

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-16
2017 MAY 24

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Perkins + Will Architects
1220 Homer Street
Vancouver, BC, V6B 2Y5
(Attn: Ryan Bragg)
- 1.2 Subject:** Application for the rezoning of:
Lot 33, DL 147 and 211, Group 1, NWD Plan EPP29187
- 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:** 9888 University Crescent
- 1.4 Location:** The subject site is located at the southeast corner of University Crescent and Tower Road (Sketch #1 and #2 *attached*)
- 1.5 Size:** The site has an area of 5,522 m² (59,435 sq. ft.) and frontages of approximately 76.23 m (250 ft.) along University Crescent, and 128.87 m (423 ft.) along Tower Road.
- 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 construction of two mid-rise residential buildings, and a two storey underground parkade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the southeast corner of University Crescent and Tower Road, and is improved with a surface parking lot (Sketch #1 *attached*). To the north and northeast across University Crescent, are low to mid-rise multiple-family residential developments progressing under Rezoning References #16-14 and #12-32. The sites to the east, currently occupied by

surface parking lots, are also planned for future residential development. To the west across Tower Road, is the Simon Fraser University (SFU) facilities management building and the east campus parking lot. To the south is Discovery Park, with Burnaby Mountain Conservation Area beyond.

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 33 within Phase 4 of the UniverCity community, which was created by Rezoning Reference #11-36 and Subdivision Reference #11-47. The site slopes from the northwest down to the southeast. A riparian area has been established in the southeast portion of the site, and a pedestrian trail has been designated along the site's eastern boundary, and is protected by a Statutory Right of Way.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to construct two east/west orientated residential buildings on the site, with two levels of parking accessed from Tower Road. The proposed development includes a six storey residential building on the northern portion of the site, and a five storey residential building on the southern portion of the site, with a landscaped pedestrian mews proposed in between the two structures connecting Tower Road to the pedestrian trail along the site's eastern boundary. Two-storey, ground orientated townhouses are proposed to front the pedestrian mews and the riparian area. The intent is to construct both buildings through a combination of wood frame and non-combustible concrete construction.

The proposed development form differs from that established for Lot 33 under Rezoning Reference #11-36, which specifies a continuous street wall along the Tower Road frontage and vehicle access from University Crescent. The site's complex topography presents challenges in designing efficient floor plates within a continuous street wall form along Tower Road, and providing vehicular access to an underground parkade from University Crescent. Given the sites topographical constraints, the proposed alternate development form is supportable, in principle, as its stepped frontage compliments the curvature of Tower Road, while the pedestrian mews helps to activate the frontage and improve pedestrian connectivity in the area. Alternate vehicular access from Tower Road can be considered subject to a transportation safety assessment. Furthermore, the development parameters and statistics established for the site remain adhered to: a maximum development density of 1.69 FAR (providing a maximum gross floor area of 100,444 sq. ft.) and up to 106 residential units. The development will be required to meet UniverCity's building, energy, stormwater, and habitat protection requirements. Overall, the proposal is expected to embody exceptional environmental and socially sustainable design.

- 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: new curb and gutter, parking pavers, boulevard trees and grass, street lighting, separated sidewalk, and pedestrian trail connections.
- 4.3 Section 219 Covenants will be required to restrict the enclosure of balconies; ensure that handicap accessible parking stalls remain as common property; and ensure a connection to the permanent alternative energy facility that will be constructed to support the energy needs of UniverCity, should the development be granted occupancy on or after 2021 January 01. Additionally, the required Community Association Covenant, which includes the Community Amenities Agreement, is to be submitted and reviewed by the City Solicitor.
- 4.4 As noted above, a riparian area has been established in the southern portion of the site. This area is to be protected for the duration of construction on the site.
- 4.5 Any trees over 20 cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw.
- 4.6 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.7 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.
- 4.8 Due to the proximity of the subject site to Tower Road, South Campus Road, and the SFU operations salt shed, an acoustical study to ensure compliance with Council-adopted sound criteria is required.
- 4.9 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.10 In line with the City's adopted guidelines for adaptable housing, 20% of the apartment units within the proposed development will be required to meet BC Building Code adaptable housing standards.
- 4.11 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.
- 4.12 The GVS&DD Sewerage Development Charge applies.

