



Item
Meeting2015 June 22

COUNCIL REPORT

TO: CITY MANAGER 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-03**
High Rise Residential Building and Adjoining Mid Rise Residential Building

ADDRESS: 8850 University Crescent (see *attached* Sketches #1 and #2)

LEGAL: 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, and the development plan entitled "UniverCity on Burnaby Mountain, Parcel 18, Burnaby, BC" prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Intergulf Development
PO Box 10087 Pacific Centre
880-700 West Georgia Street
Vancouver, BC V7Y 1B6
(Attention: Richard White)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 July 06 and to a Public Hearing on 2015 July 21 at 7:00 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 Inspection 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, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The granting of any necessary Section 219 Covenants, including covenants restricting enclosure of balconies and providing that all disabled parking remains as common property.
- e. The amendment of the existing registered riparian covenant.
- f. The review of a detailed Sediment Control System by the Director Engineering.
- g. 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.
- h. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- j. Compliance with the guidelines for underground parking for visitors.
- k. The deposit of the applicable GVS & DD Sewerage Charge.
- l. 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of this rezoning amendment is to permit the development of a high rise residential building adjoining a mid-rise residential building.

2.0 BACKGROUND

- 2.1 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.
- 2.2 On 2015 March 25, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.3 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 significantly 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. The development parameters and statistics established for the site through Rezoning Reference #06-65 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.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is proposing to construct a terraced, 17 storey apartment building adjoining a six storey mid-rise building with street-fronting townhouses on the subject site. As the proposed form of development varies slightly from the concept established for Lot 18 under Rezoning Reference #06-65, which envisioned a single, 16 storey terraced building atop a townhouse podium, an amendment to the Comprehensive Development zoning of the site is necessary. The alternate building massing is supportable as it is generally compatible with the overall scale and massing of development in the neighbourhood and the development parameters and statistics established for the site. Townhouses at the base of the mid-rise building provide a street-oriented relationship with University Crescent and, together with the upper level residences, help form a strong streetwall. The mid-rise building also provides opportunity for an extensive common rooftop amenity area. The high rise building is terraced, reflecting the topographic nature of Burnaby Mountain. A height variance from 16 to 17 storeys is supported, in order to achieve a

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greater terraced effect and to enhance the area skyline. Proposed finishing materials include glass, brick, and architectural finished concrete.

One hundred and eighty six units are proposed, of which 56 are located in the mid-rise building (including 12 street fronting townhouses) and 130 in the high rise. In accordance with Council adopted policy, 20% of the units (38 units) are adaptable units. As permitted under the adopted policy, 1.86 m² (20 sq.ft.) for each adaptable unit is exempt from gross floor area, resulting in a total adaptable unit exemption of 70.6 m² (760 sq.ft.). Twenty-two units in the development have lock-off suites.

All residential units include private outdoor space. In order to provide a usable amount of balcony space for the two north facing units on levels 1 to 14 in the high rise building, these balconies extend slightly over the riparian covenant area at the rear of the property. Due to the sloping nature of the site, there is almost 12.2 m (40 ft.) of clearance between the lowest balcony and the ground below, and as such, the riparian planting is not expected to be adversely affected by the balconies above. The minor balcony projections are therefore acceptable, and the registered Section 219 Covenant is proposed to be amended to permit the encroachment.

Vehicular access is at the west end of the site, off University Crescent. Four levels of underground parking are proposed. As the site slopes approximately 12.8 m (42 ft.) from University Crescent to University Drive, the parkade structure extends 7.2 m (23.6 ft.) to almost 10.5 m (34.5 ft.) vertically above the natural grade, which exceeds P11e District specifications. However, the visual impact of exposed parkade walls is mitigated by siting two levels of amenity space in front of a portion of the parking structure, stepping the parking levels to create landscaped planters and decks, and gently berming the rear landscape area. With these treatments, no parking area wall extends more than 4.5 m (14.7 ft.) above the finished grade at any point. Any exposed walls are screened by landscaping or suitably treated with architectural brick and metal lattices, which will support vertical planting. Overall, the design of the parking structure has been well developed and is considered acceptable.

