
TO: CITY MANAGER **DATE:** 2018 October 24

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez# 17-10007

**SUBJECT: REZONING REFERENCE #17-10007
TWO APARTMENT TOWERS
WITH STREET FRONTING TOWNHOUSES
RESPONSE TO PUBLIC HEARING ISSUES**

PURPOSE: To respond to issues raised at the Public Hearing for Rezoning Reference #17-10007.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #17-10007.

REPORT**1.0 BACKGROUND**

On 2018 August 28, a Public Hearing was held for Rezoning Reference #17-10007. The subject rezoning application proposes the construction of two apartment towers atop a three storey townhouse podium and underground parkade. The subject site comprises Lot 20 within Phase 3 of the UniverCity community (see *attached* Sketches #1 and #2).

At the Public Hearing, one written and one oral submission was received. Issues raised in the submissions generally included concerns related to the impacts of increased population and density; park and greenspace provisions; safety; environmental impacts; and construction impacts.

This report addresses Council's request to provide further information on the issues raised at the Public Hearing for Rezoning Reference #17-10007.

2.0 ISSUES RAISED*Issue #1 - Impacts of increased population and density*

Concerns were raised regarding the impacts of increased population and density associated with future development on the mountain.

Response:

UniverCity is a multi-phased, planned community comprised of four distinct neighbourhoods: East Highlands (Phase 1), the High Street (Phase 2), West Highlands (Phase 3), and the Slopes (Phase 4). The SFU Official Community Plan accounts for a defined density and population within the

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UniverCity community. Upon completion, UniverCity is intended to be a compact, complete community that meets the day to day needs of residents. Planned density is core to the strategy as it ensures a sufficient community size to allow for a complete range of amenities, shops and services. The development proposal for Lot 20 is part of this planned density.

Zoning, density, number of units and development form, including specific volumetric plans for Phase 3 developments (Lots 16 – 23) were established in 2010, through the adoption of Rezoning Reference #06-65. Information on the planned developments is publically available on the UniverCity website, and required to be distributed with disclosure statements for each development.

In regards to the proposed development for Lot 20, an amendment rezoning was pursued to accommodate adjustments to the architectural expression of the towers and townhomes, not to vary density or unit count as approved through Rezoning Reference #06-65. The proposed density is 2.1 FAR as per the plan. The proposed towers have the same number of floors at 14 and 20 respectively, but with smaller footprints compared to those established for Lot 20 under Rezoning Reference #06-65, and are therefore considered less impactful on surrounding developments. Density from the towers has been redistributed to provide for street-fronting townhouses along the entire University Crescent frontage, instead of just two-thirds of the site frontage. This provides for a superior urban form, with a stronger relationship between the proposed buildings and the street. Notably, the proposed development for Lot 20 includes 199 units, compared to 221 units as established under Rezoning Reference #06-65. All other development parameters and statistics established for the site through Rezoning Reference #06-65, such as building heights and floor area ratio remain adhered to.

Issue #2 – Greenspace Provisions

Concerns were raised regarding the provision of greenspaces on the mountain.

Response:

Central to the success of UniverCity functioning as a complete community, is an adequate provision of park and greenspaces for use by residents on the mountain. Current park and greenspace provisions in the community include:

- Richard Bolton Park (a 2.7 acre City of Burnaby Park, located in the heart of the community, complete with children’s playground);
- Naheeno Park Community Garden (garden allotments available for the use of UniverCity residents);
- Burnaby Mountain trail network (a 28 km network of 26 multi-use trails, set within 1,423 acres of the Burnaby Mountain Conservation Area); and,
- Burnaby Mountain Park (a 40 acre park, located approximately 1.5 km west of UniverCity, complete with children’s playground).

UniverCity residents are also eligible for a Community Card that allows free or discounted use of SFU facilities and amenities, such as libraries and sport facilities.

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Additional park and green spaces are also planned in Phase 4 of UniverCity, as approved through Rezoning Reference #16-14. Lot 32, which is currently improved with a surface parking lot, will be combined with Lot 38 to create an expanded community park of approximately 1.15 acres. The expanded park will include a ball hockey court, a park pavilion and picnic shelter, seating terraces, and lawn areas.

