

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #17-10007
2017 December 06

ITEM #11

1.0 GENERAL INFORMATION

- 1.1 **Applicant:** Liberty Homes (Parcel 20) Ltd.
606-3292 Production Way
Burnaby, BC, V5A 4R4
(Attn: Kiara Smyth)
- 1.2 **Subject:** Application for the rezoning of:
Lot 20, 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:** 8725 University Crescent
- 1.4 **Location:** The subject site is located on the east side of University Crescent, north of Highland Court (Sketch #1 *attached*).
- 1.5 **Size:** The site has an area of 7,560 m² (81,375 sq.ft.) and a frontage of approximately 157.64 m (517 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 construction of two high-rise apartment buildings atop a three storey townhouse podium and underground parkade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the east side of University Crescent, north of Highland Court (Sketch #1 *attached*). The northern portion of the site is treed, while the southern portion is cleared and undeveloped, with the exception of a small, paved parking area. Abutting the site to the south is the "Highland House" residential development and the UniverCity Child Care Centre. To the east is Richard Bolton Park and the Water Tower Building. To the north and

northwest are two sites currently under construction for multi-family residential development. To the west and southwest are two additional sites that are currently undeveloped and designated for future multi-family residential development.

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 20 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 southeast to the northwest. An existing 20 m² (215 sq.ft.) tree retention area at the south property line is in the process of being discharged from title, as the single protected specimen was lost to wind fall in 2015.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to construct a terraced apartment tower up to 14 storeys at the north end of the site, a terraced tower up to 20 storeys on the southwest portion of the site, 3 storey townhouse units along University Crescent, and a 3 storey underground parkade. An amendment rezoning is sought as the proposed towers have slightly smaller footprints and slightly different terraced expressions compared to that established for Lot 20 under Rezoning Reference #06-65. In addition, tower entrance lobbies fronting onto University Crescent instead of an entry plaza at the rear of the property are proposed, as well, street-fronting townhouses along the entire University Crescent frontage, instead of just two-thirds of the site frontage. These variants from the adopted CD guidelines are considered supportable. Conceptual drawings indicate a high quality architectural form and expression, as well as a stronger relationship between the proposed buildings and the street. Furthermore, the development parameters and statistics established for the site remain adhered to: a maximum development density of 2.6 FAR (providing a maximum gross floor area of 211,572 sq.ft.) and up to 221 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 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 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 4.5 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.
- 4.6 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.7 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.
- 4.8 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.
- 4.9 The GVS&DD Sewerage Development Charge applies.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

