



Item
Meeting2018 March 05

COUNCIL REPORT

TO: CITY MANAGER 2018 February 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-08**
Podium Two Low-Rise Rental Residential Buildings, an Amenity Building, and a Single-Level Underground Parkade

ADDRESS: 8650 University Crescent (see *attached* Sketches #1 and #2)

LEGAL: 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 the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "SFU Parcel 21" prepared by Local Practice Architecture + Design Ltd.)

APPLICANT: Local Practice Architecture + Design Ltd.
1447 Hornby Street
Vancouver, BC V6Z 1W8
(Attn: Matthew Woodruff)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 March 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 March 12 and to a Public Hearing on 2018 March 27 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #17-08
2018 February 28Page 2

One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The granting of any necessary statutory rights-of-way, easements, and covenants.
- e. The review of a detailed Sediment Control System by the Director Engineering.
- f. 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.
- g. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- h. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- i. Compliance with the guidelines for underground parking for visitors.
- j. The deposit of the applicable GVS & DD Sewerage Charge.
- k. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

R E P O R T

1.0 REZONING PURPOSE

The purpose of this rezoning amendment is to permit construction of two low-rise rental residential buildings, an amenity building, and a single-level underground parkade.

2.0 BACKGROUND

- 2.1 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 is the Blusson Hall academic building and surface parking lots.
- 2.2 On 2017 July 24, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 2.3 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. The development parameters and statistics established for the site through Rezoning Reference #06-65 permit a maximum development density of 2.0 FAR (providing a maximum gross floor area of 86,112 sq. ft.), up to 90 residential units, and a maximum building height of eight storeys.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is proposing to construct three buildings atop a single-level 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 amenity building at the centre of the site. The applicant is proposing to pursue a high-performance building energy standard called *Passivhaus*, which will reduce the overall environmental impact of the project.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #17-08
2018 February 28Page 4

As 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, an amendment to the Comprehensive Development zoning of the site is necessary. 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. Modest encroachments into the setbacks established under Rezoning Reference #06-65 are also proposed to accommodate the project's high performance building envelope, and to provide for greater visibility of the amenity building, which acts as a visual landmark along Highland Court.

In total, 90 rental units are proposed, with a unit mix of studios and one and two bedroom units. Rental rates will be a minimum of 10% below median rates for North Burnaby as per CMHC statistics, and the subject site will be retained by SFU Community Trust, rather than sold to private development on a prepaid lease basis for strata-titled housing. Sixty-seven units are proposed below the minimum unit sizes in the P11e District. Studios start at 28.6 m² (308 sq. ft.), one bedroom units at 44.8 m² (482 sq. ft.), and two bedroom units at 56.7 m² (610 sq. ft.), compared with a minimum required unit size of 30 m² (323 sq. ft.), 50 m² (538 sq. ft.), and 65 m² (699 sq. ft.) respectively. The requested variance is supportable given the efficient unit layouts proposed, combined with the generous common amenity provision on each level. The reduced unit size also contributes to the affordability of the rental units.

Forty-nine units are adaptable, and three units are fully accessible, which exceeds the minimum 20% of single-level units that are required to be adaptable in accordance with Council adopted policy. As permitted under the adopted policy, 1.85 m² (20 sq. ft.) for each adaptable unit is exempt from gross floor area, resulting in a total adaptable unit exemption of 96.59 m² (1,040 sq. ft.).

A parking reduction to 0.5 spaces per dwelling unit is proposed, which is supportable given the project's focus on providing affordable rental housing. Vehicular access is provided at the south end of the site, off Highland Court, and one level of underground parking is proposed. As the site slopes approximately 10 m (33 ft.) from University Crescent to East Campus Road, the parkade structure extends up to 3.2 m (10.5 ft.) vertically above grade. The visual impact of the exposed parkade wall along the west side of the property is mitigated by the extensive planting of trees and shrubs to partially conceal the exposed wall. A glazed workshop and bicycle parking area has been included in the parking level to help mitigate the impact of the exposed wall along the south side of property. Overall, the design of the parking structure is considered acceptable.

Proposed finishing materials include a combination of glass, composite panel, metallic panelling, architectural finished concrete, glazed brick, and wood soffits.

