

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-23
2016 MAY 25

ITEM #08

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Intergulf Development Group
880 – 700 West Georgia Street
Vancouver, BC V7Y 1B6
(Attn: Kaylen Crosse)
- 1.2 Subject:** Application for the rezoning of:
Lot 17, DL 211, Group 1, NWD Plan BCP45523
- From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District)
- To:** Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)
- 1.3 Address:** 8940 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 4,000 m² (43,056 sq.ft.) and a frontage of 44.44 m (145.8 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 13 storey multiple-family residential building, with two-storey townhouses at its base.

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*). To the east is the “Altitude” development, comprised of two high-rise towers atop townhouse podiums. The western tower (14 storeys) is currently under construction and the eastern tower (12 storeys) is occupied. To the southwest is a site that recently received Final Adoption for the development of a 17 storey

residential tower adjoining a six-storey mid-rise residential building (Rezoning Reference #15-03). To the south across University Crescent is a site that is currently undeveloped, and planned for future multi-family residential development, and to the southeast is the Water Tower Building. 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 17 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 north. A riparian covenant area has been established at the rear of the property adjacent University Drive as part of the previous rezoning and subdivision approval processes. A tree retention area has also been established for the east side yard of the property to ensure the health of the existing trees and to provide privacy between Lot 17 and the “Altitudes” development to the east.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to construct a 13 storey multiple-family residential building, including a two-storey townhouse podium fronting University Crescent, whereas the development parameters established for Lot 17 under Rezoning Reference #06-65 specify a maximum building height of 12 storeys. 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 2.6 FAR (providing a maximum gross floor area of 112,000 sq.ft.) and up to 117 residential units. Furthermore, the additional storey will allow for a more terraced building form and more opportunities for outdoor living space, in accordance with design objectives for the UniverCity community. The development will be required to meet UniverCity’s 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 and the east side of the property respectively. These areas are to be protected for the duration of 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.

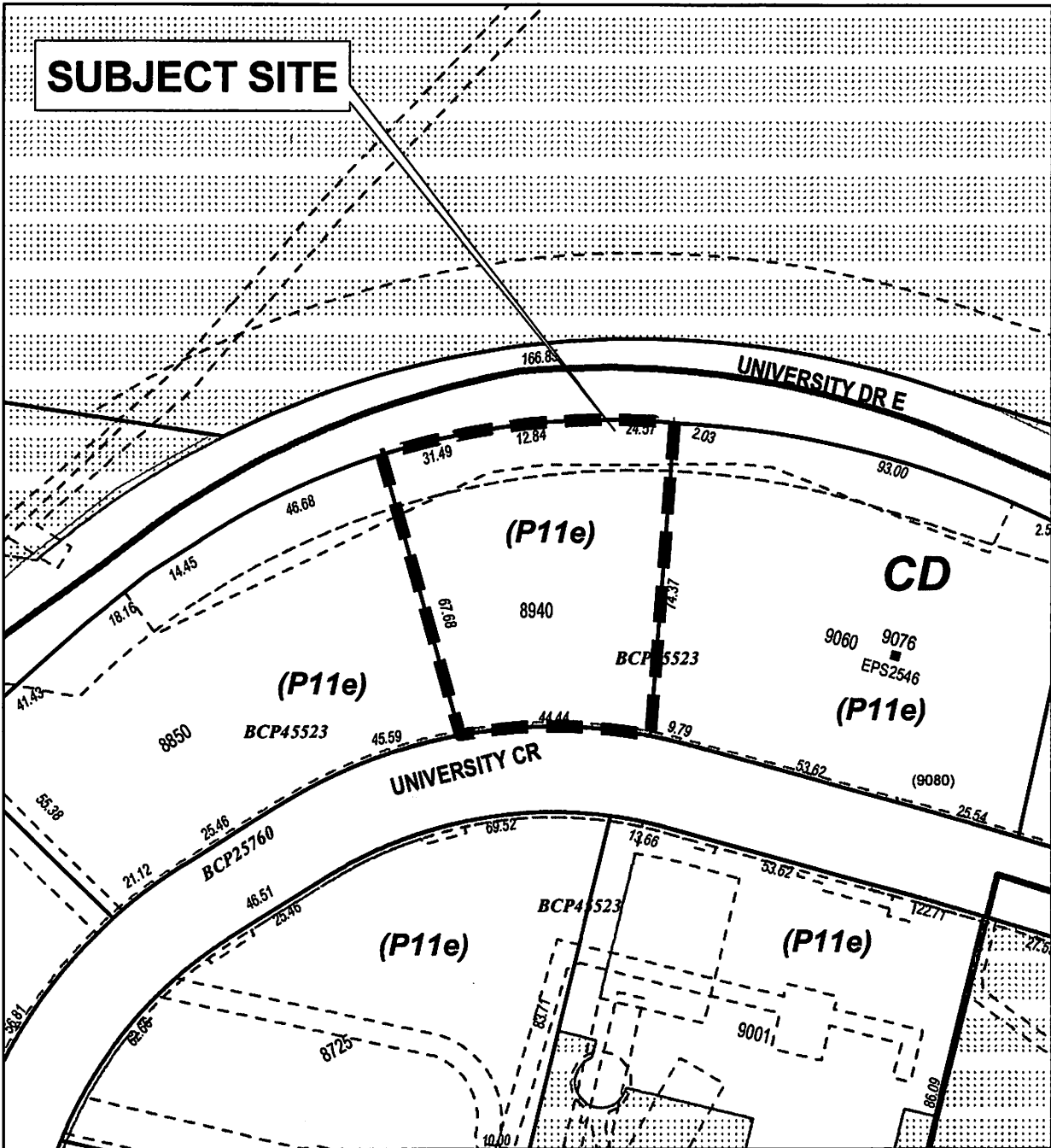
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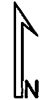
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 06 2016

