



Item
Meeting2018 April 23

COUNCIL REPORT

TO: CITY MANAGER 2018 April 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-16**
Two Mid-Rise Residential Buildings and a Single-Level of Underground Parking

ADDRESS: 9888 University Crescent (see *attached* Sketches #1 and #2)

LEGAL: 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 the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "SFU Lot 33" prepared by Perkins + Will Architects)

APPLICANT: Perkins + Will Architects
1220 Homer Street
Vancouver, BC, V6B 2Y5
(Attn: Ryan Bragg)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 May 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 May 07 and to a Public Hearing on 2018 May 29 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. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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- 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.

REPORT

1.0 REZONING PURPOSE

The purpose of this rezoning amendment is to permit construction of two mid-rise residential buildings, and a single-level of underground parking.

2.0 BACKGROUND

2.1 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, is an existing multiple-family residential development approved under Rezoning Reference #12-37, and another multiple-family residential development approved under Rezoning Reference #16-14, which is currently under construction. The sites to the east, which are currently occupied by surface parking lots, are also planned for future

multiple-family 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.

- 2.2 On 2017 May 29, 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 is 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 pathway has been designated along the site's eastern boundary, and is protected by a statutory right-of-way that spans both the subject site and the abutting site to the east. The development parameters and statistics established for the site through Rezoning Reference #11-36 permit a maximum development density of 1.69 FAR (providing a maximum gross floor area of 100,444 sq. ft.), up to 106 residential units, and a maximum building height of six 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 two mid-rise residential buildings atop a single-level of parking. 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, connected by a landscaped mews running east-west through the centre of the site.

As the proposed building form differs from that established for Lot 33 under Rezoning Reference #11-36, which specifies a continuous street wall along the Tower Road frontage, an amendment to the Comprehensive Development zoning of the site is necessary. The proposed alternate massing is supportable as it facilitates a landscaped mews and plaza space, which helps to activate the Tower Road frontage, while also responding to a request from SFU Community Trust for greater east-west connectivity between the west campus and the residential lots located on the southern slopes. In order to facilitate the proposed alternate building form, modest encroachments into the setbacks established under Rezoning Reference #11-36, are also proposed.

In total, 106 dwelling units are proposed, with a unit mix of one, two, and three bedrooms. Twenty adaptable dwelling units are provided, 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 37 m² (400 sq. ft.).

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Vehicular access is provided at the west side of the site, from Tower Road, rather than from University Crescent, as established under Rezoning Reference #11-36. The alternative access is supportable given the topographic challenges associated with providing access to an underground parking garage from University Crescent.

One level of underground parking is proposed. As the site slopes approximately 15 m (49 ft.) from the high point at the northwest corner of the site, to the low point at the southeast corner of the site, the parkade structure extends up to 3.6 m (11.8 ft.) vertically above grade. Along the west side of the site, the visual impact of the exposed parkade wall is mitigated by landscaping and an architectural wall finishing designed to match the pattern of the building's cladding. Along the east side of the site, a combination of landscaping, grading, and interactive wall treatments are proposed to help mitigate the impact of the exposed parkade wall. Furthermore, in order to limit the exposure of the parkade along Tower Road, minor encroachments into the statutory-right-of-way located along the east side of the site are proposed. In response to these encroachments, segments of the public pathway are proposed to be sited entirely within the portion of the statutory right-of-way located on the abutting lot. This approach is supported by SFU Community Trust and the leasee (Intergulf Development Group) of the abutting lot, which is currently occupied by surface parking, and is designated for future multiple-family residential development. Overall, the design of the parking structure is considered acceptable.

In total, a parking reduction of 10 spaces is proposed, comprising of six resident spaces and four visitor spaces. The proposed parking reduction is considered supportable as it enables a superior landscape and urban design response along the Tower Road frontage, helping to reduce the overall visual impact of the required solid waste and recycling staging area.

With respect to residential loading, it is proposed that loading be facilitated from University Crescent, rather than from a dedicated on-site loading space. The proposed approach to residential loading is considered supportable as it also allows for superior landscaping and urban design along the Tower Road and University Crescent frontages.

