

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #21-21
2021 AUGUST 25

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Rize Alliance Properties Ltd.
Attn: Joyce Shen
3204 – 1055 Dunsmuir Street
Vancouver, BC V7X 1L4
- 1.2 Subject:** Application for the rezoning of:
Lots 36 and 37 District Lots 147 and 211 Group 1 New Westminster
District Plan EPP29187
- From:** CD Comprehensive Development District (based on P11e SFU
Neighbourhood District)
- To:** Amended CD Comprehensive Development District (based on P11e SFU
Neighbourhood District and SFU Community Plan as guidelines)
- 1.3 Address:** 9522 and 9416 University Crescent (Sketch #1 and 2 *attached*)
- 1.4 Size:** The site has an area of approximately 12,425.2 m² (133,744 sq. ft.)
(subject to legal survey).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit two
mid-rise purpose-built rental buildings, atop underground parking.

2.0 CITY POLICIES

The proposed rezoning application is consistent with the site's designation in the SFU Community Plan. It also aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Mayor's Task Force on Community Housing Final Report (2019).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*) and is located on the south side of University Crescent, east of University High Street. The site is mostly treed and undeveloped with a sedimentation pond on the southern portion of the site. The site comprises Lots 36 and 37 within Phase four of the UniverCity

community. Lots 36 and 37 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 1.02 FAR, providing for a maximum gross floor area of 135,999 sq. ft. on the site, subject to legal survey.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to construct two purpose-built rental residential buildings atop underground parking. The proposed development includes two six-storey residential buildings on the northern portion of the site fronting University Crescent, with the two distinct masses separated by a pedestrian mews. Vehicular access is proposed from University Crescent at the western extent of the site.

An amendment rezoning is sought to allow for an alternative approach to the buildings' massing from what was established for the subject site under Rezoning Reference #11-36, which specifies a maximum building height of five storeys. The applicant is also proposing an additional 25 dwelling units over and above the 143 dwelling units that were projected for the site under Rezoning Reference #11-36. The additional units will be accommodated within the allotted development density of 1.02 FAR, and the overall planned unit count (3,049 units) for the UniverCity community.

- 4.2 Council's adopted Rental Use Zoning Policy Stream 2 (Inclusionary Rental) is applicable to the subject rezoning application. In accordance with PPA #19-217, the housing obligation generated by this site is being satisfied by SFU's Student Residence Phase 2 development on the SFU Campus, which provides 369 units and will be constructed in advance of the proposed development.
- 4.3 The proposed prerequisite conditions to the rezoning will be included in a future report.

