



TO: CHIEF ADMINISTRATIVE OFFICER 2021 October 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-10000**
High-Rise Market and Non-Market Residential Building
Metrotown Downtown Plan

ADDRESS: 5868 Olive Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot 104 District Lot 151 Group 1 New Westminster District Plan 35426

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM5s, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled “Polygon Olive North” prepared by DYS Architecture)

APPLICANT: Polygon Development 312 Ltd.
900 – 1333 West Broadway
Vancouver, BC V6H 4C2
Attention: Brian Ellis

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 November 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 October 25 and to a Public Hearing on 2021 November 23 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies including a 4% Engineering Administration Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One

of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.7 of this report.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.13 of this report.
- f) The registration of a Housing Covenant and Housing Agreement.
- g) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- h) Compliance with Council-adopted sound criteria.
- i) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- j) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- k) The submission of a detailed Sediment Control System by the Climate Action and Energy Division.
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- m) The review of on-site loading facilities by the Director Engineering.
- n) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.

To: Chief Administrative Officer
From: Director Planning and Building
Re: REZONING REFERENCE #17-10000
2021 October 20 Page 3

- o) The provision of facilities for cyclists in accordance with this report.
- p) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- q) Compliance with the Council-adopted sound criteria.
- r) The undergrounding of existing overhead wiring abutting the site.
- s) Compliance with the guidelines for underground parking for visitors.
- t) The submission of a Public Art Plan.
- u) The submission of a Green Building Strategy.
- v) The deposit of the applicable Parkland Acquisition Charge.
- w) The deposit of the applicable School Site Acquisition Charge.
- x) The deposit of the applicable GVS & DD Sewerage Charge.
- y) The deposit of the applicable Regional Transportation Development Cost Charge.
- z) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a high-rise market strata, market rental and non-market rental residential building.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Metrotown Downtown Plan (2017), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Mayor's Task Force on Community Housing Final Report (2019); Rental Use Zoning Policy (2020); and Density Transfer Policy (2021).

3.0 BACKGROUND

- 3.1 The subject site is within the Central Park East neighbourhood of the Metrotown Downtown Plan area and is located at 5868 Olive Avenue (see *attached* Sketches #1 and #2). 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. With respect to building form, such developments are intended for high-rise residential apartment buildings with low-rise apartments, townhouses or row-housing podiums fronting bounding streets.
- 3.2 The subject site is zoned RM3 Multiple Family Residential District and is improved with a 47-unit three-storey residential rental building constructed in 1970. The adopted Plan designates the subject site for high-density multiple family residential development under the CD Comprehensive Development District, utilizing the RM5s and RM5r Multiple Family Residential Districts as a guideline.
- 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. On 2020 July 22, Council authorized staff to continue working with the applicant towards a suitable plan of development for a high-rise market and non-market residential building.
- 3.4 It is noted that the subject application is intended to be developed concurrently with Rezoning Reference #17-10001 at 5900 Olive Avenue, which appears elsewhere on this Council agenda and received Council authorization for staff to work with the applicant on 2018 April 09. The purpose of the two applications being advanced concurrently is to facilitate density transfer between the sites.

3.5 The applicant has now submitted a plan of development that is suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

4.1 The proposed development is a single market-strata and non-market rental tower with a double height shared lobby and amenity space on the ground floor. To complement the built form, a comprehensive landscape treatment is proposed on-site providing outdoor amenity, recreation space and open space to residents. Landscaping is proposed along Olive Avenue which includes broad separated sidewalks complete with street trees and rain gardens. All parking is provided underground and vehicular access is taken from the rear lane.

4.2 The applicant is proposing to rezone the subject site to the CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines).

