



Item.....
Meeting 2018 July 23

COUNCIL REPORT

TO: CITY MANAGER 2018 July 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-10007
Two High-Rise Apartment Buildings atop a Three Storey Townhouse Podium and Underground Parkade

ADDRESS: 8725 University Crescent (see *attached* Sketches #1 and #2)

LEGAL: 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 the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and in accordance with the development plan entitled “SFU Parcel 20” prepared by Besharat Friars Architects)

APPLICANT: Liberty Homes (Parcel 20) Ltd.
606-3292 Production Way
Burnaby, BC, V5A 4R4
(Attn: Kiara Smyth)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 August 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 July 23 and to a Public Hearing on 2018 August 28 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 covered car wash stalls 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 high-rise apartment buildings atop a three storey townhouse podium and underground parkade.

2.0 BACKGROUND

2.1 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.

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

- 2.2 On 2017 December 11, 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 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. Statutory rights-of-way have been established within the site to allow for pedestrian access through the site, as well as to facilitate vehicular access to the adjacent Lot 42 (Richard Bolton Park) in order to permit potential construction and subsequent maintenance of an additional water reservoir, as noted in the Phase 3 rezoning. The development guidelines and statistics established for the site through Rezoning Reference #06-65 permit a maximum development density of 2.6 FAR (providing a maximum gross floor area of 211,572 sq. ft., subject to legal survey), up to 221 residential units, and a maximum building height of 20 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 terraced high-rise apartment buildings atop a three storey townhouse podium and underground parkade. The proposed development includes a twenty storey apartment building on the southern portion of the site, a fourteen storey apartment building on the northern portion of the site, three storey townhomes fronting University Crescent, and three levels of underground parking. Vehicular access is provided at the south end of the site, off University Crescent.

The proposed towers have slightly smaller footprints and slightly different terraced forms compared to that established for Lot 20 under Rezoning Reference #06-65. In addition, tower entrance lobbies front onto University Crescent instead of an entry plaza at the rear of the property. As well, street-fronting townhouses are provided along the entire University Crescent frontage, instead of just two-thirds of the site frontage. These changes from the adopted CD guidelines are considered supportable as they result in a superior urban form, with a stronger relationship between the proposed buildings and the street. The development guidelines and statistics established for the site under Rezoning Reference #06-65 are met with: a maximum development density of 2.6 FAR, up to 221 residential units, and a maximum building height of 20 storeys.

In total, 199 units are proposed, with a unit mix of one, two and three bedroom units. Eighty-four units are adaptable, 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

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adopted policy, 1.86 m² (20 sq. ft.) for each adaptable unit is exempt from gross floor area, resulting in a total adaptable unit exemption of 156.24 m² (1,680 sq. ft.).

Proposed finishing materials include a combination of window wall, spandrel glass, architectural finished concrete, clinker brick and zinc fascia cladding, and wood pattern soffits and privacy screens.

To complement the built form and aesthetic, extensive on-site landscaping is proposed, including a planted central courtyard, garden plots, and raingardens. 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; and,
 - construction of University Crescent to its final standard along the development frontage (concrete curb and gutter, boulevard grass, landscaping, trees, sidewalk, driveway, road pavement, street lighting, and raised crosswalk).
- 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; and,
 - ensuring that all accessible parking spaces remain as common property.
- 3.4 An amendment to the existing pedestrian pathway statutory right-of-way is required in order to reflect the proposed public pathway configuration as shown on the landscape drawings.
- 3.5 An amendment to the existing driveway statutory right-of-way is required in order to reflect the proposed driveway alignment as shown on the architectural drawings.
- 3.6 The required Community Association Covenant, which includes the Community Amenities Agreement, will need to be submitted and reviewed by the City Solicitor.
- 3.7 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.
- 3.8 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.
- 3.9 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

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its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.

- 3.10 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as a separate car wash stalls are required.
- 3.11 The applicable GVS&DD Sewerage Charge applies at the time of payment. 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 - 7,559.8 m² (81,373 sq. ft.)
- 4.2 Site Coverage - 30 % excluding parking structure
- 4.3 Density and Gross Floor Area - 2.60 FAR 19,655.48 m² (211,570 sq. ft.)
- 4.4 Unit Mix
 - 10 One BR units - 58.25 to 58.62 m² (627 to 631 sq. ft.) per unit
 - 14 One BR + Den units - 64.94 to 68.47 m² (699 to 737 sq. ft.) per unit
 - 28 One BR + Den adaptable units - 70.33 m² (757 sq. ft.) per unit
 - 73 Two BR units - 75.99 to 86.03 m² (818 to 926 sq. ft.) per unit
 - 52 Two BR adaptable units - 88.82 m² (956 sq. ft.) per unit
 - 2 Two BR + Den units - 113.71 to 142.05 m² (1,224 to 1,529 sq. ft.) per unit
 - 14 Three BR Townhomes - 153.10 to 155.52 m² (1,648 to 1,674 sq. ft.) per unit
 - 4 Three BR adaptable units - 99.68 m² (1,073 sq. ft.) per unit
 - 2 Three BR + Den units - 161.56 m² (1,739 sq. ft.) per unit
 - 199 units total**
- 4.5 Building Height
 - North Building: 14 storeys
 - South Building: 20 storeys
 - Townhouses: 3 storeys
- 4.6 Vehicle Parking
 - Total Required** - **256 spaces**
 - Residential - 216 spaces
 - Visitor @ 0.2 per unit - 40 spaces
 - Total Provided** - **264 spaces**
 - Residential - 223 spaces
 - Visitor - 41 spaces


