrently with, or in advance of, the subject rezoning application.

Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 8.85 FAR, which includes 5.0 FAR (RM5s), 2.2 FAR (RM5r), 1.1 FAR (Density Offset), 0.55 FAR (Transfer of Density Offset from 6438 Byrnpark Drive), subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council.

4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

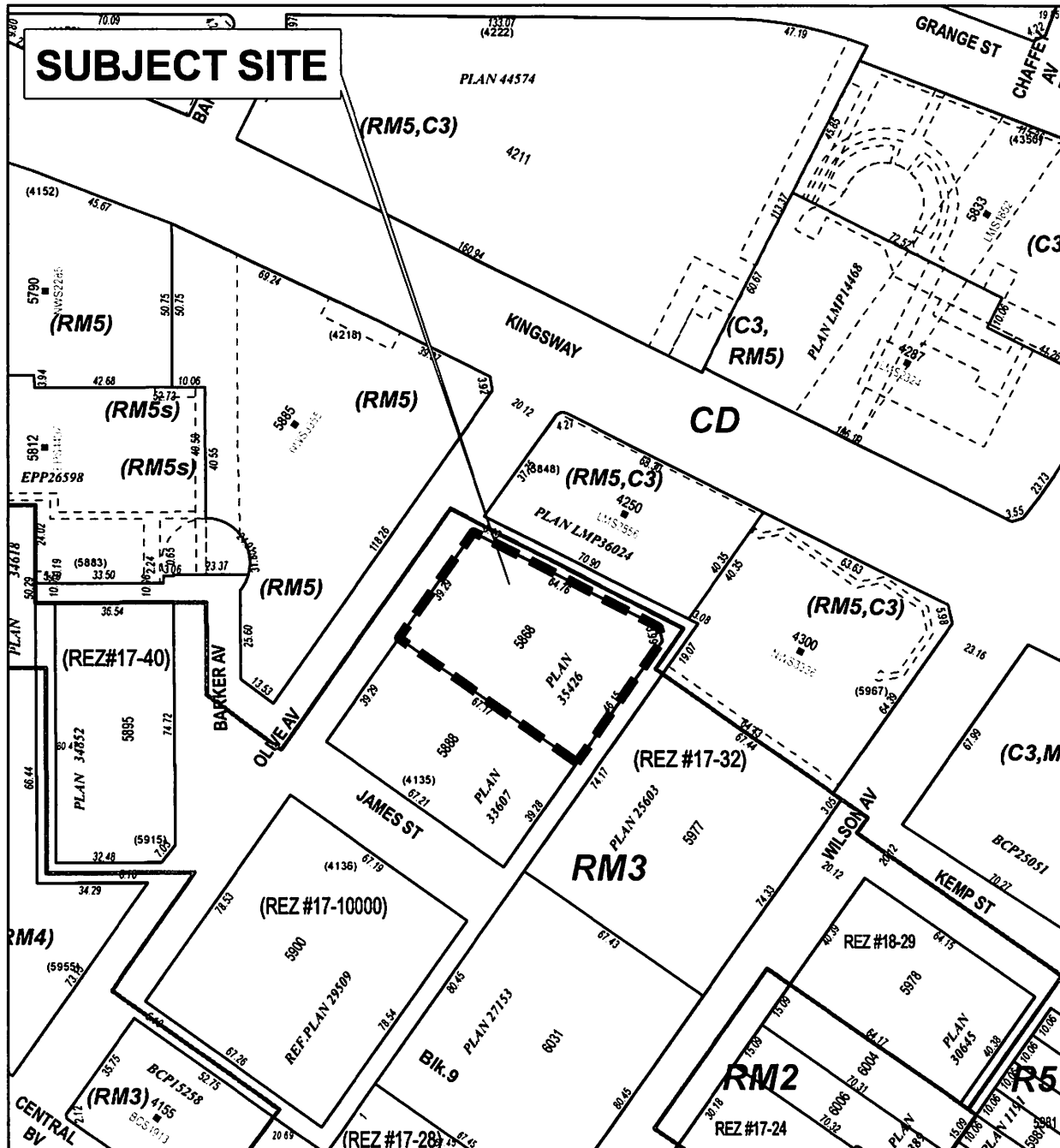
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JBS:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAR 06 2018

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #17-10000
5868 OLIVE AVENUE



Subject Site

Sketch #1



July 21, 2020

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC, V5G 1M2

Attention : Mr. Edward W. Kozak, Director

Re: Rezoning Letter of Intent, 5868 Olive Ave (known as "Olive North")
Rezoning ref #17-10000
Metrotown Downtown Plan

I, Brian Ellis on behalf of Polygon Development 312 Ltd., have submitted this application to rezone 5868 Olive Avenue from the current RM3 District to the CD Comprehensive Development District utilizing the RM5s District and Metrotown Downtown Plan as guidelines.

The intent of this rezoning application is to develop a high-rise residential strata tower. The 47 rental units on this site will be replaced on 5900 Olive Avenue (Rezoning Reference #17-10001) and concurrent with the proposed development on 5900 Olive Ave.. We are fully aware of the requirements of the Rental Use Zoning Policy and Tenant Assistance Policy that apply to this site.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely.

POLYGON DEVELOPMENT 312 Ltd.

Brian Ellis
Vice President Development