The buildings are proposed to be primarily clad with metallic standing seam and cementitious panelling, with glass and wood detailing. All residential units include private outdoor space. To complement the built form and aesthetic, extensive on-site landscaping is proposed throughout the site, including garden plots, raingardens, pathways, a children's play zone, and group picnic areas. The existing riparian covenant area along the south side of the lot 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:

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- standard requirements for water main, sanitary sewers, and storm sewers;
- construction of Tower Road to its final standard along the development frontage; and,
- construction of University Crescent to its final standard along the development frontage.

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

- a Section 219 Covenant restricting enclosure of balconies;
- a Section 219 Covenant ensuring that all accessible parking spaces remain as common property to be administered by the Strata Corporation;
- a Section 219 Covenant ensuring 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;
- an easement across a portion of the abutting lot to the east to connect Lot 33 to the existing storm sewer infrastructure located on 9682 University Crescent;
- a statutory right-of-way across a portion of the abutting lot to the east to allow for vehicular access from University Crescent to the existing storm sewer infrastructure located on 9682 University Crescent; and,
- a Section 219 Covenant on a portion of the neighboring lot at 9682 University Crescent to ensure that grade is raised and maintained in perpetuity on the west side of 9682 University Crescent such that the parking level for the proposed north building on Lot 33 is below grade.

3.4 An amendment to the existing statutory right-of-way along the eastern boundary of the site is required in order to reflect the proposed public pathway configuration spanning Lot 33 and the abutting lot to the east.

3.5 A detailed design review to the approval of the Director Engineering will be required for the proposed alternative driveway access from Tower Road.

3.6 As the site is influenced by the operation of the SFU salt shed and vehicular traffic on Tower Road and South Campus Road, an acoustical report will need to be undertaken, and a Section 219 Covenant required, to ensure compliance with Council-adopted sound criteria.

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

3.8 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.

3.9 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.

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- 3.10 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.
- 3.11 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as a separate car wash stall are required.
- 3.12 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 - 5,521.6 m² (59,435 sq. ft.)
- 4.2 Site Coverage - 34%
- 4.3 Density and Gross Floor Area - 1.69 FAR, 9,331.37 m² (100,442 sq. ft.)

- 4.4 Unit Mix
 - 30 One BR units - 51.1 to 52.5 m² (550 to 565 sq. ft.) per unit
 - 8 One BR adaptable units - 52.5 m² (565 sq. ft.) per unit
 - 31 Two BR units - 69.2 to 82.7 m² (745 to 890 sq. ft.) per unit
 - 4 Two BR adaptable units - 75.7 m² (815 sq. ft.) per unit
 - 24 Two BR + den units - 79.9 to 104.1 m² (860 to 1120 sq. ft.) per unit
 - 4 Two BR + den adaptable units - 94.3 m² (1015 sq. ft.) per unit
 - 1 Three BR unit - 107.3 m² (1155 sq. ft.) per unit
 - 4 Three BR adaptable units - 107.3 m² (1155 sq. ft.) per unit
 - 106 units total**

- 4.5 Building Height
 - North Building: 6 storeys
 - South Building: 5 storeys

- 4.6 Vehicle Parking
 - Total Required** - **136 spaces**
 - Residential - 114 spaces
 - Visitor @ 0.2 per unit - 22 spaces (11 on-site and 11 off-site)

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Total Provided - **126 spaces**
- Residential - 108 spaces
- Visitor - 18 spaces (7 on-site and 11 off-site)

4.7 Bicycle Parking

Total Required - **128 spaces**
- Residential @ 1 per unit - 106 spaces
- Visitor @ 0.2 per unit - 22 spaces