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #17-08
2018 February 28Page 5

To complement the built form and aesthetic, extensive on-site landscaping is proposed, including planting around all three street frontages, and a centrally located common outdoor amenity space for residents. The existing tree covenant area along the north side of the property will be protected. The development will be required to meet UniverCity's current stormwater, habitat protection, building, and energy requirements.

Overall, the proposal generally meets the development guidelines established for the UniverCity neighbourhood and is considered suitable for presentation to Public Hearing.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:

- standard requirements for water main, sanitary sewers, and storm sewers;
- construction of Highland Court to its final standard between East Campus Road and University Crescent;
- construction of University Crescent to its final standard along the development frontage; and,
- construction of a separated sidewalk on the east side of East Campus Road between Highland Court and University Drive East.

3.3 Any necessary statutory right-of-ways, easements, and covenants are to be provided, including, but not necessarily limited to Section 219 Covenants:

- restricting enclosure of balconies;
- ensuring that all accessible parking spaces 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.

3.4 As the site is influenced by bus traffic noise, an acoustical report will need to be undertaken, and a Section 219 Covenant required, to ensure compliance with Council-adopted sound criteria.

3.5 The required Community Association Covenant, which includes the Community Amenities Agreement, will need to be submitted and reviewed by the City Solicitor.

To: City Manager

From: Director Planning and Building

Re: Rezoning Reference #17-08

2018 February 28Page 6

- 3.6 In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20.3 cm (8 in.) in diameter.
- 3.7 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.8 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.9 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as a separate car wash stall are required.
- 3.10 The GVS&DD Sewerage Charge of \$1,082 per apartment unit and \$1,515 per townhouse unit applies. The Parkland Acquisition Charge and School Site Acquisition Charge do not apply as park and school sites have been provided in conjunction with the overall subdivision of the neighbourhood.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 4,000 m² (43,056 sq. ft.)
- 4.2 Site Coverage - 32.3% excluding parking structure
- 57.6% including parking structure
- 4.3 Density and Gross Floor Area - 1.37 FAR, 5,485.85 m² (59,049 sq. ft.)
- 4.4 Unit Mix
- | | |
|---------------------------------|---|
| 4 Studios | - 28.6 to 31.7 m ² (308 to 341 sq. ft.) per unit |
| 18 Studio adaptable units | - 30.6 to 33.2 m ² (330 to 357 sq. ft.) per unit |
| 1 Studio accessible unit | - 30.6 m ² (330 sq. ft.) per unit |
| 8 One BR units | - 44.8 to 47.2 m ² (482 to 508 sq. ft.) per unit |
| 4 One BR adaptable units | - 46.4 m ² (499 sq. ft.) per unit |
| 1 One BR accessible unit | - 47.1 m ² (506 sq. ft.) per unit |
| 26 Two BR units | - 56.7 to 72.3 m ² (610 to 778 sq. ft.) per unit |
| 27 Two BR adaptable units | - 58.7 to 62.8 m ² (632 to 676 sq. ft.) per unit |
| <u>1 Two BR accessible unit</u> | - 68.9 m ² (742 sq. ft.) per unit |
| 90 units total | |
- 4.5 Building Height - East Building: 6 storeys
- West Building: 5 storeys

To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #17-08
2018 February 28Page 7

- Amenity Building: 1 storey

4.6 Vehicle Parking

Total Required & Provided	- 45 spaces
- Residential @ 0.5 per unit	- 45 spaces
- Visitor @ 0.2 per unit	- spaces provided off-site

4.7 Bicycle Parking

Total Required & Provided	- 108 spaces
- Residential	- 90 spaces
- Visitor	- 18 spaces

4.8 Communal Facilities

Communal facilities for residents include: study rooms on each level above grade, two amenity lobbies, two communal laundry rooms, and a centrally located amenity space. The amenity area amounts to 380.66 m² (4,097 sq. ft.), which is above the 5% (273.86 m² or 2,948 sq. ft.) gross floor area exemption permitted by the Zoning Bylaw. As such, the additional 106.8 m² (1,150 sq. ft.) of amenity space floor area has been included in the overall gross floor area. The development proposal also includes a workshop space on P1, and a central outdoor amenity area with picnic tables and an informal children's play area.

