

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-29 2020 FEBRUARY 05

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Intergulf Development Group
#880 – 700 West Georgia Street
Vancouver, BC V7Y 1B6
Attn: Joyce Shen
- 1.2 Subject:** Application for the rezoning of:
Lot 1 District Lots 147 and 211 Group 1 New Westminster District
Plan EPP78960
- 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:** 9682 University Crescent
- 1.4 Location:** The subject site is located on the south side of University Crescent,
north of Tower Road and University Drive East (Sketches #1 and #2
attached).
- 1.5 Size:** The site has an area of approximately 15,448 m² (166,711 sq. ft.) and
frontages of approximately 123.78 m (406 ft.) along University
Crescent, 142.56 m (468 ft.) along Tower Road, and 45.95 m (151 ft.)
along University Drive East.
- 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
four multiple-family residential buildings, atop three levels of
underground parking.

2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Dynamic Community**
 - Community development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- **An Inclusive Community**
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
 - Healthy environment – Enhance our environmental health, resilience and sustainability

3.0 COMMUNITY PLAN BACKGROUND

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 residential units to the east of the university campus at UniverCity.

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, and the East Highlands Elementary School, as well as the first two mixed-use sites and town square on University High Street. Phase three includes completion of the UniverCity Childcare Centre, the West Highlands neighbourhood, and the remaining University High Street mixed-use sites. Phase four includes the completion of the Slopes neighbourhood, including a neighbourhood park at the corner of University Crescent and Slopes Mews.

Of the 28 residential and mixed-use sites within the UniverCity community, 23 sites have been developed or approved for development, and two sites (including the subject site) are currently undergoing rezoning. Two residential sites and one mixed-use site are yet to be developed. To date, a total of 2,581 residential units have been constructed or approved for development, including 60 below market units on Lot 11, and 90 below market purpose built rental units on Lot 21. There are 287 residential units currently in the rezoning application stages. An additional 445 residential units have been developed in three mixed-use developments on University High Street (dwelling units developed 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.

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.

4.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on the south side of University Crescent, north of Tower Road and University Drive East, and is improved with a surface parking lot and a sedimentation pond (Sketch #1 *attached*). To the north across University Crescent is the site of the proposed slopes neighbourhood park, and the approved "Fraser" development (Rezoning Reference #16-14), which will include a mix of low and mid-rise multiple-family residential dwellings when completed. The sites to the east (Lots 36 and 37) are mostly treed and undeveloped, and are designated for future multiple-family residential development. To the immediate west is the recently approved "Oslo" development (Rezoning Reference #17-16), which will include two mid-rise multiple-family residential buildings when completed. To the south, across Tower Road, is the Discovery Place business centre, with Burnaby Mountain Conservation Area beyond.

5.0 SITE CHARACTERISTICS

The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). The site comprises Lot 1 within Phase four of the UniverCity community, which was created through consolidation of Lots 34 and 35. Lots 34 and 35 were created by Rezoning Reference #11-36 and Subdivision Reference #11-47. The development parameters and statistics established for the combined lots through Rezoning Reference #11-36 permit a maximum development density of 1.01 FAR, providing for a maximum gross floor area of 167,341 sq. ft. on the site, subject to legal survey. The site slopes from the northwest down to the southeast. A riparian area has been established in the southern portion of the site, and pedestrian trails have been designated along the site's western boundary and through the centre of the site in a north-south orientation. Both are protected by statutory rights-of-way. In addition, an easement has been established along the northern boundary of the riparian area to allow for a stormwater connection from Lot 33.

6.0 GENERAL INFORMATION

- 6.1 The applicant is proposing to construct four east-west orientated multiple-family residential buildings on the site, atop three levels of underground parking. The proposed development includes two six-storey residential buildings on the northern portion of the site fronting University Crescent, and two four-storey residential buildings behind, with the two distinct masses separated by a landscaped pedestrian mews that connects through to Lot 33 and Tower Road beyond. Vehicular access is proposed from University Crescent at the eastern extent of the site.

An amendment rezoning is sought to allow for an alternative approach to the buildings' massing and vehicular access to those established for the subject site under Rezoning Reference #11-36, which specifies a maximum building height of five storeys, and vehicular access from more central locations along University Crescent. The applicant is also proposing an additional five dwelling units over and above the 167 dwelling units that were projected for the site under Rezoning Reference #11-36.

