

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-03 2015 March 25

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Intergulf Development
Attn: Richard White
PO Box 10087 Pacific Centre
880-700 West Georgia St, Vancouver, BC V7Y 1B6
- 1.2 Subject:** Application for the rezoning of:
Lot 18, DL 211, Grp 1, NWD Plan BCP 45523
- From:** CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines)
- 1.3 Address:** 8850 University Crescent
- 1.4 Location:** The subject site is located on the north side of University Crescent, north of Highland Court (Sketch #1 *attached*)
- 1.5 Size:** The site has an area of 6,610 m² (71,149 sq.ft.) and a frontage of 92.17 m (302 ft.) along University Crescent.
- 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 development of a high-rise residential tower adjoining a mid-rise residential building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the north side of University Crescent, north of Highland Court, and is currently treed and undeveloped (Sketch #1 *attached*). The adjacent sites to the southwest and northeast, and the site to the southeast across University Crescent are currently treed, undeveloped, and planned for future multi-family residential development. Existing multi-

family residential developments are located further east along both sides of University Crescent. The Burnaby Mountain Conservation Area is located to the north across University Drive.

3.0 BACKGROUND INFORMATION

The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 18 within Phase 3 of the UniverCity community, which was created by Rezoning Reference #06-65 and Subdivision Reference #07-51. The site slopes down towards the northwest. Riparian and tree retention covenant areas have been established at the rear of the property adjacent University Drive as part of the previous rezoning and subdivision approval processes.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to construct a terraced high rise tower adjoining a mid-rise building with street-fronting townhouses on the subject site, rather than a single terraced tower as specified by the development parameters established for Lot 18 under Rezoning Reference #06-65. The proposal is supportable as it is generally consistent with the Simon Fraser University Community Plan, and the development parameters and statistics established for the site. The rezoning statistics permit a maximum development density of 2.5 FAR (providing a maximum gross floor area of 177,890 sq.ft.) and up to 186 residential units. The development will be required to meet UniverCity's current building, energy, stormwater, and habitat protection requirements.
- 4.2 Basic servicing of the site has been provided through Subdivision Reference #07-51. The Director Engineering will be requested to provide an estimate for any additional services necessary to serve this site, including but not necessarily limited to: new curb and gutter, parking pavers, boulevard trees and grass, street lighting, separated sidewalk, and urban trail connections.
- 4.3 Section 219 Covenants will be required to restrict the enclosure of balconies and to ensure that handicap accessible parking stalls remain as common property.
- 4.4 As noted above, riparian and tree retention covenant areas have been established at the rear of the property. These areas are to be protected by chain link fencing prior to any soil disturbance, clearing, or construction on the site.
- 4.5 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.6 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 is required.

- 4.7 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.8 In line with the City's adopted guidelines for adaptable housing, 20% of the units within the proposed development will be required to meet BC Building Code adaptable housing standards.
- 4.9 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.10 The GVS&DD Sewerage Development Charge applies.
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

