



INTER-OFFICE MEMORANDUM

TO: DIRECTOR LEGISLATIVE SERVICES March 10, 2026
FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT
Subject: **REZONING REFERENCE # 25-15**
BYLAW 14782, AMENDMENT BYLAW NO. 19, 2025
Mid-Rise Rental Apartment Building (Metrotown Downtown Plan)
Reconsideration and Final Adoption

Address: 5889 Barker Avenue
Legal: PID: 031-585-230
Lot 1 District Lot 151 Group 1 New Westminster District Plan
EPP112979

Applicant: Concord Greenhouse (Nominee) Ltd.
1700-666 Burrard Street, Vancouver, BC V6C 2X8
Attention: Matt Meehan

Current Zoning: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Barker + Olive" prepared by IBI Group)

Proposed Zoning: Amended CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Amended Barker + Olive" prepared by IBI Group)

The following information applies to the subject rezoning bylaw:

1. First Reading given on November 25, 2025;
2. Second Reading held on November 25, 2025; and,
3. Third Reading given on December 09, 2025.

The prerequisite conditions have been completely satisfied as follows:

1. The submission of a Suitable Plan of Development including all necessary details outlined in the 2025 Rezoning Application Submission Checklist.

A complete suitable plan of development has been submitted.

2. The submission of the following updated plans and studies acceptable to the City:
 - a. Fire Access Plan;
 - b. Offsite Civil Engineering Design;
 - c. Geotechnical Study; and
 - d. Acoustic Study.

The applicant has submitted the required plans and studies noted above.

3. A Servicing Agreement was entered into as a condition of the prior Rezoning Reference #17-40 and Subdivision Reference #20-25. The Development Services Division, Engineering Department, has confirmed that an amended Servicing Agreement is required for upgrades, including, but not limited to the watermain on Olive Avenue.

The applicant has sufficiently addressed all the requirements above and has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site, and the servicing agreement has been completed.

4. The submission for registration in the Land Title Office of the following legal instruments with security, where necessary:
 - a. Amendment to (or replacement of) any and all existing charges registered on title to the site in association with REZ #17-40 as required by the City, including without limitation:
 - Section 219 Covenant CA949112 restricting gated driveway entrances;
 - Section 219 Covenant CA9491114 regarding no enclosure of balconies; and
 - Section 219 Covenant CA9491116 regarding Housing Agreement terms and restriction of occupancy and subdivision until a Housing Agreement has been entered into for the site, in order to amend the number of required non-market rental units from 52 to 48 units;
 - Section 219 Covenant CA9491118 restricting occupancy subject to compliance with the Tenant Assistance Policy;
 - Section 219 Covenant CA9491120 regarding no stratification of rental units, in order to include reference to all 106 proposed rental units;

- Section 219 Covenant CA9491124 regarding Geotechnical and Storm and Ground Water Management Study;
 - Section 219 Covenant CA9491126 regarding Acoustic Study;
 - Section 219 Covenant CA9491130 regarding public art; and
 - Section 219 Covenant CA9491132 and Statutory Right of Way CA9491134 regarding alternative transportation, in order to amend the number of and access to required car share stalls, bike parking provisions, and TDM requirements for all proposed new units.
- b. Discharge of Section 219 Covenant CA9491128 regarding accessible parking stalls;
 - c. Section 219 Covenant requiring the property owner/representative to provide energy benchmarking data post occupancy, as well as a commitment for the property owner/representative to submit the necessary information to NRCA; and
 - d. Any additional Easements, Statutory Rights of Way and Section 219 Covenants, as required by the City.

The requisite Statutory Rights of Way and covenants have been deposited in the Land Title Office.

5. Adoption of a Housing Agreement Bylaw and the execution and delivery of a Housing Agreement setting out to the amended terms and conditions regarding the occupancy of the non-market housing units required to be constructed as part of the development in accordance with the RUZP, including terms and conditions with respect to unit mix, the rents that may be charged and the tenant eligibility criteria for specified categories of the non-market rental housing units, or alternatively, the registration of a Section 219 Covenant restricting occupancy and subdivision of the development site subject to the adoption of a Housing Agreement Bylaw and execution and delivery of a Housing Agreement as noted above.

The applicant has agreed to this prerequisite in a letter dated December 04, 2025, and a Section 219 Covenant has been deposited in the Land Title Office restricting the issuance of a Building Occupancy until this requirement is met.

6. Submission of a Site Disclosure Statement

The applicant has submitted the required Site Disclosure Statement. No Schedule 2 uses were identified, and site excavation has already commenced.

7. Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.

There are no additional requirements.

As the prerequisite conditions to this rezoning are now completely fulfilled, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on March 10, 2026.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT

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