



Item .....
Meeting ..... 2018 October 29

COUNCIL REPORT

**TO:** CITY MANAGER 2018 October 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #18-10**  
**A mid-rise apartment building, atop three levels of underground parking.**

**ADDRESS:** 8750 University Crescent (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 19, 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 Lot 19" prepared by Ramsay Worden Architects)

**APPLICANT:** Mosaic Avenue Development Ltd  
500 – 2609 Granville Street  
Vancouver, BC, V6H 3H3  
(Attn: Chris Lee)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2018 November 20.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be advanced to First Reading on 2018 October 29 and to a Public Hearing on 2018 November 20 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.

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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. Compliance with the Council-adopted sound criteria.
- i. 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.
- j. Compliance with the guidelines for underground parking for visitors.
- k. The provision of facilities for cyclists in accordance with this report.
- l. The deposit of the applicable GVS & DD Sewerage Charge.
- m. 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 the proposed rezoning bylaw amendment is to permit construction of a mid-rise apartment building, atop three levels of underground parking.

## **2.0 COMMUNITY PLAN BACKGROUND**

- 2.1 The Simon Fraser University Official Community Plan (SFU OCP), which forms a part of the Official Community Plan for Burnaby, was adopted in 1996 by Council, and provides for the development of up to 3,049 market residential units to the east of the university campus at UniverCity.
- 2.2 UniverCity is a multi-phased community, comprised of four distinct neighbourhoods: East Highlands, the High Street, West Highlands, and the Slopes. The first two phases of UniverCity included completion of the East Highlands neighbourhood, Richard Bolton Park, the East Highlands Elementary School, and the first two mixed-use sites and town square on UniverCity High Street. Phase 3 includes completion of the UniverCity Childcare Centre, the West Highlands neighbourhood, and the remaining University High Street mixed-use sites. Phase 4 includes the completion of the Slopes neighbourhood, including an expanded park at the corner of University Crescent and Slopes Mews.
- 2.3 Of the 28 residential and mixed-use sites within the UniverCity community, 20 sites have been developed or approved for development, and 4 residential sites (including the subject site) are currently undergoing rezoning. Three residential sites and 1 mixed-use site are yet to be developed. To date, a total of 2,192 residential units have been constructed or approved for development, including 60 below market units on Lot 11. There are 510 residential units currently in the rezoning application stages, including 90 below market purpose built rental units on Lot 21. An additional 445 residential units have been developed in three mixed-use developments on University High Street (these units on mixed-use sites are permitted in addition to the 3,049 unit total). These figures do not account for accessory rental suites within multi-family flex units, as provided for in the P11e zoning regulations.
- 2.4 In summary, UniverCity, under the guidance of the SFU OCP, is providing for a broad range of housing options and services for the community. The subject application is consistent with the adopted housing policy established in the SFU OCP.

## **3.0 SITE BACKGROUND**

- 3.1 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 (approved under Rezoning Reference #15-03) and 17 (approved under Rezoning Reference #16-23) respectively, both of which are under development.

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To the east, across University Crescent, is a site that is currently undeveloped and undergoing rezoning (Rezoning Reference #17-10007) to accommodate a multi-family residential development. To the south is another undeveloped site undergoing rezoning (Rezoning Reference #17-06) to accommodate a multi-family residential development, and to the west, across East Campus Road, is SFU's north surface parking lot.

3.2 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. The development guidelines and statistics established for the site through Rezoning Reference #06-65 permit a maximum development density of 2.1 FAR (providing a maximum gross floor area of 91,424 sq. ft., subject to legal survey), and a maximum building height of 12 storeys.

3.3 On 2018 April 09, 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. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

#### 4.0 GENERAL COMMENTS

4.1 The applicant is proposing to construct a 12 storey apartment building atop three levels of underground parking. The proposed apartment building has an alternate form compared to that established for Lot 19 under Rezoning Reference #06-65. In addition, vehicular access is proposed to be taken from the lower side of the site along East Campus Road, rather than from University Crescent. As well, an additional 19 units are proposed over and above the 96 units projected for the site under Rezoning Reference #06-65. These changes from the adopted CD guidelines are considered supportable as they respond to the site's challenging topography and result in a superior urban form at grade, with a stronger relationship between the proposed building and the street. The additional proposed units are also accommodated within the allotted development density of 2.1 FAR, and the overall planned unit count (1,255 units) for Phase 3 of the UniverCity community.