To complement the built form, extensive on-site landscaping is proposed for the rear of the property, the P1 roof deck, the roof deck of the mid-rise building, and the building entry areas. A water feature is proposed at the entrance to the high rise building. Existing tree covenant and riparian areas will be protected. The development will be required to meet UniverCity's current stormwater, habitat protection, building, and energy requirements.

Overall, the proposal generally meets the development guidelines established for the UniverCity neighbourhood and is considered suitable for presentation to Public Hearing.

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- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- provision of a concrete curb and gutter, boulevard grass, landscaping, trees, paver sidewalk, paver driveway, and streetlighting adjacent the development site;
 - upgrade of the University Crescent road pavement adjacent the development site to an interim asphalt standard;
 - replacement of the gravel pathway adjacent 8940 University Crescent (Lot 17) with an interim asphalt sidewalk, complete with upgraded interim boulevard works; and
 - replacement of the gravel pathway on the south (Highland Court) side of 8650 University Crescent (Lot 21) with an interim asphalt sidewalk.
- 3.3 Any necessary statutory right-of-ways and easements are to be provided.
- 3.4 Any necessary covenants are to be provided, including, but not necessarily limited to Section 219 Covenants:
- restricting enclosure of balconies; and
 - ensuring that all accessible parking spaces remain as common property to be administered by the Strata Corporation.
- 3.5 An amendment to the riparian area covenant registered on title will be required to permit the minor encroachment of balconies.
- 3.6 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.7 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.
- 3.8 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as separate car wash stalls are required.
- 3.9 The GVS&DD Sewerage Charge of \$1,082 per apartment unit and \$1,515 per townhouse unit applies. The Parkland Acquisition Charge and School Site Acquisition Charge do

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not apply as park and school sites have been provided in conjunction with the overall subdivision of the neighbourhood.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 6,610.6 m² (71,155.9 sq.ft.)
- 4.2 Site Coverage - 24% excluding parking structure
 - 50% including parking structure
- 4.3 Density and Gross Floor Area - 2.5 FAR, 16,480 m² (177,385 sq.ft.)
- 4.4 Unit Mix
 - 15 One BR units - 54.0 m² (581 sq.ft.) per unit
 - 19 One BR + den units - 60.0 to 67.7 m² (646 to 729 sq.ft.) per unit
 - 73 Two BR units - 73.7 to 89.2 m² (793 to 960 sq.ft.) per unit
 - 22 Two BR lock off units - 77 m² (829 sq.ft.) per unit
 - 35 Two BR units + den - 73.6 to 88.1 m² (792 to 948 sq.ft.) per unit
 - 8 Three BR units - 101.9 to 105.7 m² (1,097 to 1,138 sq.ft.) per unit
 - 14 Three BR + den units - 111.1 to 115.6 m² (1,196 to 1,244 sq.ft.) per unit
 - 186 units total**

Note: 38 units are adaptable units, including a mix of one BR + den units, two BR units, and two BR lock off units.

- 4.5 Building Height
 - High Rise Building - 17 storeys, 55.4 m (181.9 ft.)
 - Mid Rise Building - 6 storeys, 22.7 m (74.5 ft.)

- 4.6 Vehicle Parking
 - Total Required** - **244 spaces**
 - Residential - 207 spaces
 - Visitor @ 0.2 per unit - 37 spaces
 - Total Provided** - **244 spaces**, plus two car wash stalls
 - Residential - 206 spaces
 - Visitor - 38 spaces

- 4.7 Bicycle Parking
 - Total Required** - **224 spaces**

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- Residential @ 1 per unit - 186 spaces
- Visitor @ 0.2 per unit - 38 spaces

- Total Provided - 249 spaces**
- Residential - 203 secure lockers
- Visitor - 38 secure lockers and 8 spaces in racks