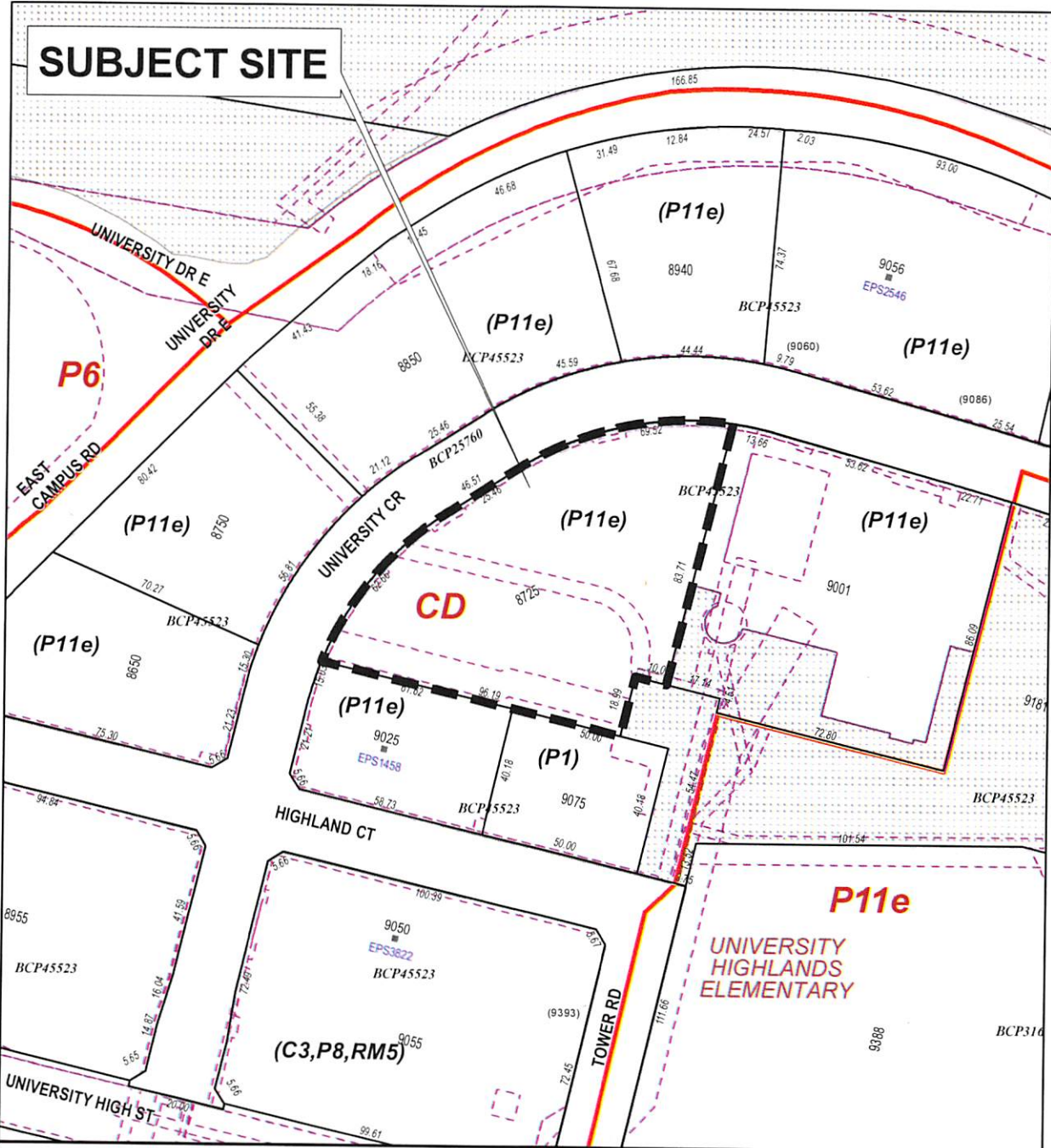
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

