

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-10 2018 April 04

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mosaic Avenue Development Ltd
500 – 2609 Granville Street
Vancouver, BC, V6H 3H3
(Attn: Chris Lee)
- 1.2 Subject:** Application for the rezoning of:
Lot 19, DL 211, Group 1, NWD Plan BCP45523
- From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)
- To:** Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)
- 1.3 Address:** 8750 University Crescent
- 1.4 Location:** The subject site is located on the northwest side of University Crescent, north of Highland Court (Sketch #1 *attached*).
- 1.5 Size:** The site has an area of approximately 4,044.5 m² (43,535 sq.ft.) and frontages of approximately 56.81 m (186 ft.) along University Crescent, and 80.42 m (264 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 a mid-rise residential building, atop three levels of underground parkade.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the northwest side of University Crescent, north of Highland Court, and is currently treed and undeveloped (Sketch #1 *attached*). To the northeast of the subject site are “The Peak” and “The Terraces” multi-family residential developments on lots 18 and 17 respectively, both of which are under development. To the east, across University Crescent, is a site that is currently undeveloped and undergoing rezoning (Rezoning Reference #17-10007) to accommodate multi-family residential development. To the south is another undeveloped site

undergoing rezoning (Rezoning Reference #17-06) to accommodate multi-family residential development, and to the west, across East Campus Road, is SFU's north surface parking lot.

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 19 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 down to the northwest. A tree retention area has been established along the southern boundary of the property to ensure the health of the existing trees and to provide privacy between the subject site and the property to the south. Two trees in the northwest of the site have also been designated for retention, and a 5 m (16 ft.) wide utility and public pathway statutory right-of-way has been established along the northern boundary of the property.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to construct a multiple-family residential building fronting University Crescent, up to 12 stories in height, atop three levels of below grade parking. An amendment rezoning is sought to allow for an alternative approach to the building's massing and an alternative location for vehicular access to those established for Lot 19 under Rezoning Reference #06-65. Vehicular access would be taken from the lower side of the site along East Campus Road, rather than from University Crescent, and a modified approach to the building's terracing and lower podium levels is being explored. These variants from the adopted CD guidelines are considered supportable given the site's topographic considerations. The proposal is also 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 2.1 FAR (providing a maximum gross floor area of 91,424 sq.ft.) and up to 96 residential units. 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; 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. This agreement ensures residents of UniverCity are permitted access to amenities located within the SFU campus.

- 4.4 As noted above, a tree retention covenant area has been established along the south side of the property, and two trees on the north side of the property are also designated for retention. 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 single-level 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