4.8 Residential Loading

- Total Required & Provided - 1 space**

4.9 Communal Facilities (Excluded from FAR Calculations)

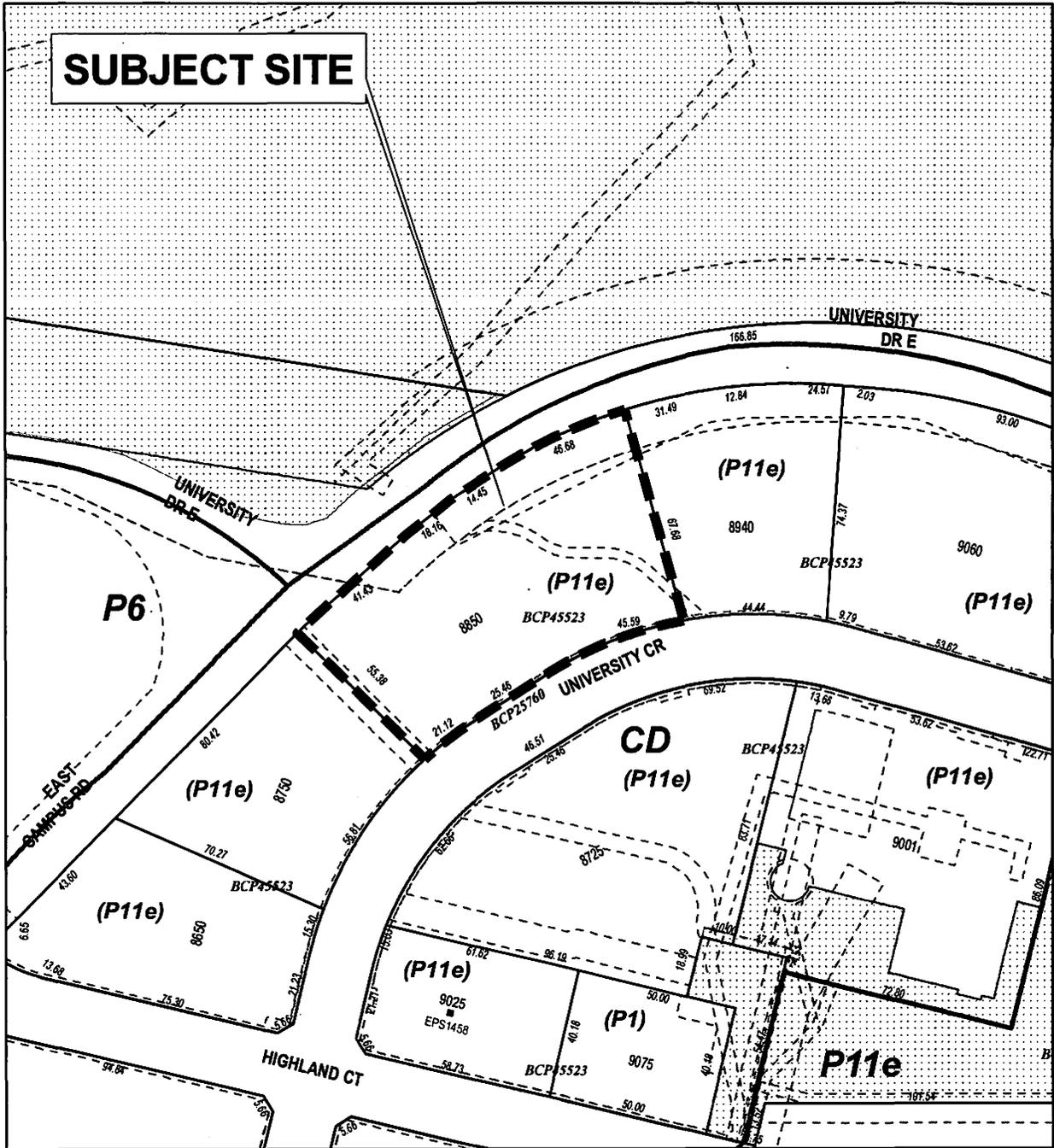
Communal facilities for residents include: two large amenity rooms at the P2 and P3 levels, an amenity lobby and lounge, three multi-purpose rooms, and two communal laundry rooms. The amenity area amounts to 791m² (8,515sq.ft.), which is within the 5% (824 m² or 8,869 sq.ft.) gross floor area exemption permitted by the Zoning Bylaw. The development proposal also includes an amenity patio on the P1 roof deck, an extensive amenity roof deck atop the mid-rise building, as well as a water feature at the entrance to the high rise building.