In total, 115 units are proposed, with a unit mix of one, two and three bedroom units. Seventy-seven 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 adopted policy, 1.86 m<sup>2</sup> (20 sq. ft.) of each adaptable unit and 0.93 m<sup>2</sup> (10 sq. ft.) of each adaptable bedroom in excess of the first adaptable bedroom within an adaptable unit is exempt from gross floor area, resulting in a total adaptable unit exemption of 158.01 m<sup>2</sup> (1,700 sq. ft.).

Proposed finishing materials include a combination of white brick, black insulated metal panel, glass, architectural concrete, and black metal railings.

To complement the built form and aesthetic, extensive on-site landscaping is proposed, including landscaped seating areas and pathways, with a plant palette consisting of native and adapted species based on the UniverCity guidelines. 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.

- 4.2 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 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); and
  - construction of East Campus Road to its final standard along the development frontage.
- 4.3 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.
- 4.4 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.
- 4.5 The required Community Association Covenant, which includes the Community Amenities Agreement, will need to be submitted and reviewed by the City Solicitor.
- 4.6 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.

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- 4.7 As the site is influenced by traffic noise from East Campus Road, an acoustical report will need to be undertaken, and a Section 219 Covenant required, to ensure compliance with Council-adopted sound criteria.
- 4.8 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.
- 4.9 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 its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 4.10 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as separate car wash stalls are required.
- 4.11 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.

## 5.0 DEVELOPMENT PROPOSAL

- 5.1 Site Area - 4,045.57 m<sup>2</sup> (43,546 sq. ft.)
- 5.2 Site Coverage - 20.88 % excluding parking structure
- 5.3 Density and Gross Floor Area - 2.10 FAR 8,495.7 m<sup>2</sup> (91,447 sq. ft.)
- 5.4 Unit Mix

68 One BR adaptable units	-	50.00 to 50.18 m <sup>2</sup> (538 to 540 sq. ft.) per unit
38 Two BR units	-	71.46 to 74.72 m <sup>2</sup> (769 to 804 sq. ft.) per unit
1 Two BR adaptable units	-	99.57 m <sup>2</sup> (1072 sq. ft.)
1 Two BR + Den units	-	96.84 m <sup>2</sup> (1,042 sq. ft.)
<u>7 Three BR adaptable units</u>	-	<u>93.96 to 106.91 m<sup>2</sup> (1,011 to 1,151 sq. ft.) per unit</u>
<b>115 units total</b>		
- 5.5 Building Height - 12 storeys
- 5.6 Vehicle Parking and Loading

	<u>Required</u>	<u>Provided</u>
- Residential @ 1 per One BR unit, 1.1 per Two BR unit, and 1.2 per Three BR unit	- 121 spaces	- 121 spaces

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- Visitor @ 0.2 per unit
- 23 spaces
- 24 spaces (13 on-site and 11 off-site)

**Total Vehicle Parking Provided - 145 spaces**

- Accessible Spaces (included in parking total) - 3 spaces
- EV Ready (Level 2) Parking Spaces Required and Provided - 121 spaces
- Loading Bays Required and Provided - 1 loading bay
- Car Wash Stalls Required and Provided - 2 car wash stalls

5.7	<u>Bicycle Parking</u>	<u>Required</u>	<u>Provided</u>
	Residential Racks @ 1 per unit	- 115 spaces	- 122 spaces
	Visitor Racks @ 0.2 per unit	- 23 spaces	- 23 spaces