KH:eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:
OCT 26 2017

SCALE:
1:2,000

DRAWN BY:
AY

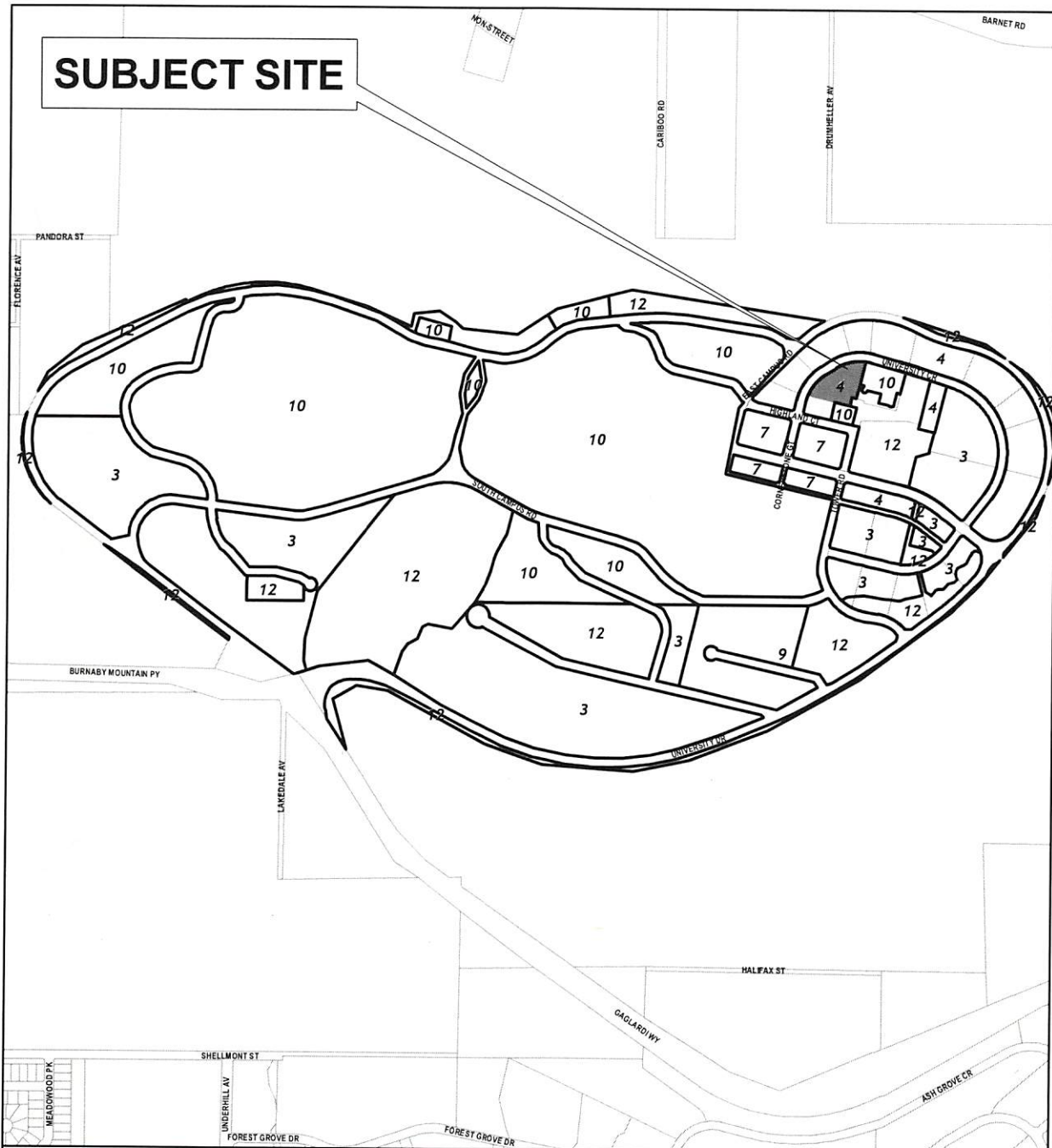
REZONING REFERENCE #17-10007
8725 UNIVERSITY CRESCENT



Subject Site

Sketch #1

SUBJECT SITE

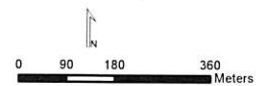


Simon Fraser University Community Plan



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



1:14,139



Liberty Homes
Building every home, like our own

606-3292 Production Way
Burnaby, BC V5A 4R4
T: (604) 235-1810
F: (604) 235-1811

October 25, 2017

City of Burnaby
c/o Karin Hung
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Karin Hung,

RE: 8725 University Crescent Rezoning Application Letter of Intent

Liberty Homes (Parcel 20) Ltd. requests consideration for rezoning of 8725 University Crescent (Parcel 20) in SFU's UniverCity community on Burnaby Mountain to permit the development of a multi-family residential project. Please find below a basic overview of Liberty's proposal.

Parcel 20 is a vacant site currently zoned CD Comprehensive Development. Liberty proposes to rezone to Amended CD Comprehensive Development. The amended zoning is anticipated to be based on P11e SFU Neighbourhood District, the Simon Fraser University Community Plan and the development parameters and statistics established for the site under rezoning reference #06-65.

The proposed development will be comprised of one terraced tower up to 14 storeys, one terraced tower up to 20 storeys, 3-storey townhouse units along University Crescent and a 3-storey underground parkade. The proposed form of development will include building heights, floor area and unit count within the development parameters established for the site under rezoning reference #06-65. Parking will be provided to meet or exceed applicable municipal bylaws. The amended rezoning is intended to allow for variance from the pre-approved conceptual development plan to achieve the specific architectural form and expression envisioned by Liberty.

We recognize the importance of Parcel 20 in the overall growth and success of UniverCity and look forward to working with the City of Burnaby to make our proposed development a long term asset for the community.

Sincerely,

Liberty Homes Ltd.

Per: Kiara Smyth
Project Planner