4.3 A proposed transfer of density between the subject site and the site at 5900 Olive Avenue was advanced to the Planning and Development Committee on 2021 May 18. Committee requested staff work with the applicant to provide additional rental units in accordance with the adopted Density Transfer Policy. In response staff have worked with the applicant to revise the Suitable Plan of Development to fully meet the Rental Use Zoning Policy and Density Transfer Policy to provide the rental replacement obligation on each site independently, and to provide an additional 47 market and CMHC median rate rental units on 5900 Olive Avenue. There is a density transfer of 1,915.66 m² (20,620 sq.ft. or 0.646 FAR offset density) transferred from 5900 Olive Avenue to the subject site. This density transfer enables the site at 5900 Olive Avenue to provide additional rental units in the low-rise rental building on site while maintaining desired tower form and height for the area.

4.4 Furthermore, 5900 Olive Avenue is permitted an additional 2,567.8 m² (27,641 sq.ft.) of gross floor area, which was transferred as part of Rezoning Reference #18-09 at 6438 Byrnepark Drive. Due to the site configuration of the two sites, the applicant has proposed that this density be utilized at 5868 Olive Avenue rather than 5900 Olive Avenue.

4.5 The CD (RM5s, RM5r) District permits a maximum allowable density of 8.3 FAR, comprised of 2.2 FAR base, 0.4 FAR base bonus, 1.2 FAR supplementary base, 1.2 FAR supplementary bonus, and 1.1 FAR offset density, as well as 2.2 FAR of RM5r density.

4.6 Taking into consideration the above noted density transfer arrangements, the proposed density for the subject site is 8.73 FAR, comprised of: 2.2 FAR base density; 0.4 FAR base bonus; 1.2 FAR supplementary base; 1.2 FAR supplemental bonus; 1.1 FAR offset density; the equivalent of 0.87 FAR offset density transferred from 6438 Byrnepark Drive; and the equivalent of 0.646 FAR offset density transferred from 5900 Olive Avenue. The development will also include 1.116 FAR of non-market rental density under the RM5r

District. Table 1 below outlines the total permitted density versus the proposed density by use for the subject site:

5868 OLIVE AVENUE

Zoning: CD (RM5s, RM5r)
Site Size: 31,909 sq.ft.

	Permitted	Proposed
RM5s Base Density	2.20	2.20
GFA (sq.ft.)	70,199	70,199
RM5s Bonus Density	0.40	0.40
GFA (sq.ft.)	12,763	12,763
RM5s Suppl. Base Density	1.20	1.20
GFA (sq.ft.)	38,291	38,291
RM5s Suppl. Bonus Density	1.20	1.20
GFA (sq.ft.)	38,291	38,291
RM5r Density	2.20	1.116
GFA (sq.ft.)	70,199	35,614
RM5s Density Offset	1.10	1.10
GFA (sq.ft.)	35,099	35,099
Transferred from 5900 Olive	0.646	0.646
GFA (sq.ft.)	20,620	20,620
Transferred from 6438 Byrnepark	0.87	0.87
GFA (sq.ft.)	27,640	27,640
TOTAL Density	9.17	8.73
TOTAL GFA	318,822	278,517

Table 1

4.7 As noted above in Table 1, the applicant is proposing to use the amenity density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.6 FAR in amenity density bonus, which translates into 4,743 m² (51,054 sq.ft.) of bonused gross floor area (GFA) included in the development proposal. The Realty and Lands Division of the Department of Public Safety and Community Services will initiate discussions with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

In accordance with Council’s adopted policy, 80% of the cash-in-lieu contributions are applied toward the City-Wide Community Benefit Bonus Reserve and 20% to the Community Benefit Bonus Affordable Housing Reserve.