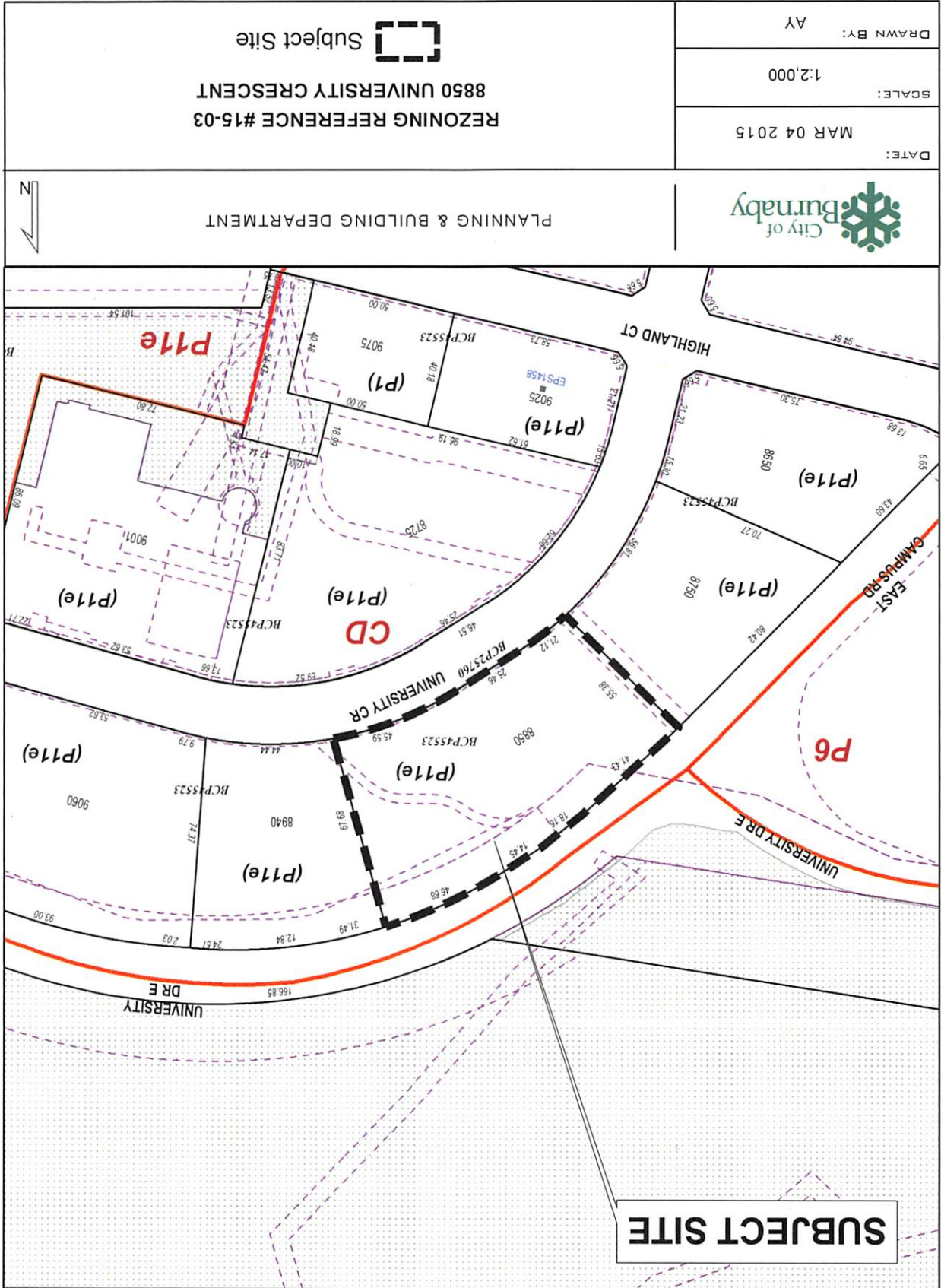
5.0 RECOMMENDATION

1. **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.