SCALE:

1:1,500

DRAWN BY:

AY

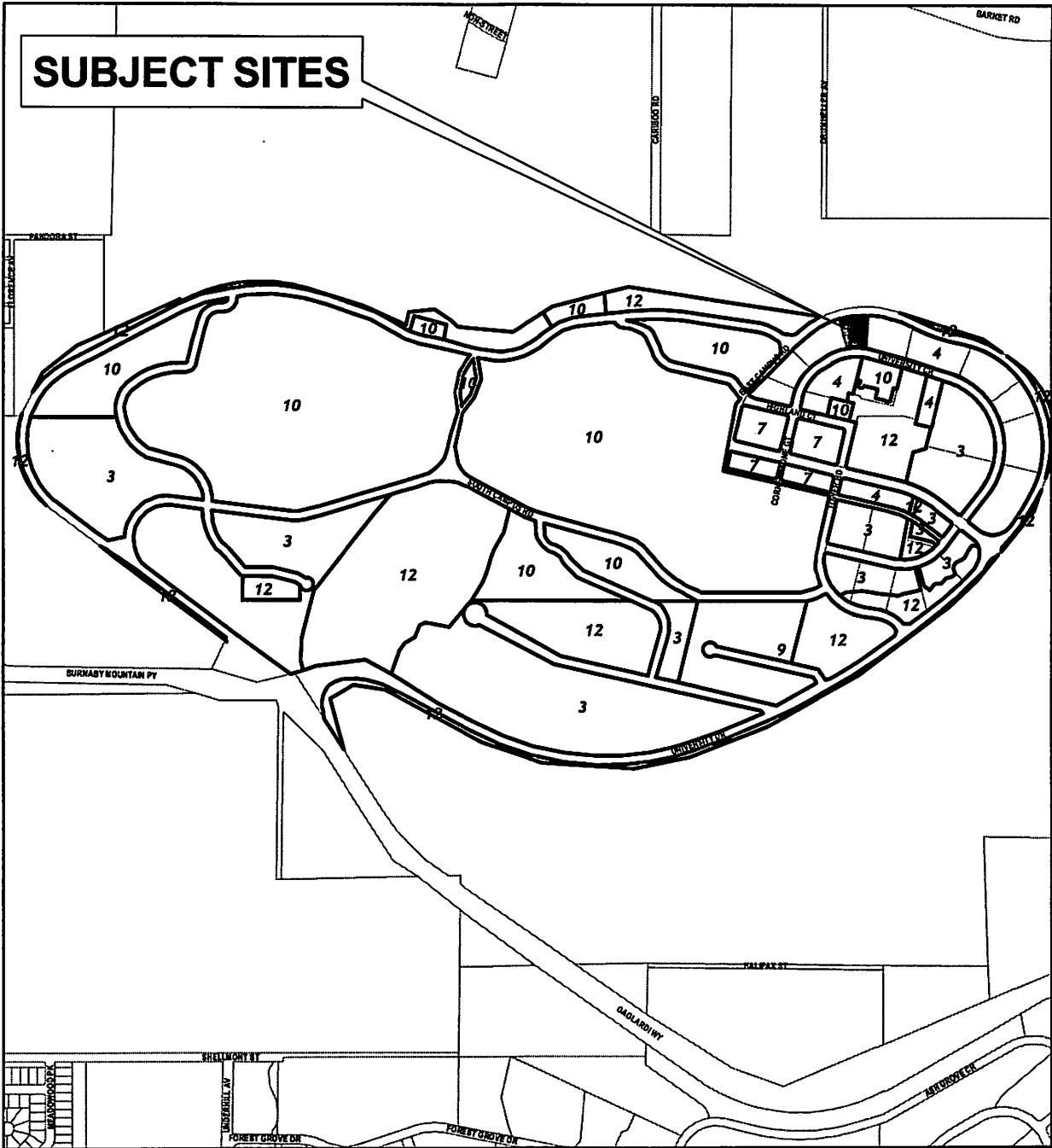
REZONING REFERENCE #16-23
8940 UNIVERSITY CRESCENT



Subject Site

Sketch #1

SUBJECT SITES

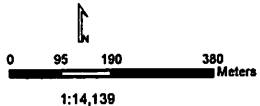


Simon Fraser University Community Plan



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





#880 – 700 West Georgia Street, Vancouver, BC V7Y 1B6 (P) 604.683.2406

April 29, 2016

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

RE: Rezoning Application for Parcel 17, 8940 University Crescent

Dear Karin,

Please accept this letter as Intergulf Development Group's intent to rezone the property at 8940 University Crescent.

Intergulf requests consideration by Council of the rezoning of Parcel 17 at Simon Fraser's UniverCity. The site is currently zoned SFU Neighbourhood District P-11e and we would propose to rezone to a Comprehensive Development (P11e) District Zone, with the intent of seeking one additional storey beyond that specified by the Phase 3 Development Guidelines.

The proposed project will comprise of a 13-storey terraced tower, with two storey townhouse units at the base along University Crescent. The re-zoning would allow a deviation from the UniverCity Phase 3 Development Guidelines, by the addition of one storey; which we feel would help achieve a more substantial stepping of the tower, as sought in the guidelines. This form would also maximize private deck areas of the upper units, and achieve a more aesthetically pleasing form of development.

The existing site is vacant and would not involve the demolition of any buildings.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Kaylen Crosse". The signature is fluid and cursive, with the first name being the most prominent.

Kaylen Crosse

Intergulf Development Group