

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-14 2016 MARCH 30

ITEM #15

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mosaic Avenue Developments Ltd.
500 – 2609 Granville Street
Vancouver, BC V6H 3H3
Attn: Chris Lee
- 1.2 Subject:** Application for the rezoning of:
Lots 31 & 32, DL 211, Group 1, NWD Plan EPP29187
- From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)
- 1.3 Address:** 9411 and 9755 University Crescent
- 1.4 Location:** The subject site is located east of Tower Road, between University Crescent and Slopes Mews (Sketch #1 *attached*)
- 1.5 Size:** The site is has a total area of 9,843.2 m² (105,951 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 transfer residential density potential from 9411 University Crescent to 9755 University Crescent; permit construction of an expanded community park at 9411 University Crescent; and permit construction of a low rise apartment building, three townhouse buildings, and underground parking at 9755 University Crescent.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site, comprised of two properties, is located east of Tower Road, between University Crescent and Slopes Mews (Sketch #1 *attached*). 9755 University Crescent has an area of 7,842.7 m² (84,419 sq.ft.). The northerly portion of this property is improved with a surface parking lot, while the southerly portion is primarily treed. 9411 University Crescent has an area

of 2,000.4 m² (21,532 sq.ft.) and is improved with a surface parking lot. To the north across Slopes Mews are low to mid-rise multi-family residential developments. To the east and south across University Crescent are sites that are currently treed, undeveloped, and planned for future multi-family residential development. 9633 University Crescent, located between the two subject properties, is primarily treed, undeveloped, and designated for community park development. To the west is a multi-family residential development that is currently under construction.

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 31 (9755 University Crescent) and Lot 32 (9411 University Crescent) within the Phase 4 “Slopes” neighbourhood of the UniverCity community, which was created by Rezoning Reference #11-36 and Subdivision Reference #11-47. The site slopes down towards the southeast.
- 3.2 The master rezoning for the Phase 4 lands envisioned Lot 31 to be developed with up to 102 residential units within two or more buildings stepping down from Slopes Mews to University Crescent. The maximum density specified is 1.21 FAR, or 9,489.8 m² (102,147 sq.ft.) of gross floor area. As part of the master rezoning, a 5.0 m statutory right-of-way crossing the centre of Lot 31 from east to west was secured, together with a shared 5.0 m north-south statutory right-of-way along the west property line (2.5 m on Lot 31 and 2.5 m on the adjacent property at 9877 University Crescent) to facilitate pedestrian movement and connectivity in the Slopes neighbourhood. Lot 32 was envisioned for smaller scale development with up to 36 residential units, a maximum density of 1.65 FAR, and a maximum gross floor area of 3,300.7 m² (35,528 sq.ft.). As aforementioned, 9633 University Crescent, located between the two subject properties, is designated for community park development, with construction based on an approved park plan, with construction to follow completion of development at Lot 31 and Lot 32. It is noted that the park is to be owned and maintained by SFU Community Trust (the Trust).
- 3.3 In 2013, the City and SFU Community Trust discussed turning Parcel 32 into an expansion of the community park at 9633 University Crescent, while transferring the available density from Parcel 32 to Parcel 31. This alternative was considered to have merit as it would provide additional park space in the Slopes Neighbourhood and more efficient and cost-effective development of residential units on sloping terrain, while still generally meeting the intent and development guidelines specified in the Phase 4 master rezoning. The Trust has prepared an expanded park plan for Parcel 32 and its intent is to commence construction upon occupancy of Parcel 31.

This rezoning application would finalise the transfer of all residential development potential from Parcel 32 to Parcel 31, thereby making Parcel 32 available for use as a community park. Parcel 32 would be reclassified for park and public use upon Council

granting Final Adoption of the rezoning bylaw related to the subject site. A Section 219 Covenant would be required to ensure timely construction of the expanded park.