Total Provided - **139 spaces**
- Residential - 117 spaces
- Visitor - 22 spaces

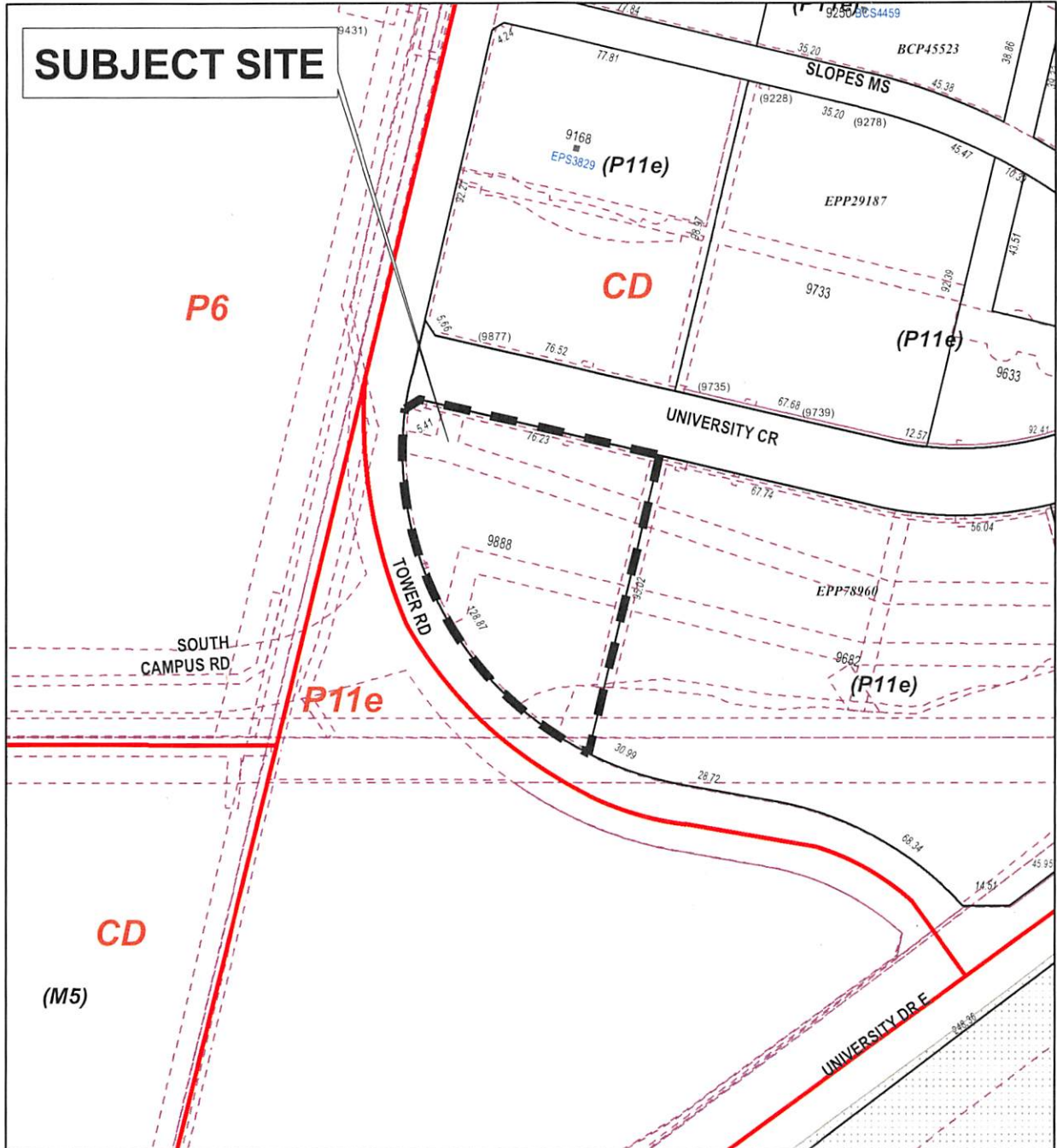
4.8 Communal Facilities

Communal facilities for residents include four amenity lobbies and two communal recreational rooms, which are equally distributed between both buildings. The total amenity area amounts to 415.56 m² (4,473 sq. ft.), which is below the 5% (466.56 m² or 5,022 sq. ft.) gross floor area exemption permitted by the Zoning Bylaw. The development proposal also includes a central outdoor amenity area with picnic tables, an informal children's play area, and garden plots.