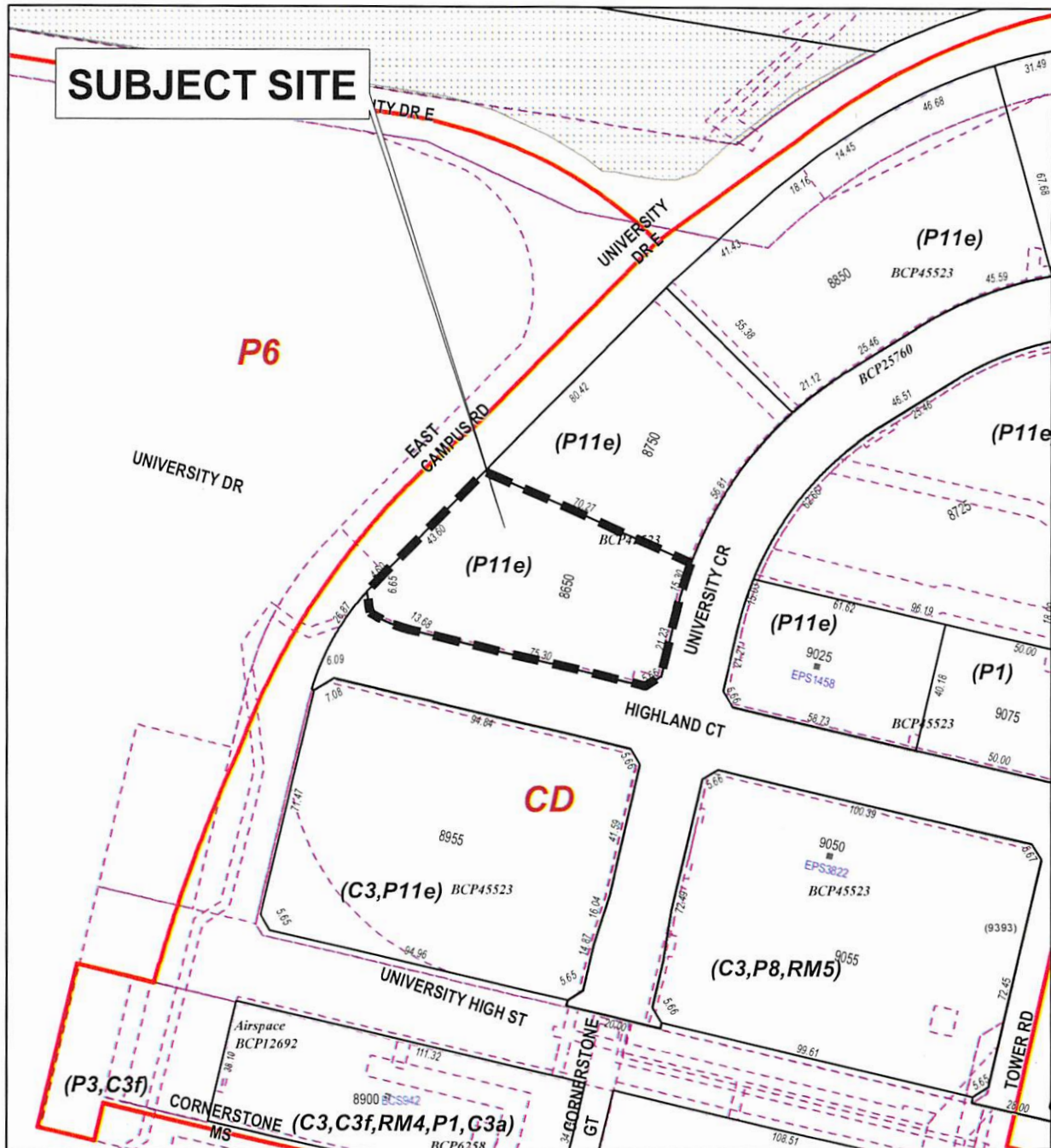

Lou Pelletier, Director
PLANNING AND BUILDING

MN:eb

Attachments

cc: Director Engineering
City Solicitor
City Clerk

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PLANNING & BUILDING DEPARTMENT