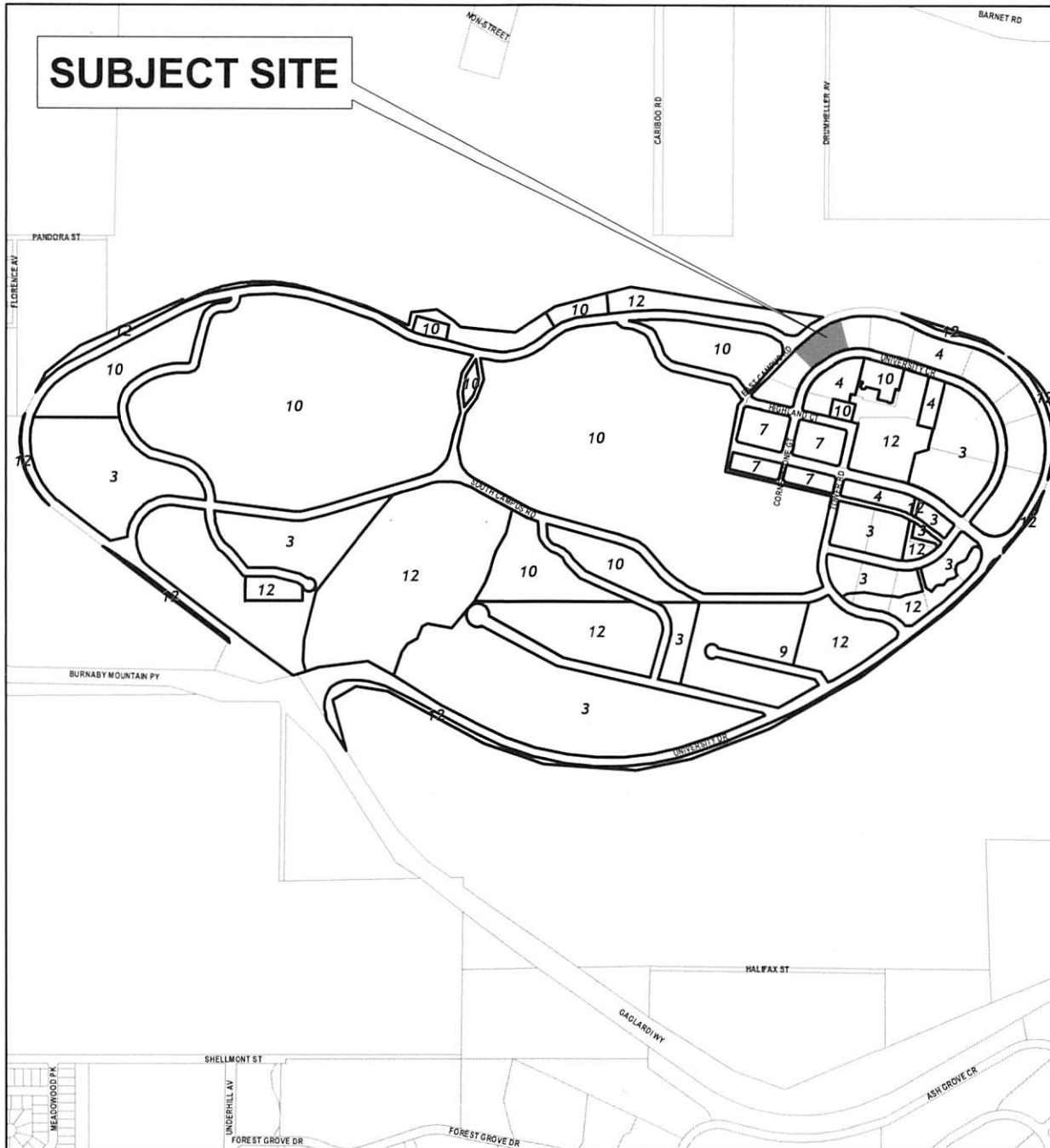
LP

KH:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk



SUBJECT SITE

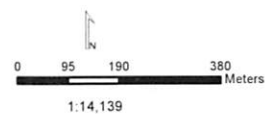


Simon Fraser University Community Plan



PLANNING & BUILDING DEPARTMENT

- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 7** High Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use



City of Burnaby, Planning Department
Lou Pelletier, Director of Planning and Building
4949 Canada Way
Burnaby, BC, V5G 1M2

January 20, 2015

Letter of Intent re:

Parcel 18, UniverCity - at Simon Fraser University

Legal Descriptions: PID: 028-300-165
Lot 18
District Lot 211
Group 1
New Westminster District
Plan BCP45523

Intergulf Investment Corporation is submitting a rezoning application with regards to the aforementioned properties.

Our company is seeking approval to develop a high density, multi-family residential tower along with townhouses, totaling 186 units in approximately 177,900 square feet of gross area.

The project will incorporate high quality residential architectural design and be consistent with the expectations of the SFU Neighborhood District (P11) zoning requirements, along with an environmental strategy which will meet SFU's "Green Strategy" requirements.

Intergulf is committed to working with the City of Burnaby staff to meet their design requirements for an appropriate development which will enhance the existing neighborhood.

Sincerely,



Richard White
Senior Development Manager
Intergulf Investment Corp.
#880-700 West Georgia Street
Vancouver, BC, V7Y 1B6
Office: 604 683-24