Lou Pelletier, Director
PLANNING AND BUILDING

MN:eb
Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



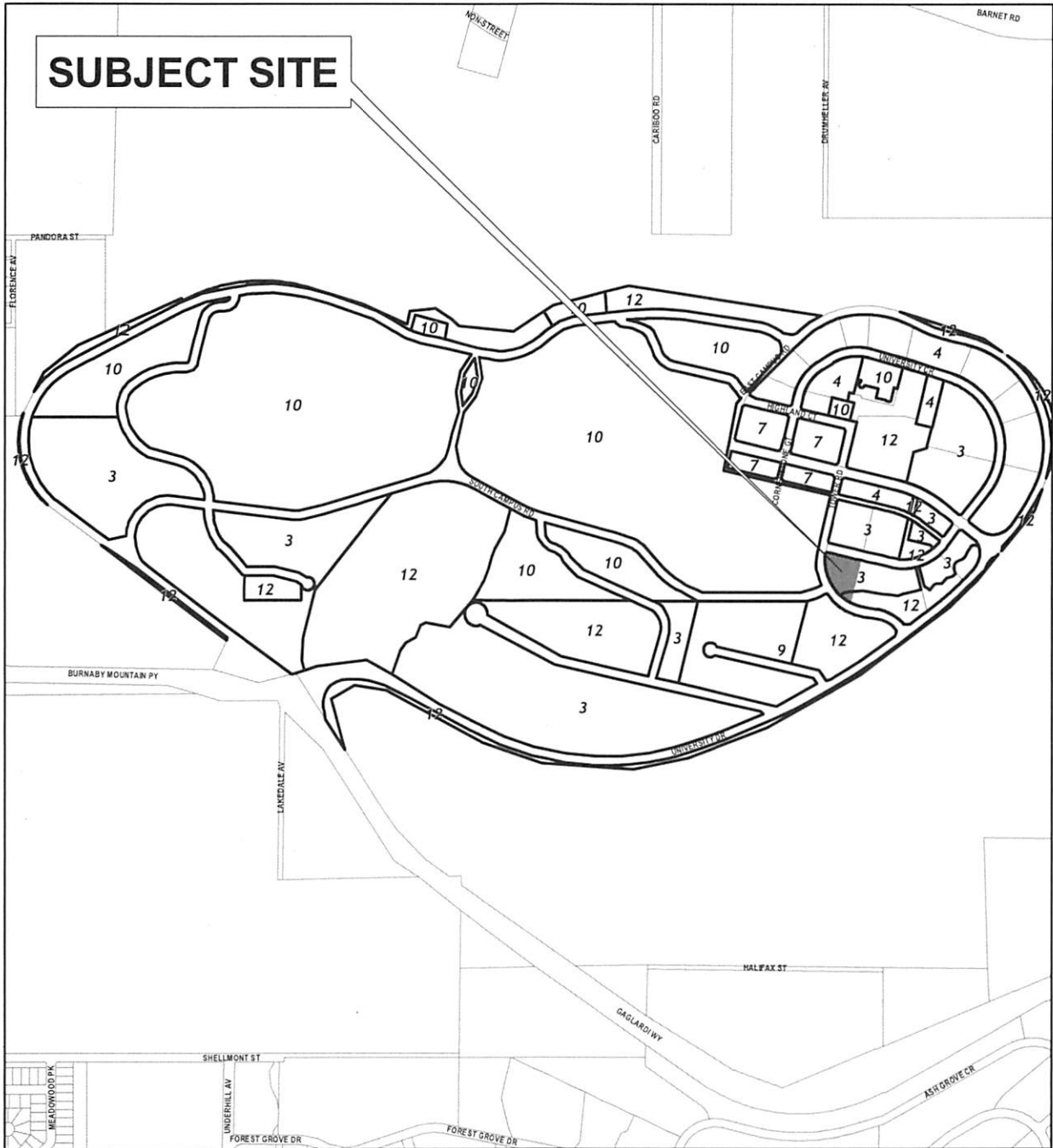
DATE:
MAR 27 2018

SCALE:
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DRAWN BY:
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REZONING REFERENCE #17-16
9888 UNIVERSITY CRESCENT

 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