In regards to the subject development, Lot 20 is expected to have a positive impact on Richard Bolton Park and the wider network of park and greenspaces. Specifically, the proposed development will provide an improved interface with Richard Bolton Park by replacing a planned car turn around with a planted central courtyard, complete with seating, garden plots, raingardens, and a child's play area and maze. A community pathway will also be incorporated through the development to improve connections between Richard Bolton Park and the West Highlands neighbourhood. It is also noted that shadow studies included in the rezoning package show maintenance of daylight in the park between 10 am and 2 pm during summer, fall and winter equinoxes, and throughout the day during the summer equinox.

Issue #3 - Safety

Concerns were raised regarding the adequacy of emergency planning and evacuation plans for UniverCity.

Response:

In compliance with the Emergency Program Act Section 6(2), the City of Burnaby has prepared an Emergency Plan respecting preparation for, response to, and recovery from emergencies and disasters. This Plan considers the hazards, relative risk of occurrence and potential impacts to people and property as per the Local Authority Emergency Management Regulation Section 2(1). It is supplemented by a suite of annexes that include supporting plans and guidelines.

The City of Burnaby Evacuation Guideline is one such annex to the Emergency Plan. The Evacuation Guideline is written for precautionary, pre-warned, and mandatory/forced evacuations for which there is some time or advanced warning and where either an Evacuation Alert or an Evacuation Order has been declared. The Guideline includes evacuation planning considerations, alternatives to overcoming challenges that may be faced, aides to the development of actionable evacuation strategies and tactics, notification processes and methods, and evacuation documentation. Tactical evacuations are out of scope of this Guideline as such evacuations are typically called for by protection systems (fire alarms), or in-person by emergency personnel responding to the emergency incident.

UniverCity is included in City of Burnaby's emergency planning, including areas such as hazard and risk assessment, evacuation planning and emergency notifications.

The Public Safety and Community Services Department is actively engaged at many levels with Simon Fraser University relating to emergency response and evacuations. Further, City staff have met with representatives of both the University and SFU Community Trust/UniverCity on matters related to public safety, including emergency planning and evacuations. This work is ongoing.

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Issue #4 – Environmental impacts of development

Concerns were raised regarding the environmental impacts of development at UniverCity.

Response:

All developments at UniverCity are required to comply with established environmental standards and sustainable building practices. Green building standards developed for UniverCity are considered among the most stringent in North America. To date, every building has been built to a performance standard that has exceeded the model national building code requirements by 30% for energy efficiency and 40% for water efficiency. The UniverCity community plan also safeguards the natural habitat through the requirement for on-site stormwater management, and the establishment of tree protection areas and local planting guidelines.

Development on Lot 20 is required to demonstrate compliance with the above standards through a series of submissions to SFU Community Trust and the City, including a stormwater management plan, a sediment control plan, a solid waste and recycling plan, a tree management plan, and a construction waste management plan. It is noted that the proposed development is committed to reaching a green building efficiency level that is 45% higher than code, as well as supporting alternative forms of transportation through the provision of secure and accessible on-site bicycle parking facilities.

The proposed development at Lot 20, and future developments at UniverCity, will also connect to the Burnaby Mountain District Energy Utility, which upon its completion, will provide clean, green heat and domestic hot water to new housing projects within the UniverCity community. The utility will decrease associated greenhouse gas emissions on Burnaby Mountain by approximately 85% at full buildout.

Issue #5 - Construction impacts to the surrounding neighbourhood

Concerns were raised regarding the potential impacts of construction on the surrounding neighbourhood, including traffic, noise and dust.

Response:

It is recognized that during the construction phase of any development, there may be temporary impacts related to traffic, noise and dust. To ensure that impacts to the surrounding neighbourhood are as minimal as possible, the developer will be required to meet the following provisions:

- submit a construction management plan to the Engineering Department prior to commencement of construction. The plan will include an outline of the location of construction access, vehicle staging, and proposed temporary road closure areas with a view to properly managing potential construction impacts within the surrounding neighbourhood;
- ensure that contractor vehicle parking be accommodated on-site, off-site within permitted parking lots or within permitted on-street parking areas; submission of a sediment control plan to the Engineering Department prior to issuance of a building permit to ensure that dust, and other sediment control matters are properly managed; and,

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- ensure that construction and vehicle noise originating from the proposed development site abide by the permitted hours of construction and the Burnaby Noise Bylaw. The Bylaw limits construction activity to the hours of 7:00 a.m. - 8:00 p.m., Monday to Friday, and 9:00 a.m. - 8:00 p.m. on Saturdays. The Bylaw also limits the level of noise emanating from construction sites to 85 dBAs.