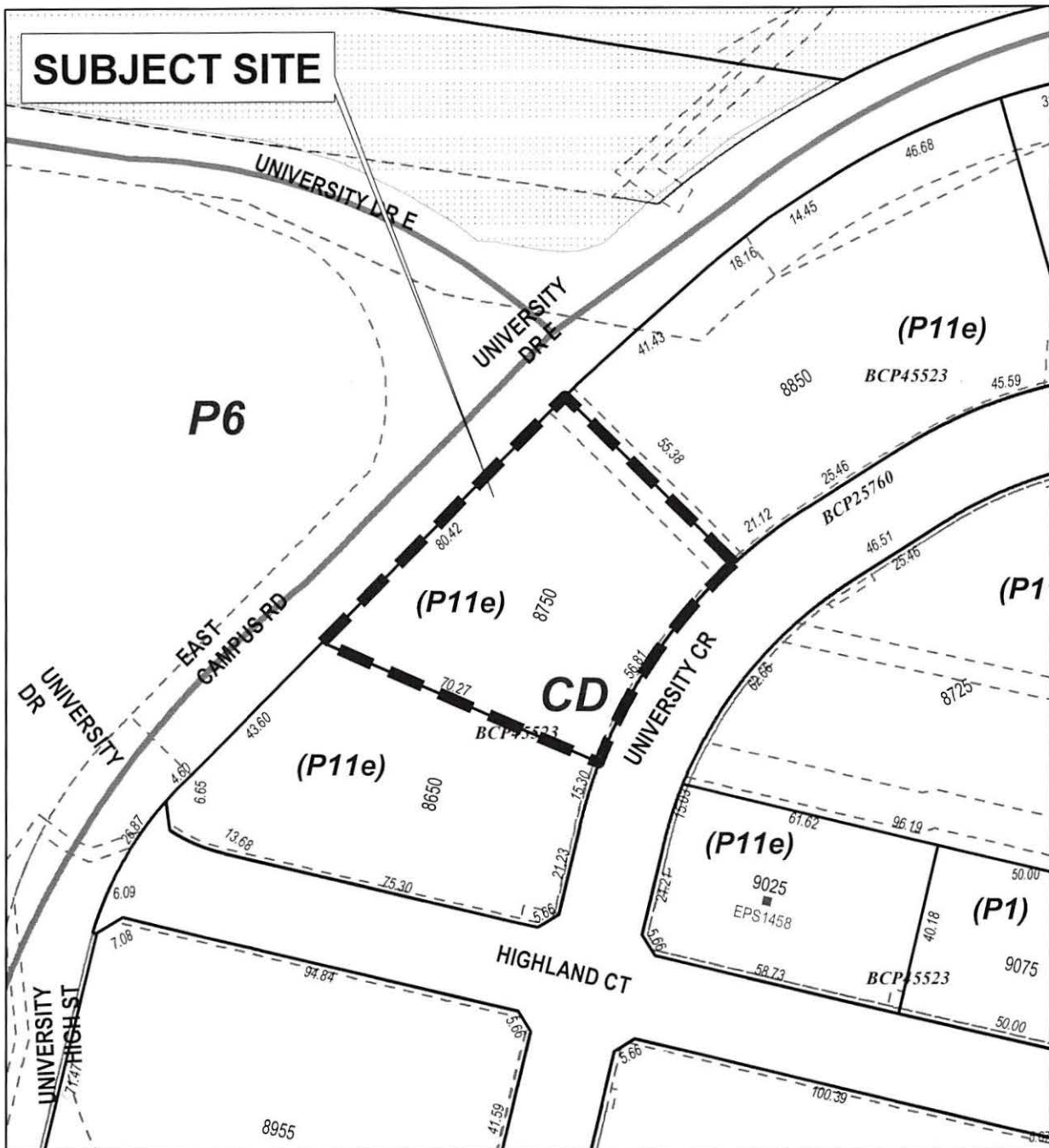
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

