

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-08
2017 July 19

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Local Practice Architecture + Design Ltd.
1447 Hornby Street
Vancouver, BC, V6Z 1W8
(Attn: Matthew Woodruff)
- 1.2 Subject:** Application for the rezoning of:
Lot 21, 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:** 8650 University Crescent
- 1.4 Location:** The subject site is located at the northwest corner of University Crescent and Highland Court (Sketch #1 *attached*).
- 1.5 Size:** The site is has an area of 4,000 m² (43,056 sq.ft.) and frontages of approximately 36.53 m (119.8 ft.) along University Crescent, 88.98 m (292 ft.) along Highland Court, and 43.6 m (143 ft.) along East Campus 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 low-rise rental residential buildings, an amenity building, and a single-level underground parkade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located at the northwest corner of University Crescent and Highland Court, and is currently treed and undeveloped (Sketch #1 *attached*). To the east across University

Crescent is the “Highland House” residential development, with the UniverCity Child Care Centre beyond. To the north is a site that is currently undeveloped and planned for future multi-family residential development. Planned multi-family residential development sites are also located further north and northeast along both sides of University Crescent. To the south across Highland Court is a site that currently accommodates temporary residential sales centres and surface parking. In the longer term, this site is planned for mixed-use development including transit (bus storage and layover), residential, and commercial uses. To the west across East Campus Road within the Simon Fraser University (SFU) campus are the Blusson Hall academic building and surface parking lots.

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 21 within Phase 3 of the UniverCity community, which was created by Rezoning Reference #06-65 and Subdivision Reference #07-51. The site slopes from the northeast down to the southwest. A tree retention area has been established along the north side yard of the property to ensure the health of the existing trees and to provide privacy between the subject site and the property to the north.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to construct three wood frame buildings atop a single-level concrete parkade on the site. The proposed development includes a six storey residential building on the eastern portion of the site, a five storey residential building on the western portion of the site, and a landscaped courtyard and an amenity building at the centre of the site. The amenity building will serve the two residential buildings as well as the broader SFU community. The applicant is proposing to pursue the German high-performance building energy standard *Passivhaus*, which will reduce the overall environmental impact of the project and influence the architectural design of the buildings. As well, it should be noted that the subject site will be retained by SFU Community Trust for use as low end of-market rental housing, rather than sold to private development on a prepaid lease basis for strata-titled housing. In total, 90 low end of-market rental units are proposed.

The proposed building form differs from that established for Lot 21 under Rezoning Reference #06-65, which specifies a single terraced building with a maximum building height of eight storeys, stepping down from University Crescent to East Campus Road. The proposed alternate massing is supportable as it responds more appropriately to the complex topography of the site, aids in achieving the rigorously energy efficient *Passivhaus* standards, and creates a central public space that will foster social interaction between both the residents and the wider SFU community. Furthermore, the development parameters and statistics established for the site remain adhered to: a maximum development density of 2.0 FAR (providing a maximum gross floor area of 86,112 sq.ft.) and up to 90 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 #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; 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 1. 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 tree retention covenant area has been established along the north side of the property. This area is 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.

