

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #20-29 2020 DECEMBER 02

#### ITEM #05

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mosaic Avenue Developments Ltd.  
Attn: Chris Lee  
500 – 2609 Granville Street  
Vancouver, BC V6H 3H3
- 1.2 Subject:** Application for the rezoning of:  
Lot 24, District Lot 211, Group 1, NWD Plan BCP45523
- From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District and C3 General Commercial District)
- To:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and SFU Community Plan as guidelines)
- 1.3 Address:** 8955 University High Street (Sketch #1 *attached*)
- 1.4 Size:** The site is rectangular in shape with an approximate lot width of 100 m (330 ft.), approximate lot depth of 83 m (270 ft.), and an approximate area of 0.830 ha (2.05 acres) (subject to legal survey)
- 1.5 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 the construction of a multi-family apartment building with a mixed-use commercial/institutional podium.

#### 2.0 POLICY FRAMEWORK

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

##### **A Connected Community**

- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

**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

**3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS**

- 3.1 The site is located on the north side of University High Street between University Crescent and East Campus Road, and extends north to Highland Court (see *attached* Sketches #1 and #2). *The Cornerstone* mixed-use building is located across University High Street to the south, while the existing bus loop is located across East Campus Road to the west. To the north across Highland Court, is a new multi-family rental residential development, while to the east across University Crescent, is a mixed-use development consisting of a 6-storey commercial/residential building and a 17-storey apartment tower.
- 3.2 The subject site is located within the area designated by the adopted SFU Official Community Plan for a mixed-use commercial centre to serve both the SFU academic campus and the UniverCity residential community. The UniverCity Phase 3 master plan (Rezoning Reference #06-65) established development guidelines and a conceptual plan for the site's future construction for a commercial/residential mixed-use development with a transit hub and bus layover component under the CD Comprehensive Development District (based on P11e and C3 District guidelines). The subject property was rezoned in 2012 under Rezoning Reference #11-28 in order to permit the construction of temporary residential sales centres for various developments at UniverCity.
- 3.3 The SFU Community Trust initiated discussions with staff to refine the guidelines established under Rezoning Reference #06-65. While it was agreed that the above development guidelines should continue to apply, the following revisions were supported by the City and the Trust:
- the University High Street frontage of the development will include a mixed-use 6 storey podium, and a residential mid-rise component not to exceed 16 storeys;
  - the residential component of the proposed CD Comprehensive Development District amendment rezoning is to be based on RM5 Multiple Family Residential District 2.2 FAR) rather than P11e SFU Neighbourhood District (1.7 FAR) guidelines. This is consistent with the CD (RM5, C3) zoning designation and existing development directly to the east at 9055 University High Street; and,
  - the addition of the P2 Administrative and Assembly District for the proposed institutional use and transit centre.

#### **4.0 GENERAL INFORMATION**

- 4.1 The purpose of this rezoning is to facilitate the development of a multi-family apartment building, atop a commercial and institutional podium, including retail, University Spirit Store, and University museum/event space. Council's recently adopted Rental Use Zoning Policy, Stream 2 Inclusionary Rental is applicable to the subject rezoning application. Under the policy, the applicant will be required to provide the equivalent of 20% of the proposed market units under the RM5 District. 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.
- 4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