4.0 GENERAL INFORMATION

- 4.1 The density transfer will enable up to 12,790.4 m² (137,675 sq.ft.) of residential gross floor area to be developed on Parcel 31, translating to a Floor Area Ratio of 1.63. The maximum number of units permitted would be 138, in line with the combined maximum number of units specified for Parcel 31 and 32 in the master rezoning. All other development parameters that have been established for Parcel 31 through the master rezoning, including maximum building height, building character, and building form, remain unchanged.

As part of this application, the applicant is also proposing to subdivide Parcel 31 along the east-west pedestrian statutory right-of-way into two smaller lots and distribute density in four buildings that step from north to south to fit the contours of the land. The northerly parcel is proposed to be developed with a five-storey wood frame apartment building fronting Slopes Mews and a three-storey townhouse block fronting the pedestrian pathway. Two levels of underground parking, accessed off Slopes Mews, will be provided for these buildings. The southerly parcel is proposed to be developed with two three-storey townhouse blocks – one facing the pedestrian pathway and the other fronting University Crescent. Units within these buildings will each have a direct connection to a separate, single-level underground parkade, which will be accessed off University Crescent. The overall development will be required to meet UniverCity's current building, energy, stormwater, and habitat protection requirements. As a condition of rezoning, SFU Community Trust will be required to commence construction of the community park on Parcel 32 and at 9633 University Crescent within six months of issuance of the Parcel 31 occupancy permit.

Overall, the proposal is supportable as it is generally consistent with the Simon Fraser University Community Plan and the development parameters established for Lot 31. It also achieves the development of an expanded community park in the Slopes neighbourhood.

- 4.2 Basic servicing of the site has been provided through Subdivision Reference #11-47. 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: servicing connections for the proposed subdivided Parcel 31, new curb and gutter, parking pavers, boulevard trees and grass, street lighting, separated sidewalk, and pedestrian pathway connections.
- 4.3 Section 219 Covenants will be required for the following:
- to allocate the maximum permitted density for Parcel 31 across a subdivided site;
 - to restrict the enclosure of balconies;
 - to ensure that handicap accessible parking stalls remain as common property; and,

- to ensure that SFU Community Trust commits to commence construction of the community park on Parcel 32 and at 9633 University Crescent within six months of issuance of the Parcel 31 occupancy permit.
- 4.4 There are no trees suitable for retention on Parcel 31. Any trees over 20 cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw. It should be noted that the root zone of a large, protected tree near the west property line of 9633 University Crescent extends into Parcel 31. The potential to retain this tree by establishing a tree preservation zone on Parcel 31 will be explored as part of design development.
- 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 apartment building will be required to meet BC Building Code adaptable housing standards.
- 4.9 The provision of covered car wash stalls 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.