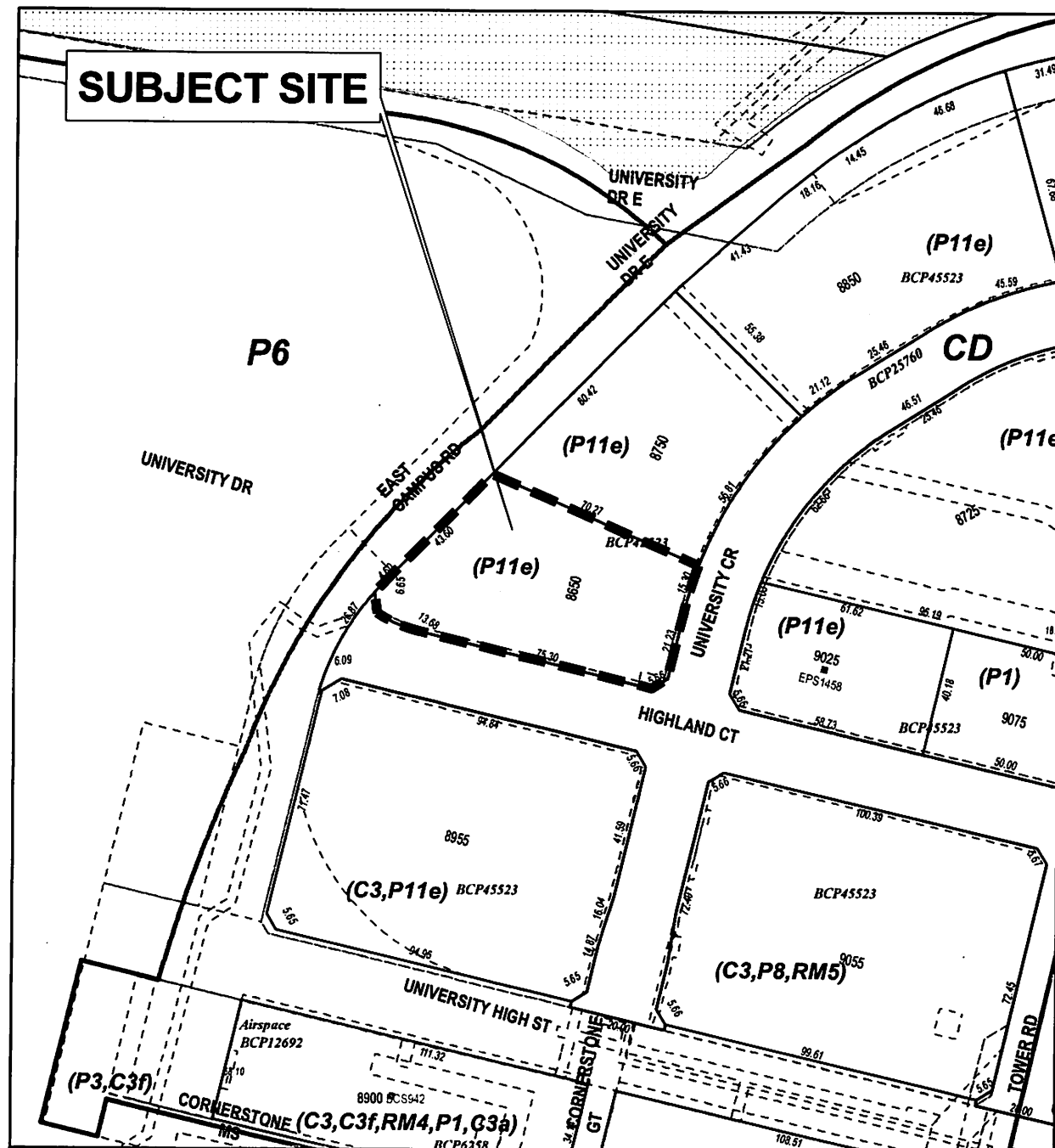


KH:eb

Attachments

cc: Director Engineering
City Solicitor
City Clerk

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PLANNING & BUILDING DEPARTMENT



DATE:

MAR 07 2017

SCALE:

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DRAWN BY:

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REZONING REFERENCE #17-08
8650 UNIVERSITY CRESCENT



Subject Site

Sketch #1

July 5th, 2017

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

To whom it may concern,

Re: LOT 21 DISTRICT LOT 211 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP45523

This application is regarding the rezoning for the above noted project.

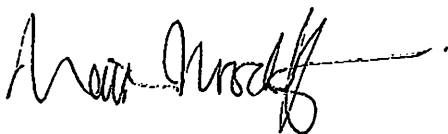
The project site, Parcel 21, is currently zoned CD Comprehensive Development (based on P11e District guidelines), with development parameters and statistics set by the master rezoning application for the Phase 3 UniverCity lands. This application seeks to amend the CD bylaw for the site through rezoning to the Amended CD Comprehensive Development District (based on P11e District guidelines) to permit an alternate approach to building siting and massing.

The proposed development on Parcel 21 consists of three separate buildings and one level of underground parking. Two residential buildings will contain a total of 90 low end of market cost, rental units. A third amenity building will serve the two residential buildings as well as student groups from Simon Fraser University and the local community. All three buildings are targeting the German high-performance building energy standard of "Passive House" to increase the quality and livability of the residential units, as well as reduce the overall environmental impact of the project.

The massing of the project has been split into separate buildings in order to create a meaningful public space within the site, respect the surroundings, adapt to the complex topography of the site, and aid in the pursuance of the Passive House standard. The site currently has no buildings located on it and has a significant tree covenant along the entire North edge.

We look forward to working with you in the coming months. Please do not hesitate to contact me with any questions.

Sincerely,



Matthew Woodruff

local •

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localpractice.ca
Michel Labrie, Architect AIBC, Principal
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