#### **5.0 RECOMMENDATION**

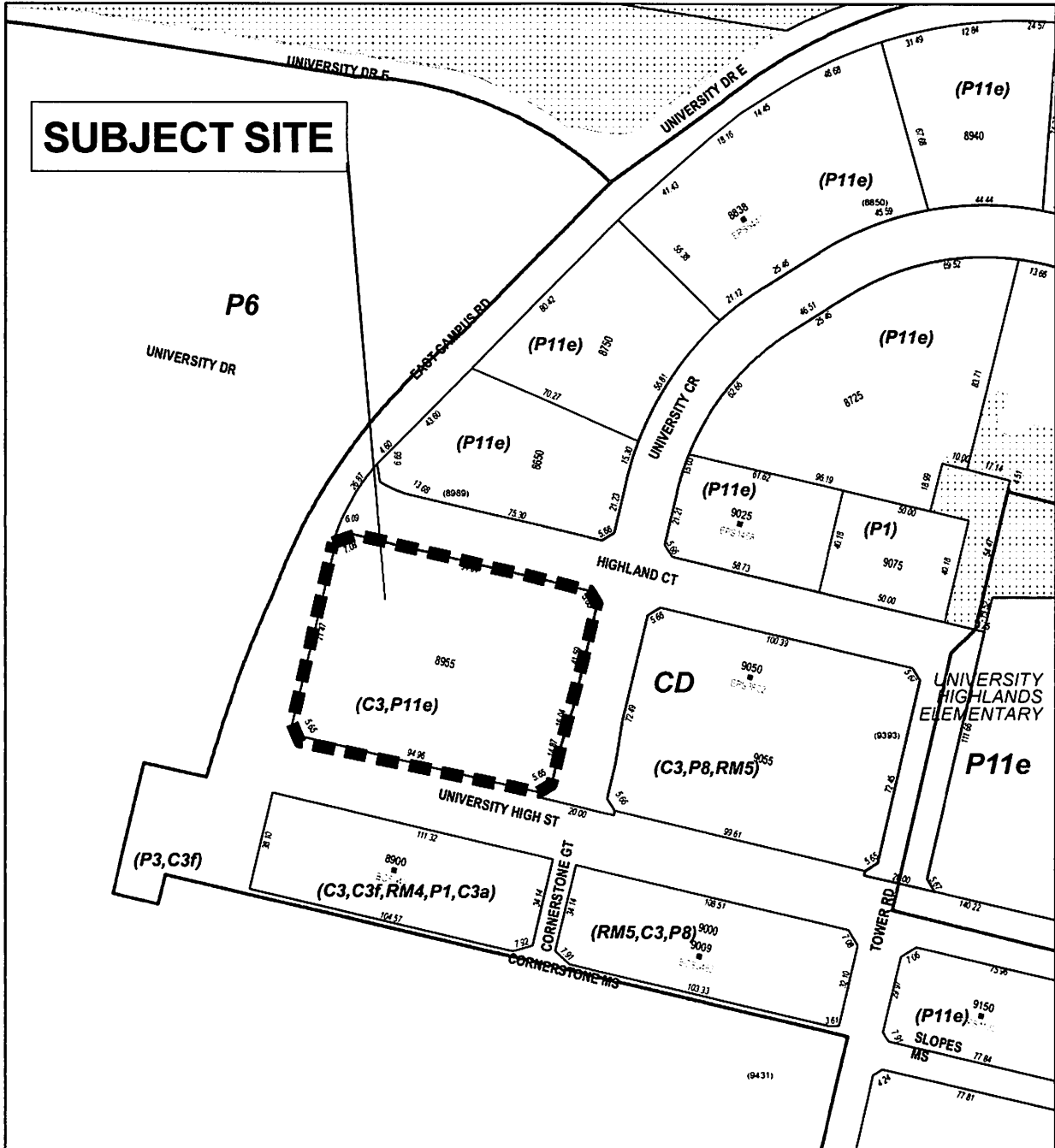
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



GT:jz/tn

***Attachments***

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:  
OCT 28 2020

scale:  
1:2,500

Drawn By:  
RW

REZONING REFERENCE #20-29  
8955 UNIVERSITY HIGH STREET

 Subject Site

Sketch #1



# MOSAIC

October 8, 2020

Johannes Schumann  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

Dear Mr. Schumann

**Re: 8955 University High Street Rezoning Application Letter of Intent**

Mosaic Avenue Developments Ltd. is applying to rezone and subdivide Parcel 24 within Simon Fraser University's Phase 3 UniverCity community. The proposed development will consist of a residential tower, mixed use podium and an underground parkade.

Parcel 24 is currently the home of three developer's presentation centres, the construction staging area for Parcel 21 and the south west corner is part of the road network. The site currently zoned CD Comprehensive Development District based on P11e SFU Neighbourhood District, C3 and SFU Community Plan guidelines.

The site is one block and we will be seeking a subdivision to create two separate lots. UCC will maintain ownership of the North parcel and Mosaic will lease the South parcel which fronts University High Street, University Crescent and a portion of East Campus Road.

Thank you for your consideration of this rezoning request and we look forward to working with you on this development in the coming months.

Sincerely,

MOSAIC AVENUE DEVELOPMENTS LTD.



Chris Lee  
VP Development  
Mosaic Homes  
O 604.688.3888