Lou Pelletier, Director
PLANNING AND BUILDING

KH:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE: JUN 11 2015

SCALE: 1:2,000

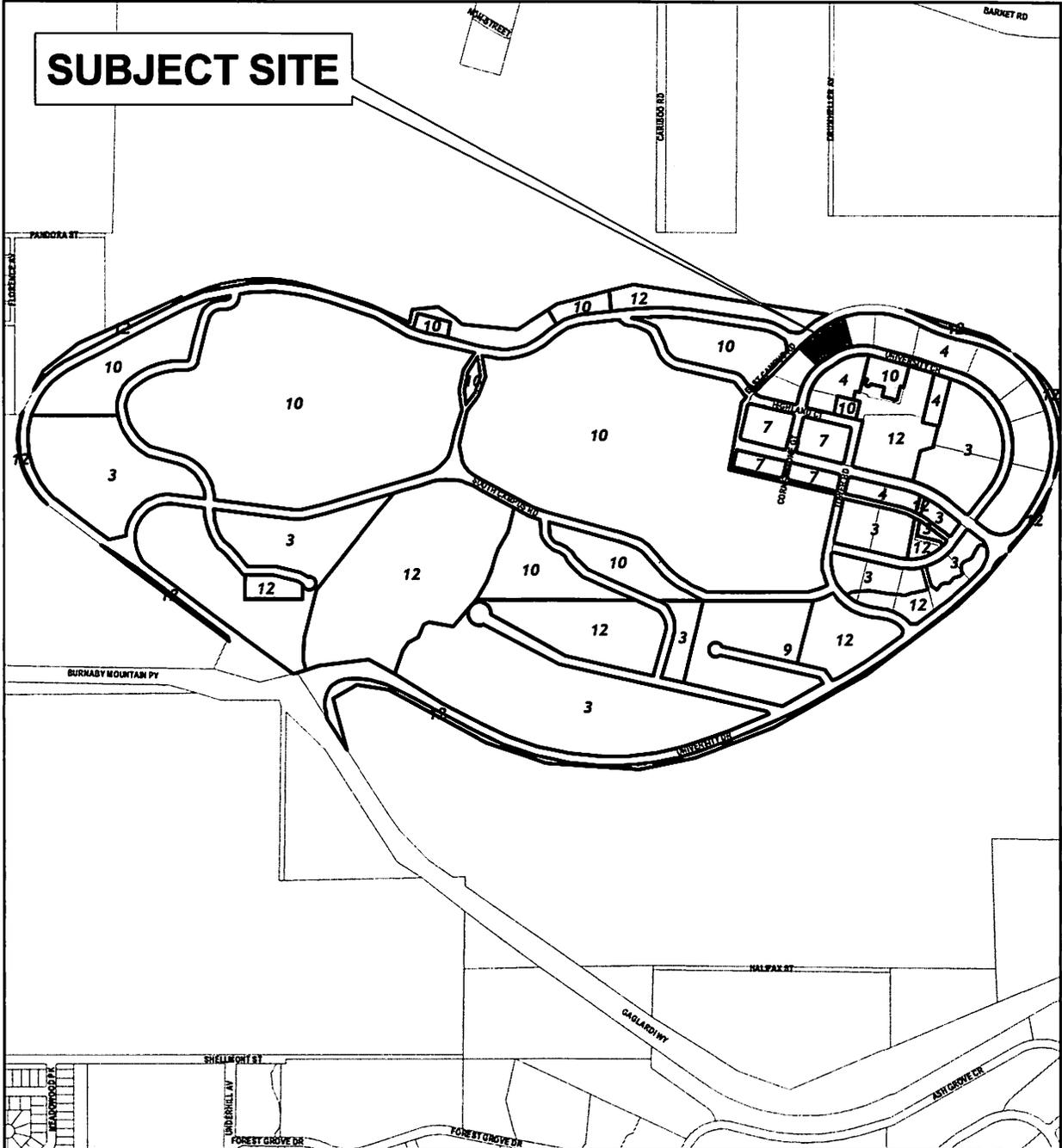
DRAWN BY: AY

REZONING REFERENCE #15-03
8850 UNIVERSITY CRESCENT

 Subject Site

Sketch #1

SUBJECT SITE

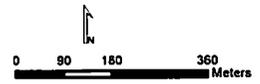


Simon Fraser University Community Plan



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



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