In addition to the above noted construction management plan and compliance with the Burnaby Noise Bylaw and sediment control requirements, the development is expected to properly manage potential construction-related impacts on the neighbourhood.

3.0 CONCLUSION

The development proposal for the subject rezoning application (Rezoning Reference #17-10007) is for the construction of two apartment towers atop a three storey townhouse podium and underground parkade. The proposal is considered supportable given its adherence to the SFU Official Community Plan, and its general consistency with the adopted Phase 3 development parameters and statistics, as established by Rezoning Reference #06-65. It is also noted that the proposed development includes significant urban design and landscape improvements compared with the development approved under Rezoning Reference #06-65.

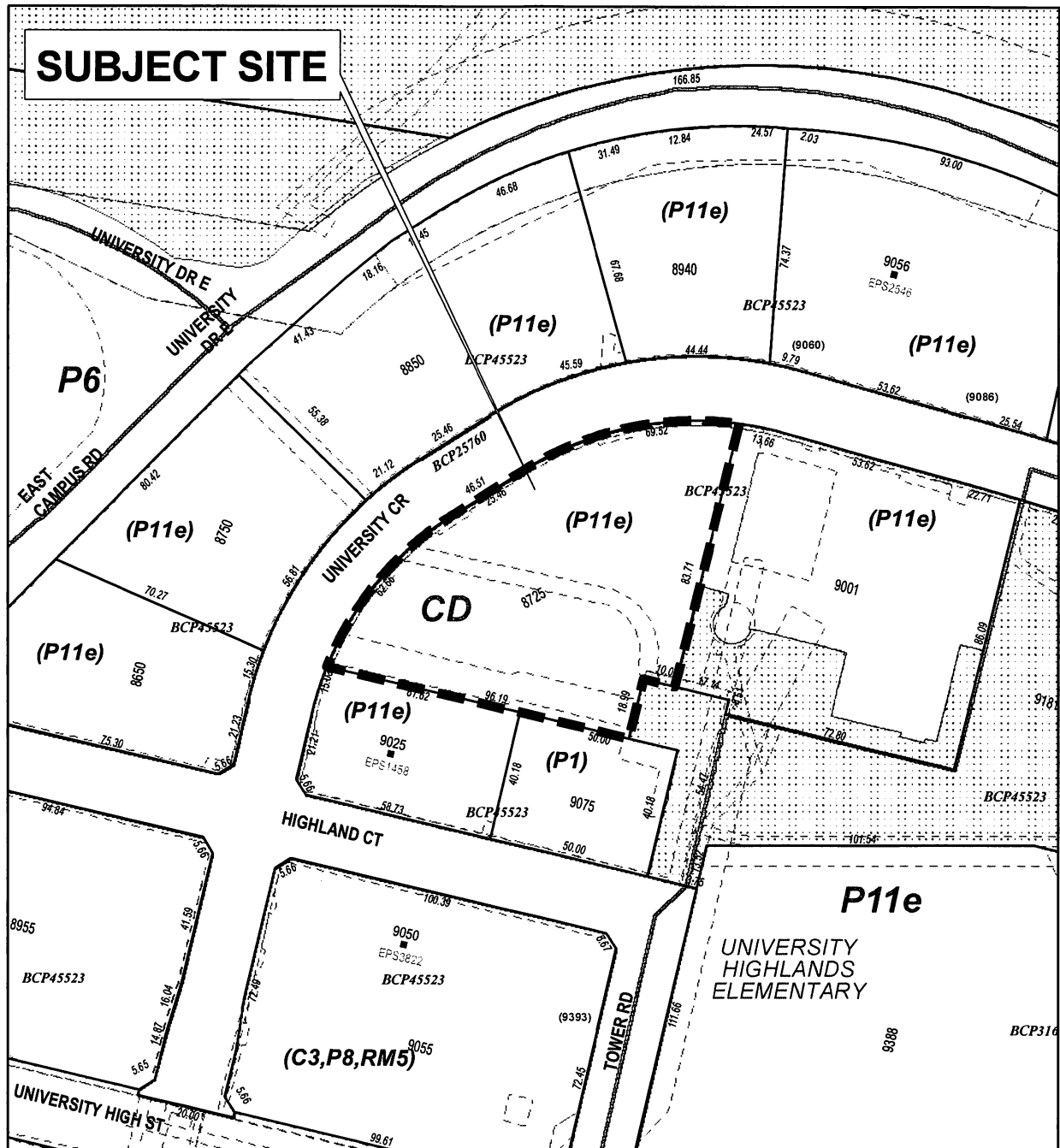
This report presents information in regard to the issues raised at the Public Hearing. It is recommended that a copy of this report be sent to the applicant and those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference #17-10007.