DATE:
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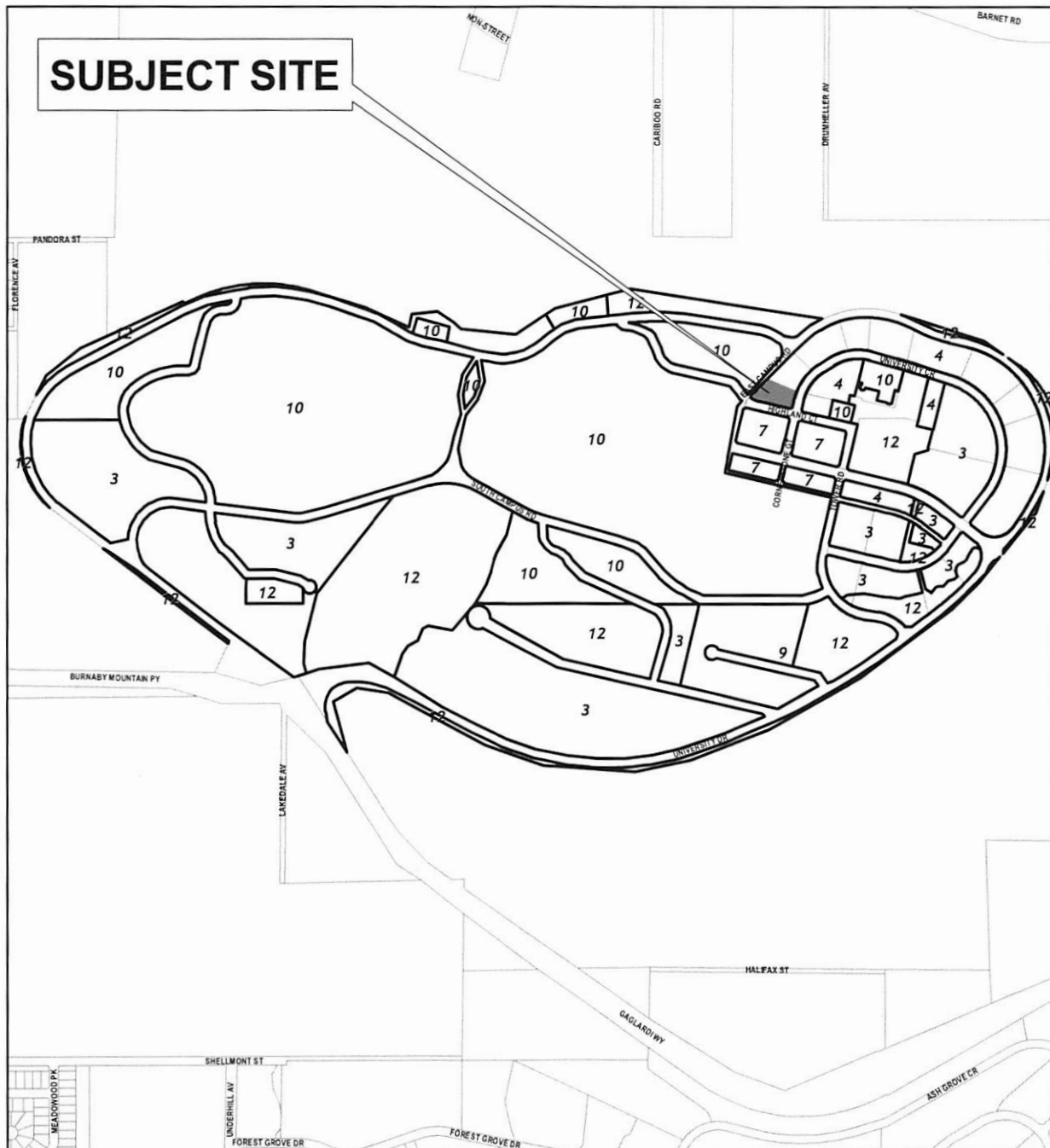
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REZONING REFERENCE #17-08
8650 UNIVERSITY CRESCENT

 Subject Site

Sketch #1



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