- 4.8 The development at 5868 Olive Avenue is proposed to be a single 34 storey high-rise tower with 261 market strata units, 47 non-market rental units and one market rental unit. The shared rental and strata residential lobby fronts Olive Avenue and vehicular access to underground parking and loading areas is taken from the rear lane. With respect to the rental component of the project this application is proposed to be processed in accordance with the City's Rental Use Zoning Policy, utilizing Stream 1 – Rental Replacement. The applicant is using 1.116 FAR of RM5r density to provide 47 rental replacement units in the tower at below market rates (pre-development rents for returning tenants subject to RTA rental increases during construction, and 20% below CMHC median market rates for new tenants) in order to help meet the City's housing affordability objectives and to access the full 1.1 FAR density offset available under the RM5s District as per the Policy. The provision of 47 rental replacement units meets the requirement to provide 20% of units derived from RM5s density as non-market rental units.
- 4.9 The development is providing 62 adaptable units with 37 accessible parking stalls which is in line with the 20% minimum requirement of the Council-adopted Adaptable Housing policy.
- 4.10 The applicant will be providing a comprehensive Transportation Demand Management strategy including:
- a transit pass subsidy of a percentage of the cost of a monthly two-zone transit pass for 15% of the residential market (strata) unit for 24 months;
 - two bike parking spaces for each residential (strata and rental) unit, and bicycle repair rooms within each of the residential parking areas; and
 - the provision of a fund to support car share, equivalent to one car and space per 100 units, with memberships available to all strata residents. Should a car share program not be available on this site, the value of the vehicles may be utilized toward driving credits for car share, or additional funding for transit pass subsidies for the strata residents.
 - a communications strategy to ensure all building residents and management companies (i.e. strata lot owners, strata corporation, strata management company, tenants) have an understanding of how best to utilize each of the alternative transportation options.
- A Section 219 Covenant and sufficient financial securities will be required to guarantee the provision of these measures.
- 4.11 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of Olive Avenue to Town Centre standard (Local Road) standard, with concrete curb and gutter, separated sidewalks, street trees, enhanced boulevards, and street and pedestrian lighting;

- upgrading the adjacent lane as necessary; and,
 - storm, sanitary sewer and water main upgrades as required.
- 4.12 Road dedication to widen the lane allowance may be required as part of this application.
- 4.13 Any necessary statutory rights-of-way, easements, and covenants for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant indicating that project surface driveway access will not be restricted by gates;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring that all accessible parking stalls in the underground residential parking areas supporting the strata portion of the development be held in common property to be administered by the Strata Corporation; and,
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art.
- 4.14 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures and tenure of the non-market rental and the market rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw. Council consideration and approval of a Housing Agreement Bylaw will be required prior to occupancy.
- 4.15 The submission of a Tenant Assistance Plan that meets the City’s Tenant Assistance Policy.
- 4.16 Due to the proximity of the subject site to the Expo SkyTrain Line, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 4.17 The provision of three separate car wash stalls for the building is required.
- 4.18 As the site will be fully excavated for development, a tree survey will be required identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 4.19 The submission of a groundwater and storm water management plan is required. As well, a suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to

guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.

- 4.20 The submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption is required.
- 4.21 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.22 The submission of a detailed loading management plan to the approval of the Director Engineering is required.
- 4.23 The submission of a Public Art Plan detailing the concept, character, and location of public art on site as well as details of the budget, terms, and the artist selection process is required.
- 4.24 The submission of a Green Building Strategy is required. The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. The applicant has indicated that the building will meet Step 2 of the BC Energy Step Code.
- 4.25 The submission of a Communications Strategy that provides the Owners, Strata and Strata Management Company an understanding of the development is required.
- 4.26 Applicable development cost charges are:
 - Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS&DD Sewerage Charge; and,
 - Regional Transportation Charge.

5.0 DEVELOPMENT PROPOSAL

5.1	<u>Site Area</u> (subject to detailed survey)	2,964.4 m ² (31,909 sq.ft.)
5.2	<u>Site Coverage</u>	31.9%
5.3	<u>Density</u>	8.73 FAR TOTAL

RM5s District

Base	2.2 FAR
Bonus	0.4 FAR
Supplemental base	1.20 FAR
<u>Supplemental bonus</u>	<u>1.20 FAR</u>
Subtotal	5.0 FAR