**Total Bicycle Parking Provided - 145 spaces**

- 5.8 Storage Lockers Provided - 56 lockers

5.9 Communal Facilities

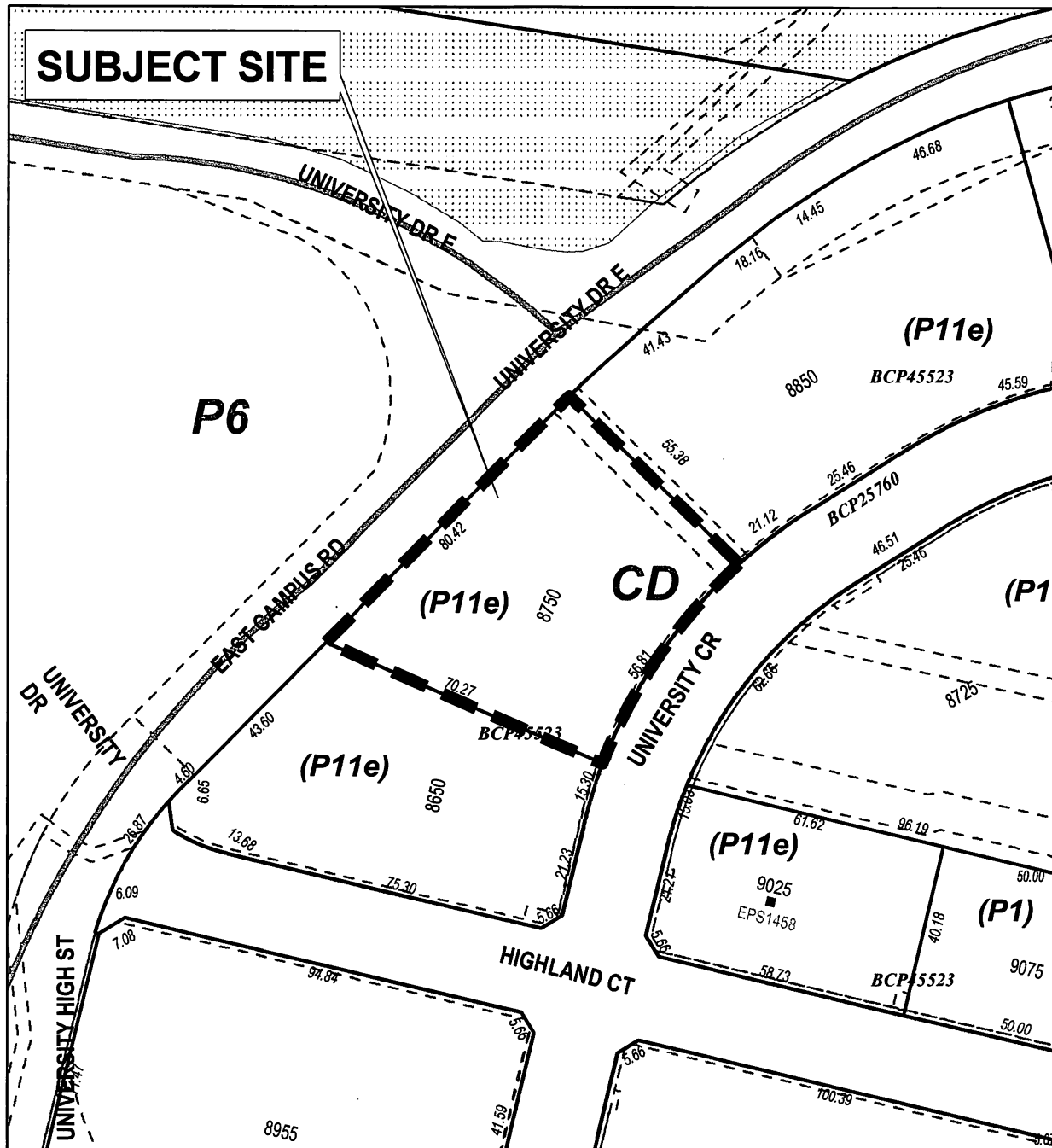
Communal facilities for residents include an amenity lobby, a meeting room, and study spaces. The total amenity area amounts to 134 m<sup>2</sup> (1,442 sq. ft.), which is below the 5% (424.8 m<sup>2</sup> or 4,572 sq. ft.) gross floor area exemption permitted by the Zoning Bylaw. The development proposal also includes a child's play area and a rooftop amenity patio, complete with picnic tables and common cooking facilities.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