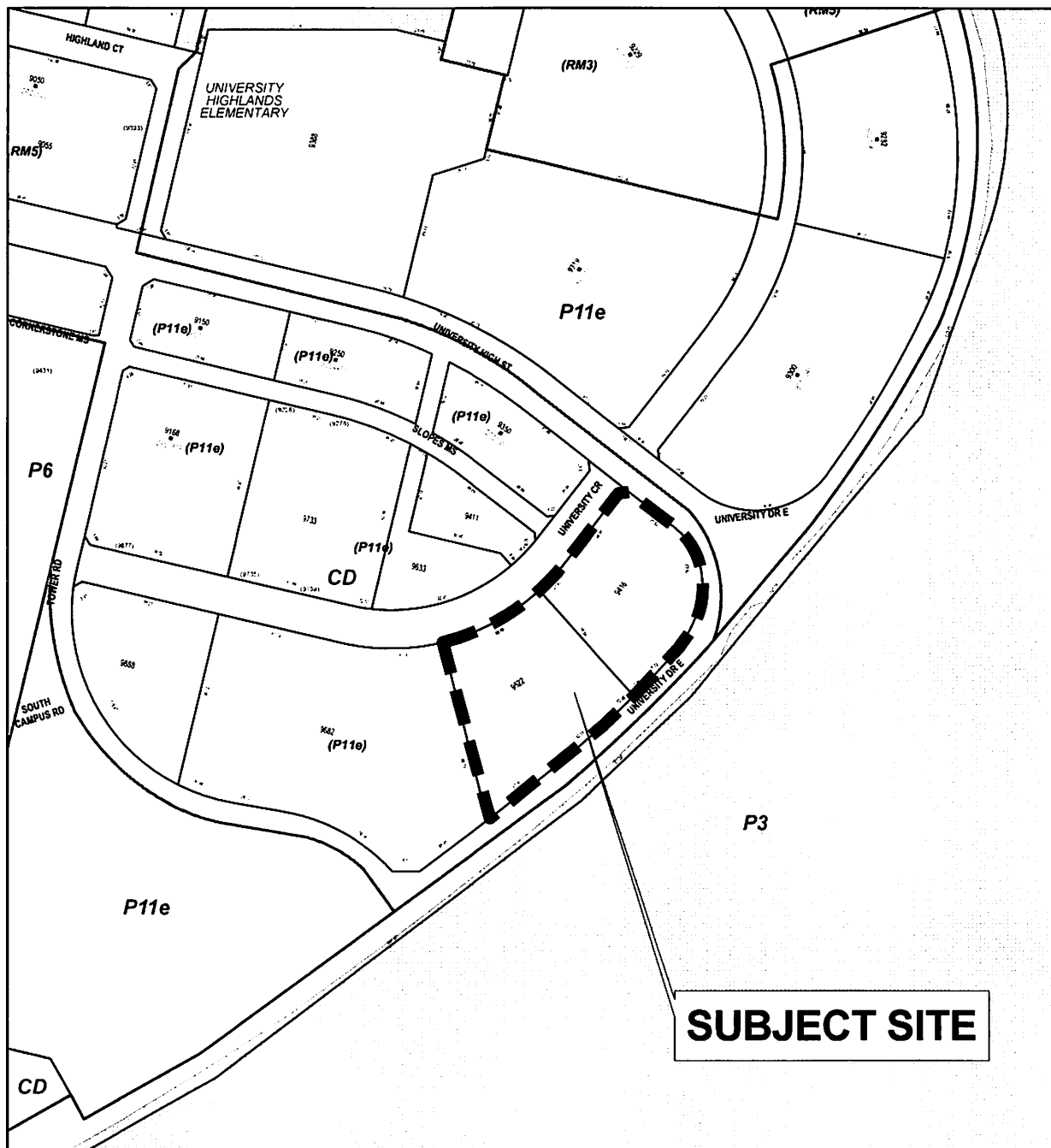
5.0 RECOMMENDATION


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.