	Density Offset	1.1 FAR
	Density Offset transferred from 5900 Olive Avenue	0.646 FAR
	Density Transfer from 6438 Byrnepark Drive	0.87 FAR
5.4	<u>Gross Floor Area</u>	25,874.9 m² (278,517 sq.ft.) TOTAL
	Market (strata) residential	23,334 m ² (251,166 sq.ft.)
	- Amenity space exemption	418.5 m ² (4,505 sq.ft.)
	- Adaptable unit exemption	96.7 m ² (815 sq.ft.)
	Market & Non-Market (rental) residential	3,308.6 m ² (35,614 sq.ft.)
	- Amenity space exemption	Shared with Market Strata
	- Adaptable unit exemption	2.79 m ² (27 sq.ft.)
5.5	<u>Residential Unit Mix</u>	309 UNITS TOTAL
	Market (strata) residential	
	8 – Studio	50.0 m ² (538 sq.ft.)
	36 – P11e One bedroom	50.0 m ² (538 sq.ft.)
	26 – P11e One bedroom adaptable	53.0 m ² (570 sq.ft.)
	97 – Two bedroom	75.2 to 80.1 m ² (809 to 863 sq.ft.)
	28 – Two bedroom adaptable	78.0 m ² (848 sq.ft.)
	54 – Two bedroom + den	78.3 m ² (843 sq.ft.)
	<u>12 – Three bedroom</u>	95.9 to 151.8 m ² (1,033 to 1,634 sq.ft.)
	261 units	
	Market & Non- Market (rental) residential	
	4 – Studio	41.3 m ² (445 sq.ft.)
	16 – One bedroom	50.0 m ² (538 sq.ft.)
	8 – One bedroom adaptable	53.0 m ² (570 sq.ft.)
	8 – One bedroom	60.7 m ² (654 sq.ft.)
	8 – Two bedroom	75.2 to 78.6 m ² (809 to 828 sq.ft.)
	<u>4 – Two bedroom + den</u>	78.3 m ² (843 sq.ft.)
	48 units	
5.6	<u>Building Height</u>	
	- Market (strata) residential	34 storeys, 112.1 m (368 ft.)

5.7 Vehicle Parking

Total Required:	316 spaces
- Market (strata) residential @ 1.1 per unit	287 spaces (<i>including 26 visitor spaces</i>)
- Market and Non-Market (rental) residential @ 0.6 per unit	29 spaces (<i>including 5 visitor spaces</i>)

Total Provided:	317 spaces
- Market (strata) residential	287 spaces (<i>including 26 visitor spaces and 31 accessible spaces</i>)
- Market and Non-market (rental) residential	30 spaces (<i>including 5 visitor spaces and 6 accessible stalls</i>)

5.8 Bicycle Parking

Total Required:	
- Secured residential: 309 units @ 2.0 spaces per unit	618 spaces
- Visitor spaces: 309 units @ 0.2 spaces per unit	62 spaces

Total Provided:	
- Secured residential:	618 spaces
- Visitor spaces:	65 spaces

5.9 Loading

Total Required and Provided	
- Market (strata) and non-market (rental) residential loading	1 spaces

5.10 Communal Facilities (*excluded from FAR calculations*)

Shared communal facilities amounting to 418.5 m² (4,505 sq.ft.) are provided for the market-strata and non-market rental residents. Amenities include a residential lobby, mail room, study and meeting rooms, a fitness studio and a pet grooming room on the main floor. The total amenity space for the development is less than the permitted five percent (1,333.5 m² (14,353 sq.ft.)) exemption from gross floor area permitted within the Zoning Bylaw.

To: Chief Administrative Officer
From: Director Planning and Building
Re: REZONING REFERENCE #17-10000
2021 October 20 Page 12

Exterior amenities include a yoga patio, open green space and two amenity patios. Outdoor amenities for the overall development include outdoor amenity patios, play spaces, landscaped and lawn areas, and public art.