MN:eb

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
MAR 06 2018

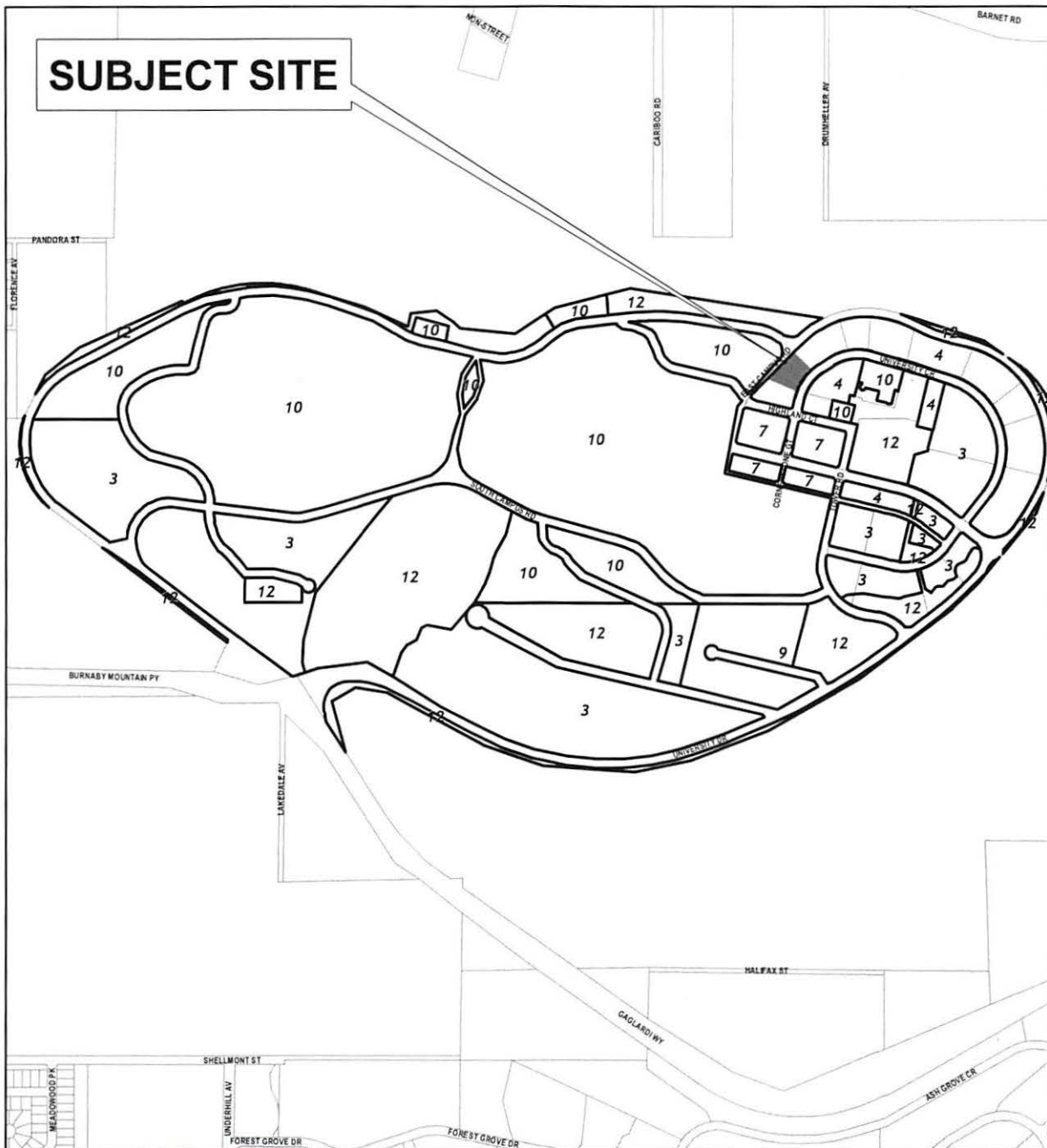
SCALE:
1:1,500

DRAWN BY:
AY

REZONING REFERENCE #18-10
8750 UNIVERSITY CRESCENT

 Subject Site

Sketch #1

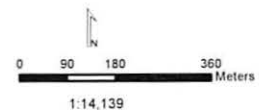


Simon Fraser University Community Plan



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 |



MOSAIC

February 21, 2018

Mark Norton
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Mr. Norton

Re: 8750 University Crescent Rezoning Application Letter of Intent

Mosaic Avenue Developments Ltd. is applying to rezone Parcel 19 within Simon Fraser University's Phase 3 UniverCity community. The proposed development will consist of a residential midrise tower up to 12 stories along University Crescent with a 3 level below grade parkade.

Parcel 19 is a vacant site currently zoned CD Comprehensive Development District based on P11e SFU Neighbourhood District and SFU Community Plan guidelines. The building's frontage along University Crescent is very narrow and bound by tree retention areas on north and south sides and a 5m utility and public pathway right-of-way to the north adjacent to parcel 18. The site is on a hill with a grade change of 10m from University Crescent to East Campus Road. Due to these site characteristics the proposed development is seeking amendments to the current zoning to allow for an alternate approach to the building's massing and an alternate location for vehicle access.

Thank you for your consideration of this rezoning request and we look forward to working with you on this development in the coming months.

Sincerely,

MOSAIC AVENUE DEVELOPMENTS LTD.



Chris Lee
VP Development
Mosaic Homes
O 604.688.3888