4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

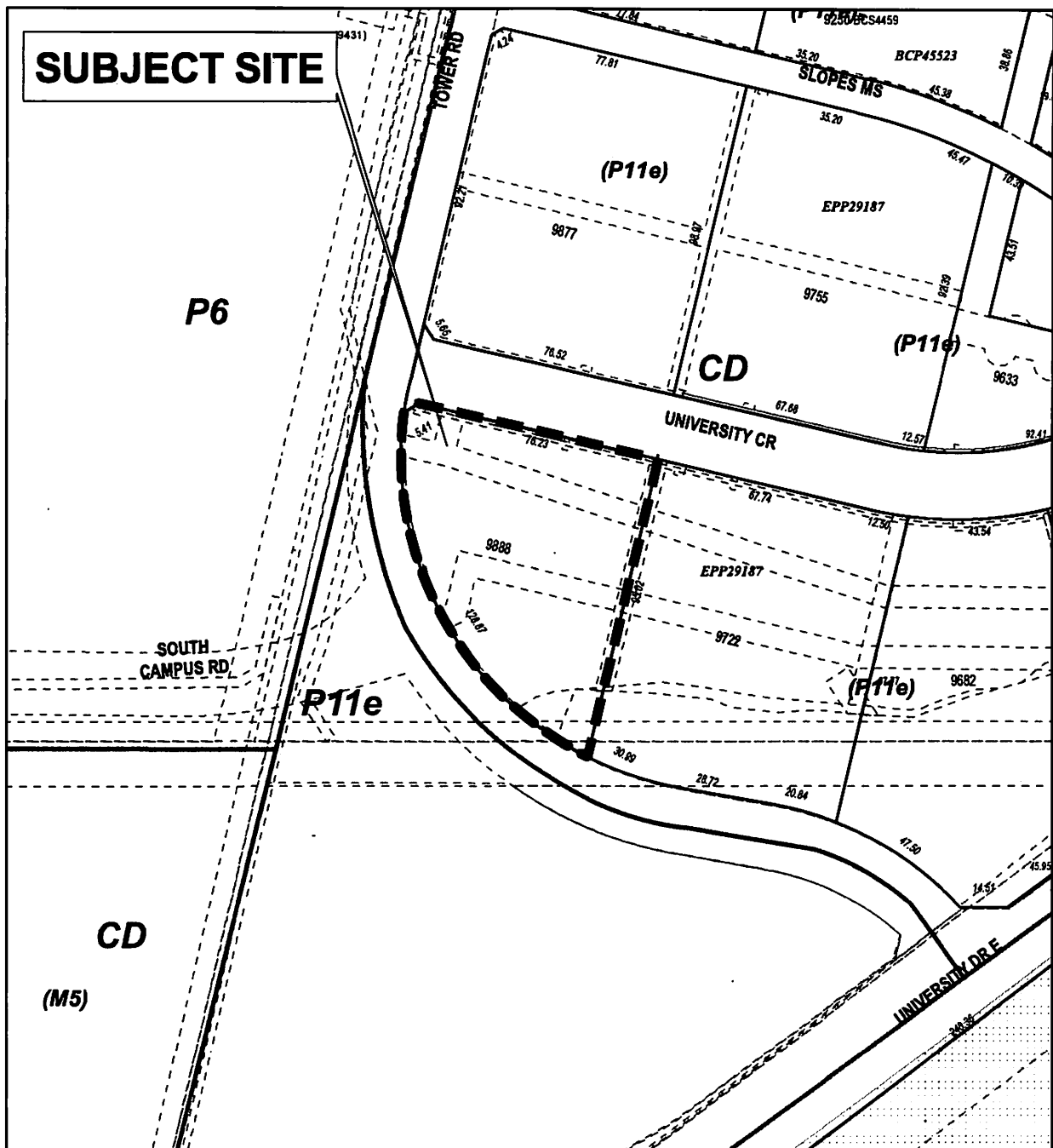
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

MN:tn

Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 02 2017

SCALE:

1:2,000

DRAWN BY:

AY

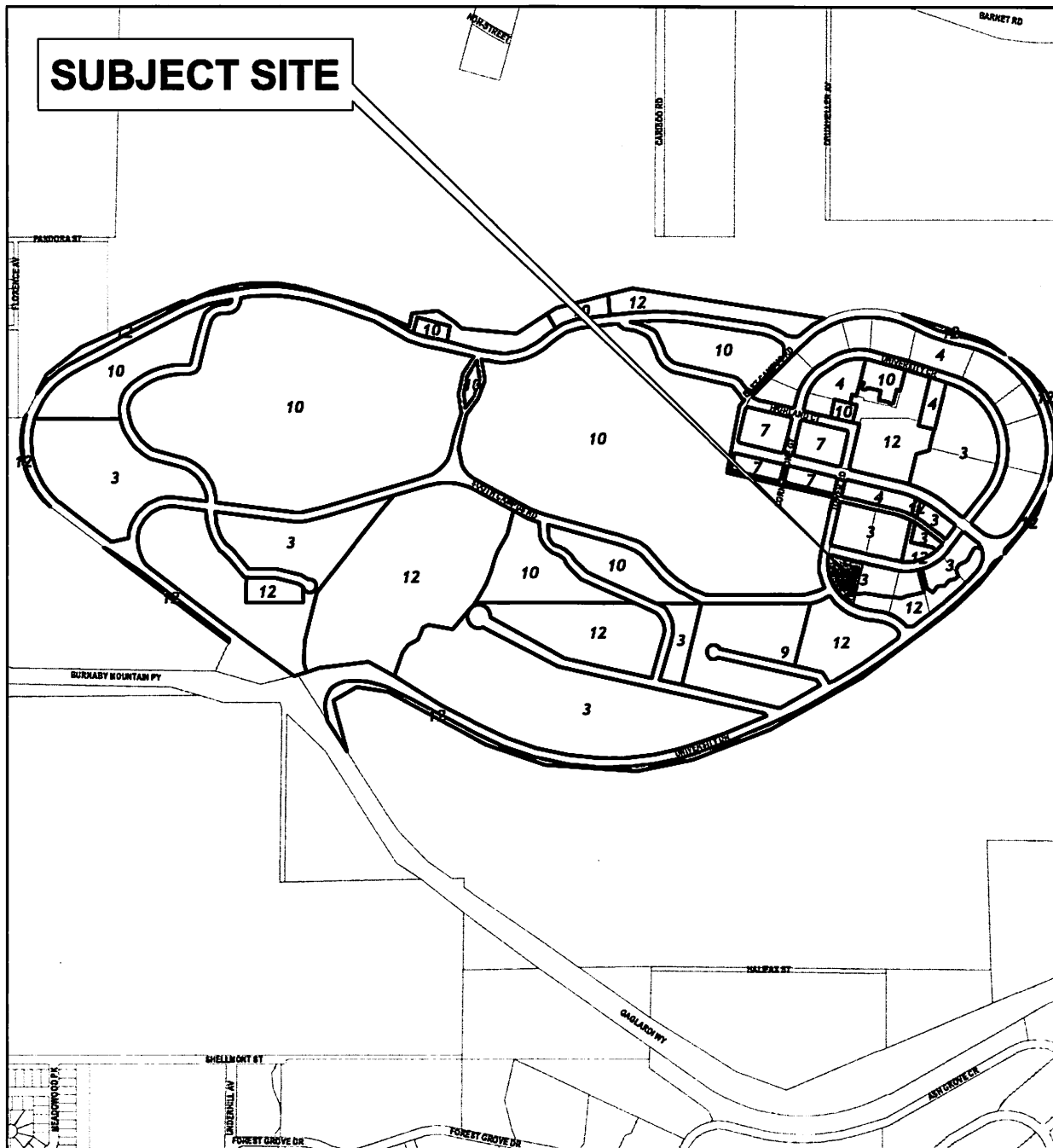
REZONING REFERENCE #17-16
988 UNIVERSITY CRESCENT



Subject Site

Sketch #1

SUBJECT SITE

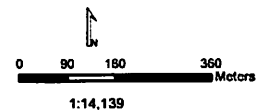


Simon Fraser University Community Plan



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



PERKINS+WILL

April 27, 2017

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

**Re: Rezoning Lot 33 Slopes Mews 9888 University Crescent, Burnaby BC V5A 1S6
(Lot 33, DL 147 and 211, Group 1 NWD plan EPP 29187)**

Dear Ms Hung,

On behalf of SFU Community Trust and Eighth Avenue Development Group Ltd, Perkins and Will Architects are applying to rezone Lot 33 Slopes Mews 9888 University Crescent on Burnaby Mountain.

The intent is to build two east/west oriented residential structures separated by a pedestrian mews, with below grade parking accessed from Tower Road. The development will be one building as defined by code, with the North Residence addressed from University Crescent, and the South Residence addressed from Tower Road.

The development will comply with the maximum 6 storey (60') building height. Due to the site's grade, the development will be classified as a tall building by code. The intent is to have five storeys of wood frame on two storeys of non-combustible construction with a fire wall at the parkade separating the North and South structures.

On the face of the southern residence we are proposing single-aspect, two-storey, ground-oriented dwellings facing the riparian area. Additionally, we are proposing to locate single-aspect, one and two-storey, ground-oriented dwellings facing the pedestrian mews.

The remainder of dwellings will be a mixture of one and two bedroom units within the parameters of existing zoning requirements.

Thank you for your review and consideration of this application.

Sincerely,


Ryan Bragg
Principal Architect AIBC, MRAIC, MAA, LEED AP BD+C