The proposed alternate massing and vehicular access is considered supportable given that the proposed variants help to better articulate the proposed form of development, which responds better to both the site's topography and the massing of adjacent buildings, while also helping to create a consistent ground oriented residential frontage along University Crescent, with a stronger relationship between the proposed buildings and the pedestrian linkages. The increased height on the northern portion of the site also helps to minimize shadowing in the proposed pedestrian mews, whilst maintaining ample sunlight hours on the park site to the north. The modest increase in the unit count to 172 dwelling units is also considered supportable as it provides an opportunity to create a number of smaller units that would be more affordable as a consequence of their size. The additional units are also accommodated within the allotted development density of 1.01 FAR, and the overall planned unit count (3,049 units) for the UniverCity community. It is further noted that all proposed units will comply with the minimum required unit sizes in the P11e District.

The development will be required to meet UniverCity's building, energy, stormwater, and habitat protection requirements. Overall, the proposal is expected to embody exceptional environmental and socially sustainable design.

- 6.2 In line with Council's adopted Rental Use Zoning Policy and Initial Implementation Framework, residential development sites at UniverCity are required to provide an inclusionary rental component (Stream 2 – Inclusionary Rental), equivalent to 20% of the total number of market strata units generated from the base P11e District density. Following a detailed massing analysis of the subject site, and the other remaining residential development lots at UniverCity (Lots 24, 36, and 37), it was determined that these development sites are unable to suitably bear additional density above that already contemplated under the plan. Therefore, in order to meet the intent of the Rental Use Zoning Policy at UniverCity, it is proposed that the required rental obligation for the subject lot, as well as Lots 24, 36, and 37, be transferred to a suitable recipient site. Based on discussions with Simon Fraser University (SFU) and the SFU Community Trust (The Trust), it is proposed that the rental obligation be provided on the SFU campus itself, in the form of the future Phase Two SFU campus residences. The Phase Two SFU campus residences could provide up to 369 one bed units, which would more than satisfy the housing obligation on the subject site.

To ensure that the required rental units are delivered in coordination with development occurring on the subject site, and Lots 24, 36, and 37, it is proposed that covenants be

registered on the lots, withholding occupancy until such time that a sufficient number of secured rental units have been delivered. It is noted that the use of RMr density is not required in order to deliver the required rental housing within the university lands, as secured rental accommodation can be achieved under the current P6 District zoning of the university lands. A Section 219 Covenant would be registered on the appropriate number of rental units, guaranteeing their provision over the life of the building, and ensuring that the rents are affordable, in line with the intent of the Rental Use Zoning Policy.

The arrangement as outlined above meets the intent of the Rental Use Zoning Policy and is therefore supported by staff. Further details on meeting the rental obligation at UniverCity will be included in a future Public Hearing Report.

- 6.3 Basic servicing of the site has been provided through Subdivision Reference #11-47. 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.
- 6.4 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required, including, but not limited to:
- Section 219 Covenants to restrict the enclosure of balconies and to ensure that handicap accessible parking stalls remain as common property;
 - Section 219 Covenant withholding occupancy on Lot 1 until such time that a sufficient number of secured rental units have been delivered on a suitable recipient site in accordance with the applicable provisions of the City's adopted Rental Use Zoning Policy;
 - the Green Building Covenant, which includes a green building report, an energy modelling report, and provisions for energy benchmarking, as outlined in the City's adopted Green Building Policy; and,
 - the 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.
- 6.5 As noted above, a riparian area has been established in the southern portion of the site. This area is to be protected by chain link fencing for the duration of construction on the site.
- 6.6 Any trees over 20 cm (8 inches) in diameter will require a tree cutting permit subject to the requirements of the Burnaby Tree Bylaw.
- 6.7 The submission of a detailed plan of an engineered Sediment Control System will be required.

- 6.8 The submission of a suitable on-site ground and 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.
- 6.9 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 6.10 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.
- 6.11 The provision of covered car wash stalls will be required. A detailed plan of the subject facilities will need to be submitted to the Engineering Environmental Services Division for approval.
- 6.12 Development Cost Charges applicable to this rezoning include:
- the GVS&DD Sewerage Development Charge; and,
 - the Regional Transportation Development Cost Charge.
- 6.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