Lou Pelletier, Director
PLANNING AND BUILDING

MN:tn

Attachments

cc: Chief Building Inspector
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
JUL 04 2018

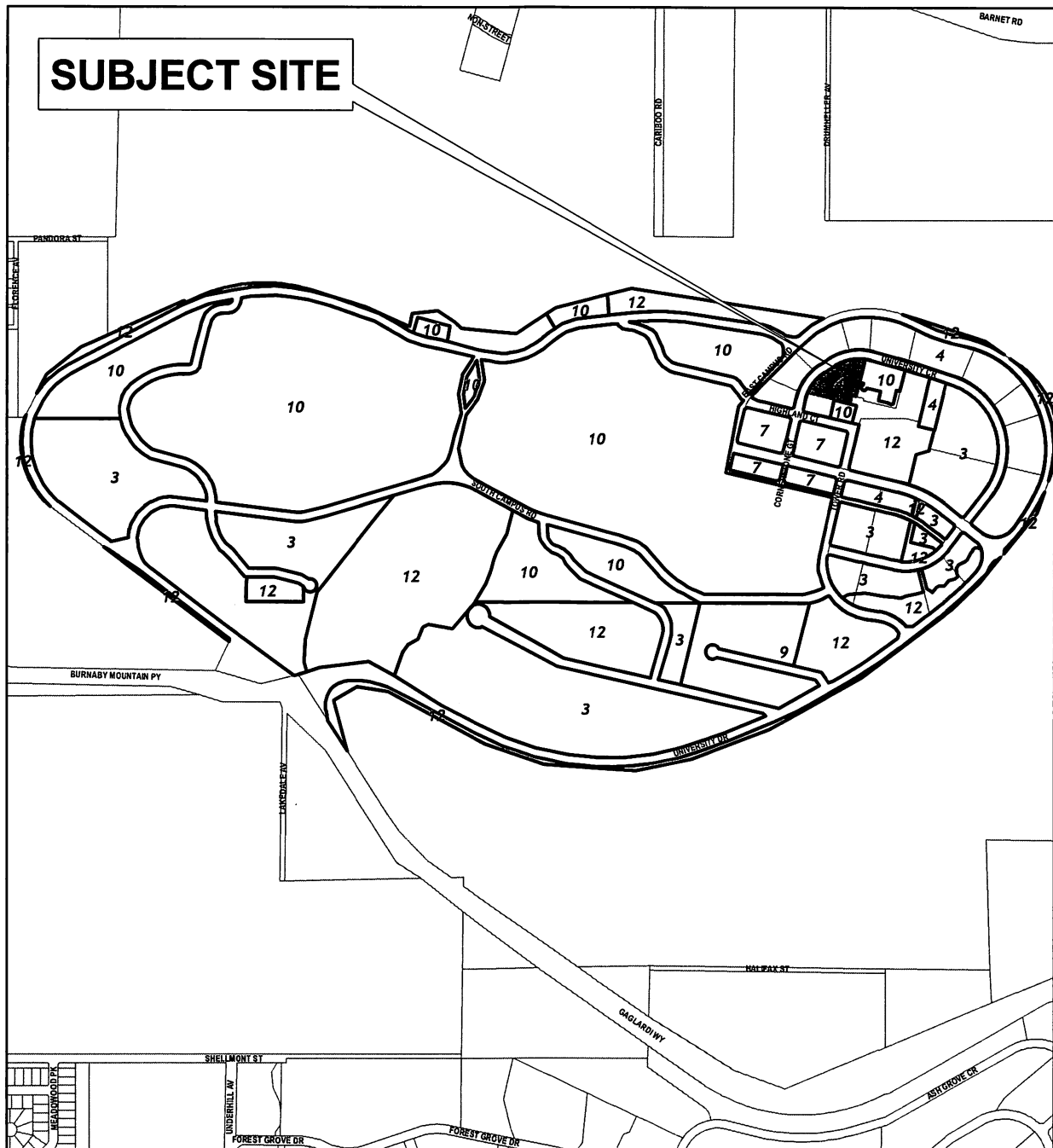
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REZONING REFERENCE #17-10007
8725 UNIVERSITY CRESCENT

 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