 KH:tn

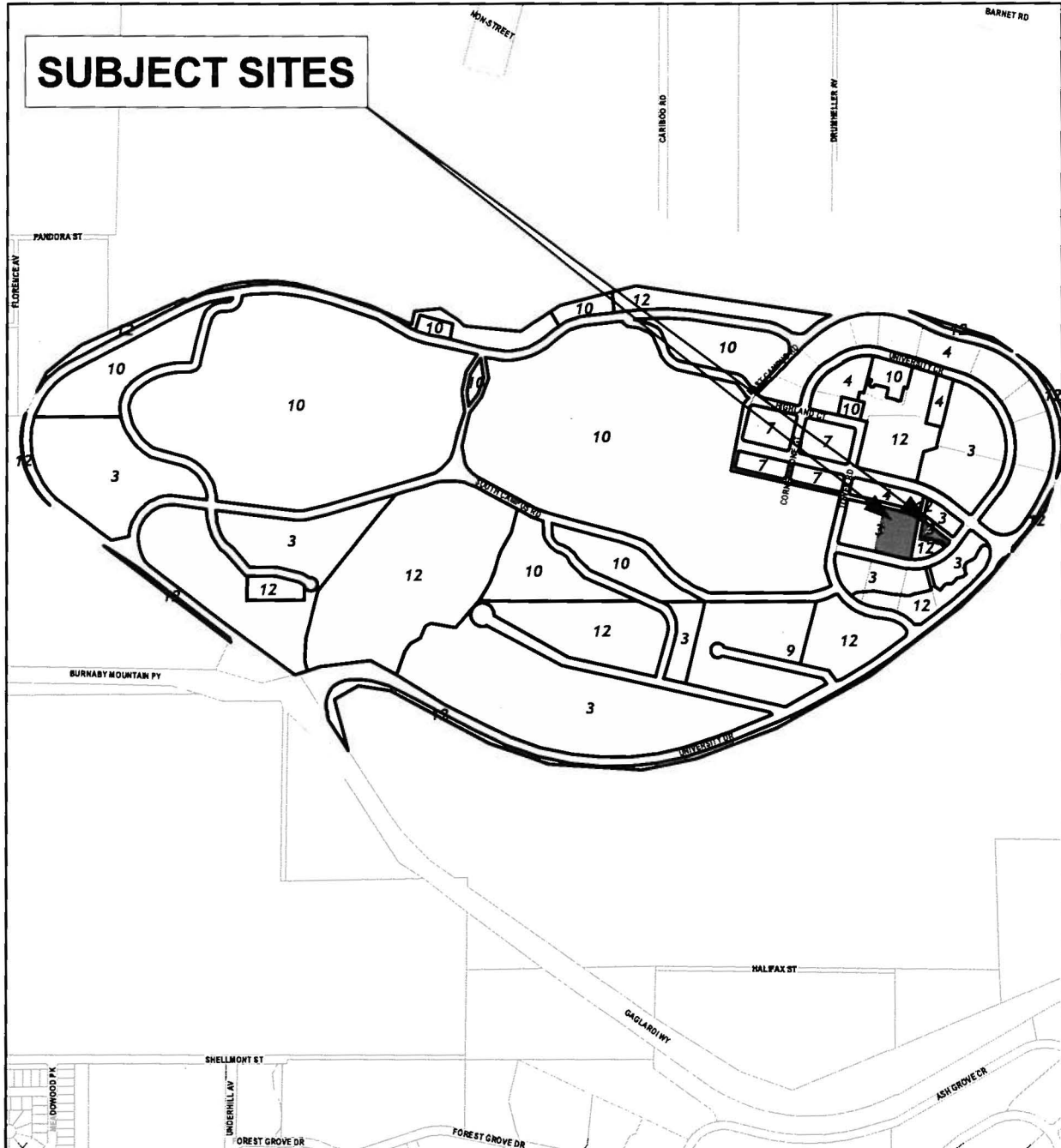
Attachments

cc: Director Engineering
City Solicitor
City Clerk

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Sketch #1

SUBJECT SITES

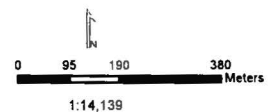


Simon Fraser University Community Plan



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





March 4, 2016

Karin Hung, Senior Current Planner
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Ms. Hung

Re: Rezoning 9755 University Crescent and 9411 University Crescent

Mosaic Avenue Developments Ltd. is applying to rezone 9755 University Crescent (Parcel 31) and 9411 University Crescent (Parcel 32) on Burnaby Mountain.

The intent is to subdivide Parcel 31 and develop ground oriented three bedroom townhomes with attached underground parking along University Crescent and a five storey wood frame apartment building on top of a two level concrete parkade along Slopes Mews. On the exposed face of the apartment parkade we are locating single aspect townhomes facing onto the pedestrian Statutory Right-of-Way. The lot will be subdivided along the 5m pedestrian Statutory Right-of-way that connects to Parcel 30 and Parcel 38. The rezoning will include reclassifying Parcel 32 as a neighbourhood park and transferring its density to Parcel 31.

Thank you for your consideration of this rezoning request and we look forward to working with you on this development proposal.

Yours Truly,

MOSAIC AVENUE DEVELOPMENTS LTD.

A handwritten signature in black ink, appearing to read "Chris Lee", written over a circular stamp or seal.

Chris Lee
Senior Development Manager