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4.7 Bicycle Parking

Total Required	-	239 spaces
- Residential @ 1 per unit	-	199 spaces
- Visitor @ 0.2 per unit	-	40 spaces
 Total Provided	-	 302 spaces
- Residential	-	261 spaces
- Visitor	-	41 spaces

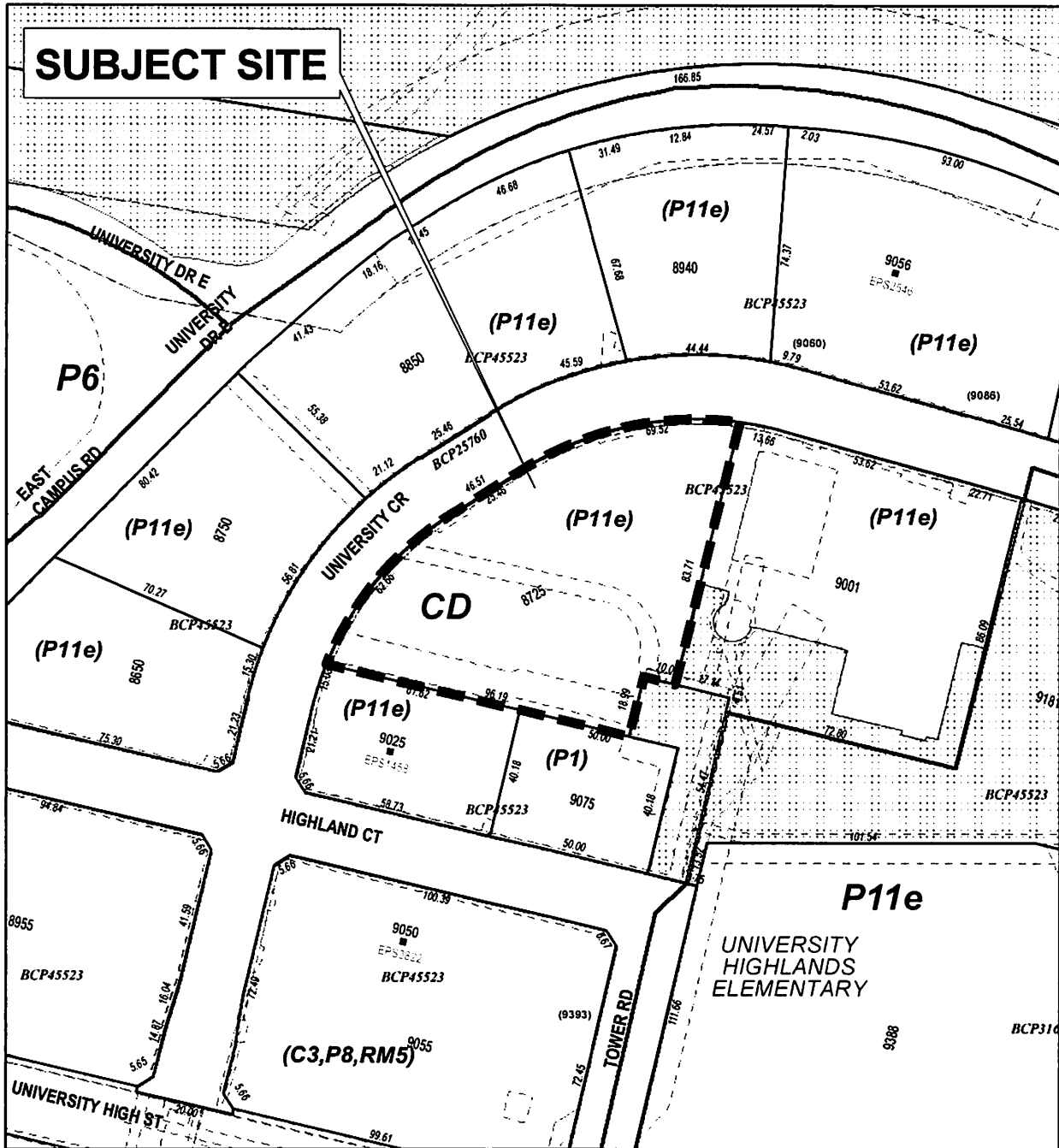
4.8 Communal Facilities

Communal facilities for residents include four amenity rooms distributed equally between the two apartment buildings, with two amenity rooms at the common courtyard level, and two amenity rooms and roof decks located at levels 8 and 10 within the north and south tower respectively. The total amenity area amounts to 436.74 m² (4,701 sq. ft.), which is below the 5% (982.78 m² or 10,579 sq. ft.) gross floor area exemption permitted by the Zoning Bylaw. The development proposal also includes an amenity patio, and a child's play area and maze.