7.0 RECOMMENDATION

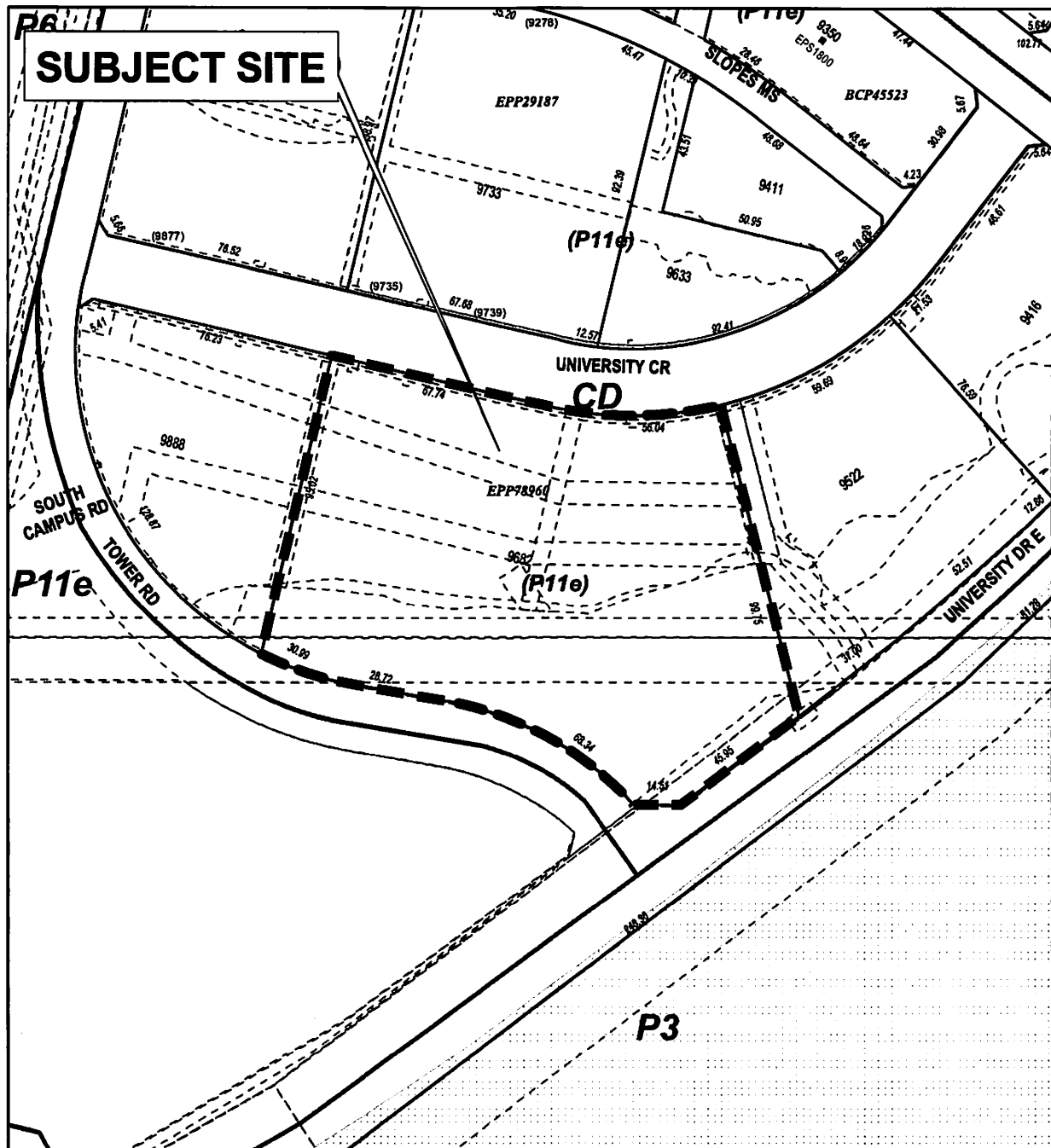
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



MN:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
JUN 20 2019

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #19-29
9682 UNIVERSITY CRESCENT

 Subject Site

Sketch #1



#880 – 700 West Georgia Street, Vancouver, BC V7Y 1B6 (P) 604.683.2406

June 07, 2019

Mark Norton
Civics Project Planner
City of Burnaby Planning Department
4949 Canada Way,
Burnaby, BC

RE: Rezoning Application for Lot 1, 9682 University Crescent

Dear Mark,

Please accept this letter as Intergulf Development Group's intent to rezone the property at 9682 University Crescent.

Intergulf requests consideration by Council of the rezoning of Lot 1 at SFU. The site is currently zoned SFU Neighbourhood District P11e and we would propose to rezone it to a Comprehensive Development District (P11e) Zone, with the intent of seeking one additional storey for each mid-rise building. In addition, we are seeking 5 additional family units beyond that specified by the Phase 3 Development Guidelines.

The proposed project will comprise of two 6-storey mid-rise buildings, with 48 townhouse units along University Crescent. The additional one storey to each mid-rise building would help achieve the max permitted FAR at this site. This form would also minimize shadows in the public courtyard and articulate a more aesthetically pleasing form of development. Furthermore, increasing the total unit number from 167 to 172 units would help create 5 smaller, more affordable family units.

The existing site is vacant and would not involve the demolition of any buildings.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

Joyce Shen

A handwritten signature in black ink that reads "Joyce Shen". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Development Manager

Intergulf Development Group

#880 – 700 West Georgia Street

Vancouver, B.C., Canada, V7Y 1B6

T: (604) 683-2406