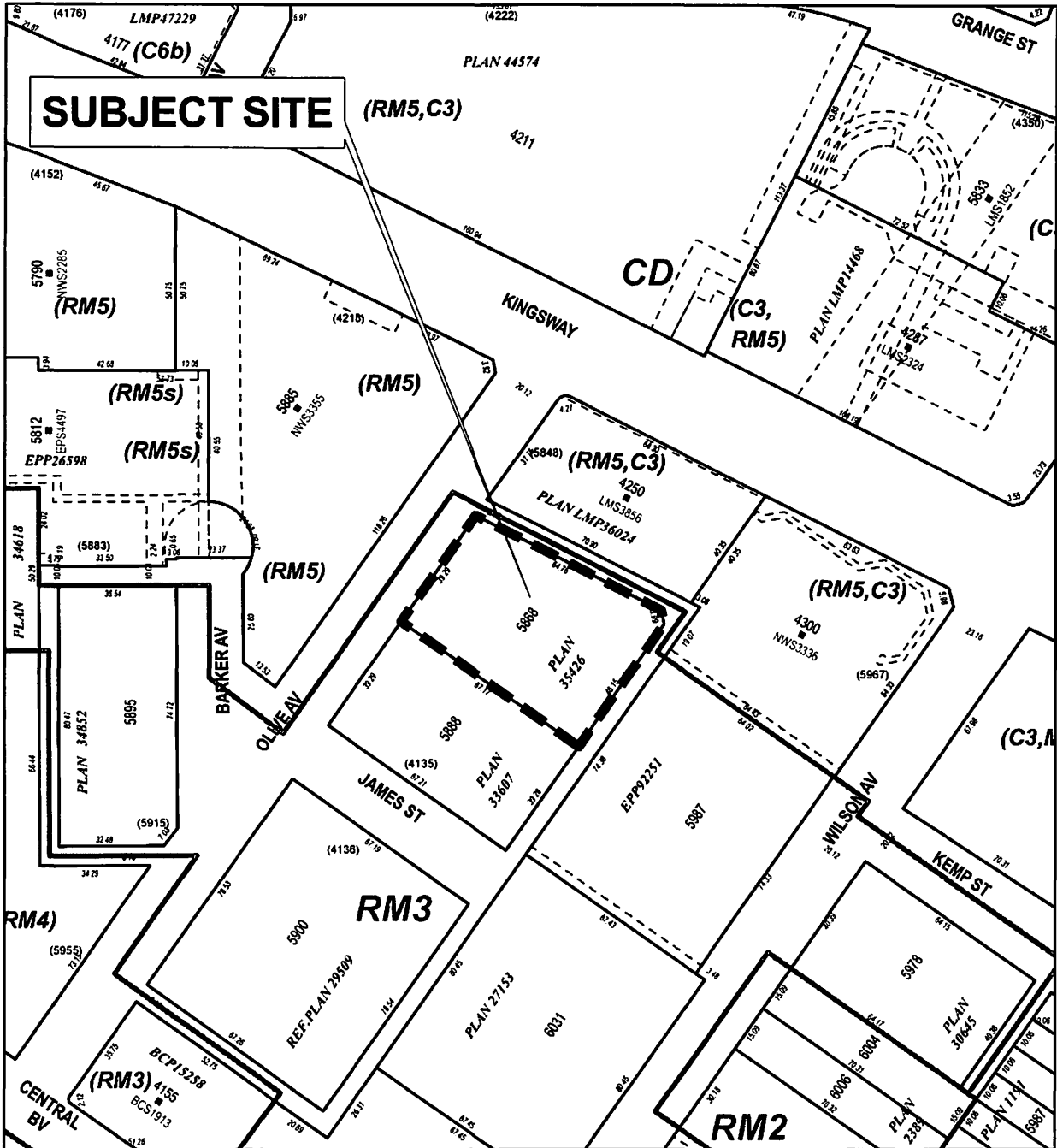



E.W. Kozak Director
PLANNING AND BUILDING

JDC:spf
Attachments

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


P:\49500 Rezoning\20 Applications\2017\17-10000 5868 Olive Avenue (North)\Reports\PH Preparation And Report\Rezoning Reference 17-10000 Public Hearing Report 2021.10.25.Docx