Lou Pelletier, Director
PLANNING AND BUILDING

MN:tn
Attachments

cc: City Solicitor
City Clerk



SUBJECT SITE

P6

(P11e)

(P11e)

CD

(P11e)

(P11e)

(P1)

P11e

(C3,P8,RM5)

UNIVERSITY HIGHLANDS ELEMENTARY



PLANNING & BUILDING DEPARTMENT



DATE:
JUL 04 2018

SCALE:
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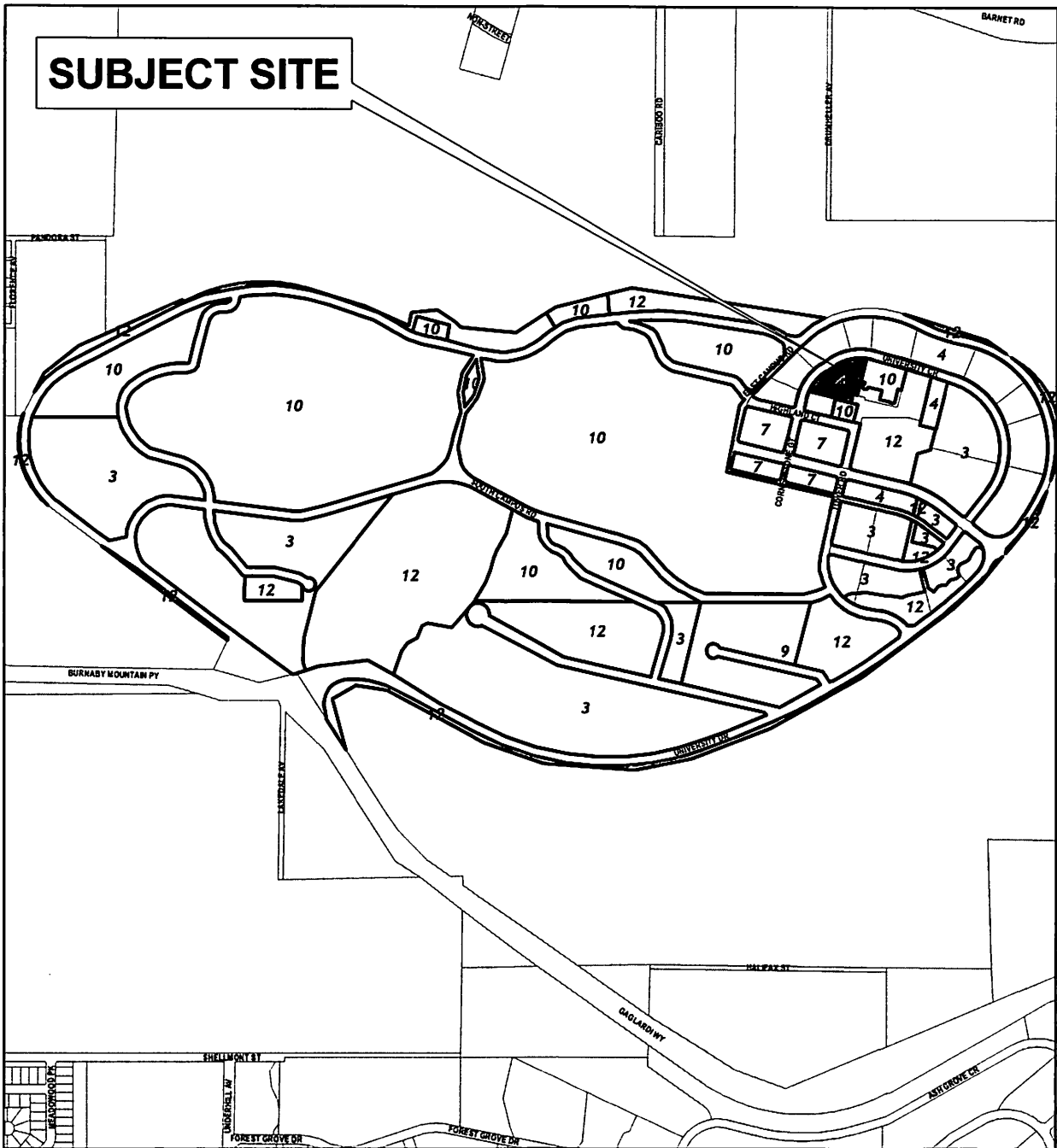
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**REZONING REFERENCE #17-10007
8725 UNIVERSITY CRESCENT**

 **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