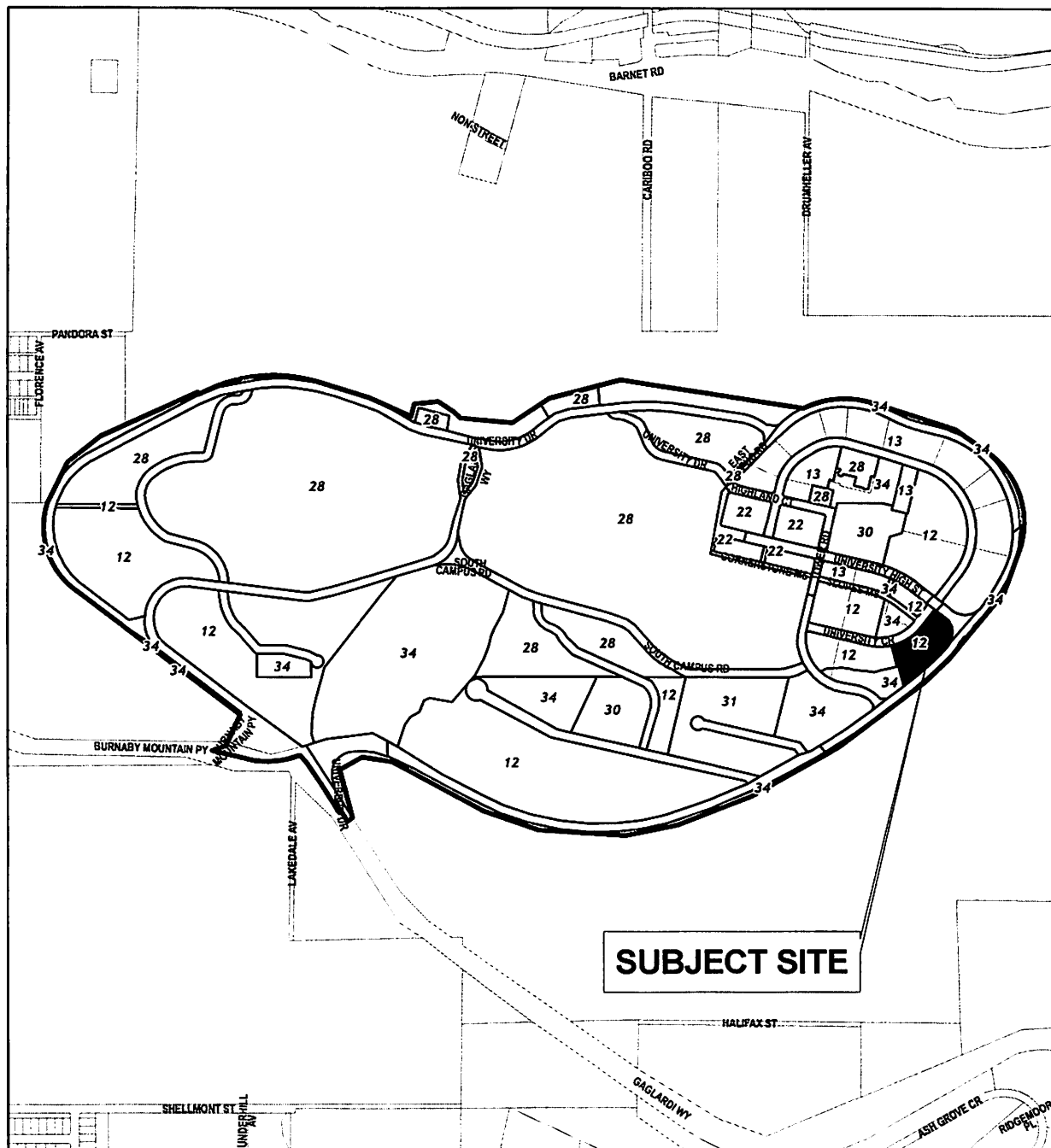


GT:spf
Attachments

cc: City Solicitor
City Clerk



 <p>City of Burnaby</p>	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>Date:</p> <p>MAY 13 2021</p>	<p>REZONING REFERENCE #21-21 9416 AND 9522 UNIVERSITY CRESCENT</p> <div data-bbox="844 1795 933 1858" data-label="Image"> </div> <p>Subject Site</p>
<p>scale:</p> <p>1:3,500</p>	
<p>Drawn By:</p> <p>JS</p>	



- | | |
|---|-------------------------------|
| 12 Medium Density Residential (P11) | 30 Public School (P3) |
| 13 High Density Residential (P11e) | 31 Industrial |
| 22 High Density Mixed Use (RM5/Commercial) | 34 Park and Public Use |
| 28 Institutional | |



Planning and Building Dept

Simon Fraser



Printed on May 13, 2021

Sketch #2

Grant Taylor
Community Planner
Planning and Building Department
City of Burnaby
3rd Floor – 4949 Canada Way
Burnaby, BC V5G 1M2
April 30, 2021

Letter of Intent – Rezoning Application for SFU Parcels 36 & 37, 9416 - 9522 University Crescent

Dear Grant,

Please accept this letter as Rize Alliance Properties' intent to rezone and consolidate two parcels at 9614 & 9522 University Crescent.

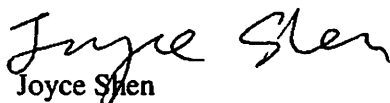
Rize requests consideration by Council of the rezoning of Parcels 36 & 37 at SFU. The site is currently zoned SFU Neighbourhood District P11e and we propose to rezone it to a Comprehensive Development District (P11e) Zone with the intent of seeking one additional storey at Parcel 36. In addition, we are seeking 25 additional units beyond the Phase 4 Development Guidelines.

The proposed project will comprise of two six-storey mid-rise purpose-built rental buildings. The additional one storey at Parcel 36 would help achieve the max permitted FAR at this site. This form would also minimize disturbance to the riparian zone and articulate a more aesthetically pleasing form of development. Furthermore, increasing the total unit number from 143 to 168 units will help create a better mix of small, affordable units and family rental units.

The project site is currently vacant and would not involve the demolition of any buildings. This will be Rize's first 100% purpose-built rental project in the UniverCity neighbourhood, and we look forward to continuing to work collaboratively with Staff to create a successful project that will provide much needed secured rental housing to this vibrant area of the City and contribute to easing the demand on existing rental stock.

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

Yours Sincerely,



Joyce Shen
Senior Development Manager
Rize Alliance Properties Ltd.
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Vancouver, BC v7x 114
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T: 604-868-9050

Rize

Rize Alliance Properties
rize.ca