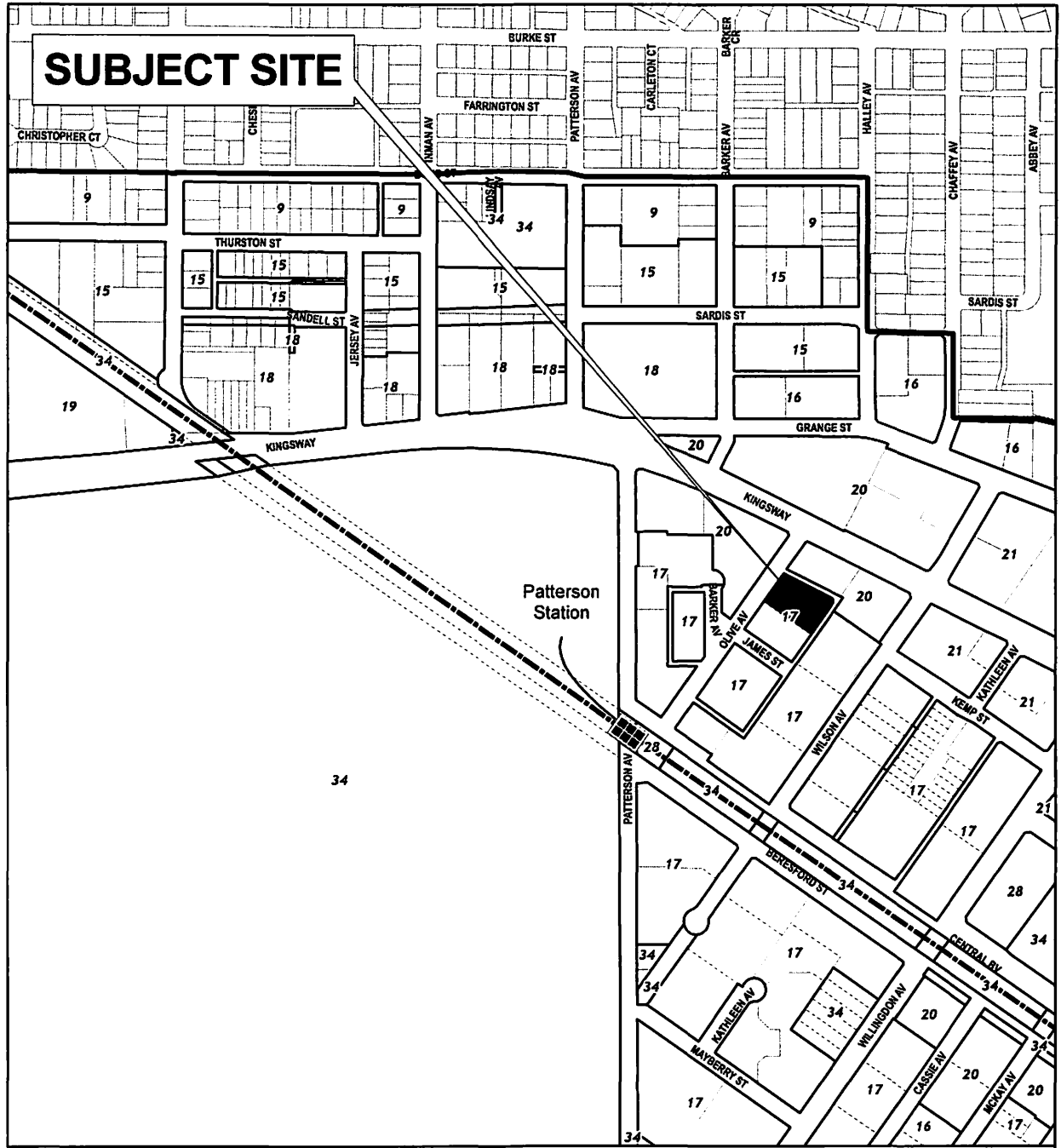
	
Date:	MAY 10 2021
scale:	1:2,000
Drawn By:	RW

PLANNING & BUILDING DEPARTMENT

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

Metrotown Plan