MN:tn

**Attachments**

cc: City Solicitor  
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:  
OCT 03 2018

SCALE:  
1:1,500

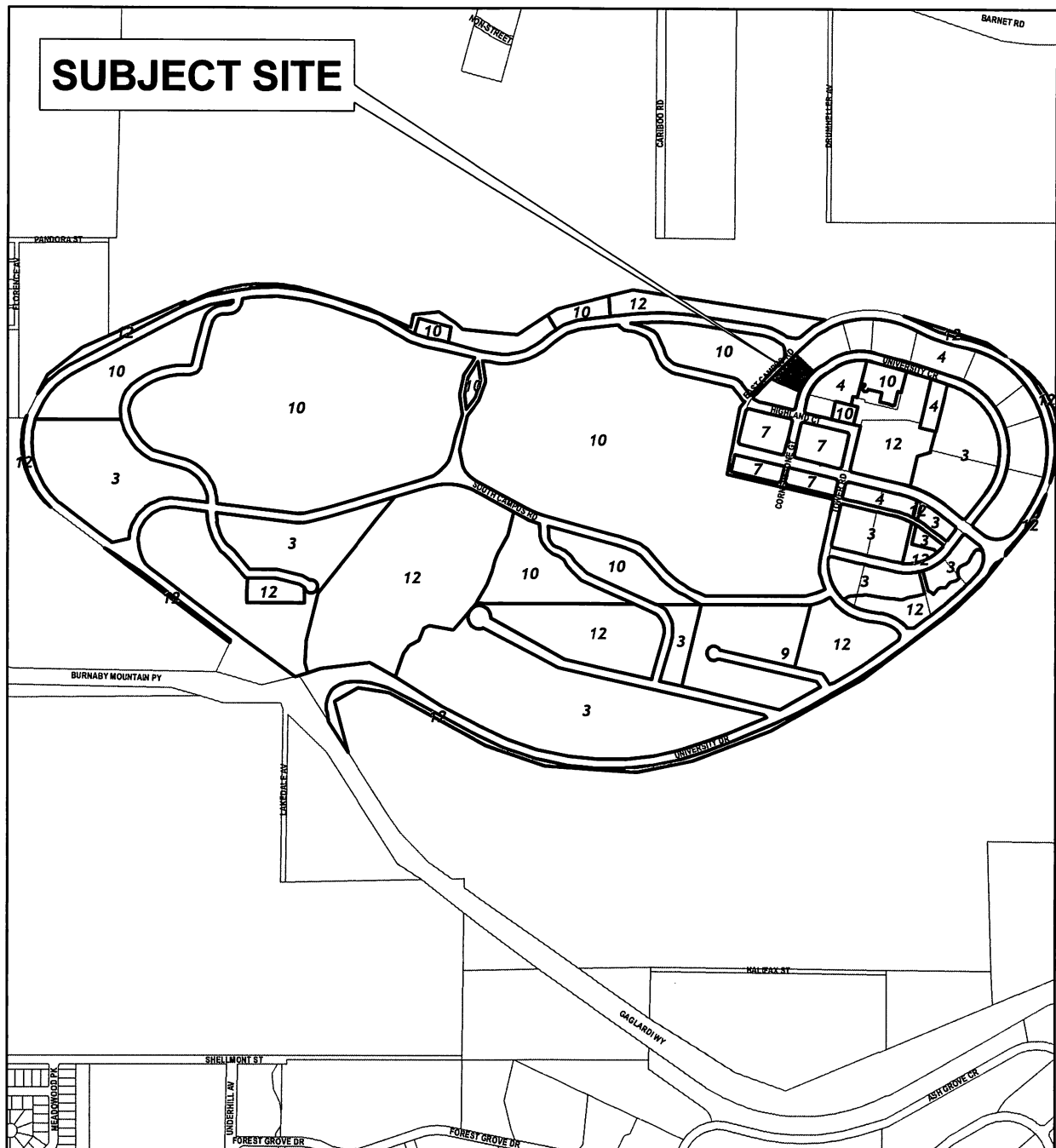
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REZONING REFERENCE #18-10  
8750 UNIVERSITY CRESCENT

 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

