



Item .....
Meeting.....2022 June 20

COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 June 15

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZONING REFERENCE #21-21**  
**Two Mid-Rise Residential Buildings with Underground Parking**

**ADDRESS:** 9416 and 9522 University Crescent

**LEGAL:** Lot 36, District Lots 147 and 211, Group 1, New Westminster District Plan EPP29187;  
Lot 37, District Lots 101, 102 and 211, Group 1, New Westminster District Plan EPP29187

**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 and in accordance with the development plan entitled "SFU Parcels 36 & 37 / Comma Rental Development" prepared by Leckie Studio Architecture + Design and Connect Landscape Architecture)

**APPLICANT:** Rize Alliance Properties Ltd.  
3204 – 1055 Dunsmuir Street  
Vancouver, BC V7X 1L4  
Attn: Joyce Shen

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2022 July 26.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 04 and to a Public Hearing on 2022 July 26 at 5:00 pm.
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

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standards and constructed in accordance with the Engineering Design. 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 (as well as underground switching and transformer/service boxes in town centre locations), 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/or covenants.
- e) The consolidation of the site into one lot is required.
- f) The submission of a suitable on-site stormwater management system to the approval of the General Manager 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 design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person.
- h) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the General Manager Engineering and a commitment to implement the recycling provisions.
- i) The review of on-site residential loading facilities by the General Manager Engineering.
- j) The provision of facilities for cyclists in accordance with this report.
- k) Compliance with the guidelines for underground parking for visitors.
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- m) The deposit of the applicable Regional Transportation Cost Charge.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The proposed rezoning bylaw amendment is to permit construction of two low to mid-rise purpose-built rental residential buildings with underground parking.

## 2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Regional Context Statement (2013), Official Community Plan (1998), Simon Fraser University Community Plan (1997), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Climate Action Framework (2020), Transportation Plan (2021), Home Strategy (2021); and, Rental Use Zoning Policy (2020).

## 3.0 BACKGROUND

- 3.1 The subject site is located on the southeast corner of University Crescent and University High Street, north of University Drive East, and is predominantly treed and includes a sedimentation pond (Sketch #1 *attached*). To the north across University Crescent is the site of the proposed Slopes Neighbourhood Park, with multiple-family residential dwellings beyond. To the west, across University High Street, is Phase 1 of the UniverCity neighbourhood. To the immediate west is the “Stony Creek” development (Rezoning Reference #19-29), which received Third Reading on 2022 February 14 and will include four low- to mid-rise multiple-family residential buildings when completed. To the south, across Tower Road, is the Burnaby Mountain Conservation Area.
- 3.2 The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*), and is referred to as Lots 36 and 37 within Phase 4 of the UniverCity community, which was created by Rezoning Reference #11-36 and Subdivision Reference #11-47. The site slopes from the northwest down to the southeast. A pedestrian pathway has been designated along the site’s western boundary, which has been protected by a statutory right-of-way under Rezoning Reference #17-16, and will be constructed as part of this development. A riparian area has been established in the southern portion of the site, with an east-west pedestrian pathway that connects University Drive East to Tower Road on the abutting lot to the west. The registration of a statutory right-of-way for this east-west pathway will be required in conjunction with this rezoning application in order to allow for public use. The development parameters and statistics established for the site through Rezoning Reference #11-36 permit a maximum development density of 1.02 FAR (providing a maximum gross floor area of 167,341 sq. ft.), up to 143 residential units, and a maximum building height of five storeys for Lot 36 and six storeys for Lot 37.
- 3.3 On 2021 August 30, 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.
- 3.4 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 two low to mid-rise residential buildings atop two levels of 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 an outdoor connection to a shared large amenity patio space. Vehicular access is provided 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 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 25 dwelling units over and above the 143 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 they 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 proposed massing is also supportable as it facilitates a landscaped mews and plaza space. The modest increase in the unit count to 168 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 1.02 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. In order to facilitate the proposed alternate building form, modest encroachments into the setbacks established under Rezoning Reference #11-36 are also proposed.

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.

- 4.2 In total, 168 dwellings units are proposed, with a unit mix of studio, one, two, three and four bedrooms. 34 adaptable dwelling units are provided, which meets the minimum 20% of single-level units that are required to be adaptable in accordance with Council adopted policy. The unit mix for the adaptable units is split between 13 one bedroom units, 17 two bedroom units and 4 three bedroom units. The exemption for one bedroom adaptable units is 1.86 m<sup>2</sup> (20 sq. ft.), two bedroom adaptable units is 2.79 m<sup>2</sup> (30 sq. ft.), and three bedroom units is 3.71 m<sup>2</sup> (40 sq.ft.) provided that all additional bedrooms are also adaptable. This results in a total adaptable unit exemption of 86 m<sup>2</sup> (926 sq.ft.).

- 4.3 In line with Council's adopted Rental Use Zoning Policy, 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. 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 Lot 1 (Rezoning Reference #19-29) and Lot 24 (Rezoning Reference #20-29), be provided on the SFU campus itself, in the form of the future Phase Two SFU campus residences, which is currently under construction. The Phase Two SFU campus residences, approved under Preliminary Plan Approval #19-217, will provide 369 one bed units, which would more than satisfy the housing obligation on the subject site.

It is noted that the P6 Regional Institutional District zoning of the SFU Campus will guarantee the rental tenure of these units and the residence fees of the SFU Procedures for Setting Fees for Residence and Housing is consistent with affordability requirements of the City's Rental Use Zoning Policy. Therefore, a Section 219 Covenant will not be required to be registered on Title for the Phase Two Student Residence Housing development to secure the tenure an affordability of these units. However, to ensure that the required rental units are delivered in coordination with development occurring on the subject site, it is proposed that a Section 219 Covenant be registered on the subject property, withholding occupancy until such time that a sufficient number of secured rental units have been delivered within the Phase Two SFU campus residences.

The arrangement, as outlined above, meets the intent of the Rental Use Zoning Policy and is therefore supported by staff.

- 4.4 The General Manager Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- standard requirements for water main, sanitary sewers, and storm sewers;
  - construction of University Crescent to its final standard along the development frontage, including but not necessarily limited to: new curb and gutter, parking pavers, boulevard trees and grass, street lighting, and separated sidewalk;
  - construction of the designated north-south public pedestrian pathway along the site's western boundary, connecting University Crescent to the existing east-west public pedestrian pathway;
  - construction of a crosswalk across University Drive East, located to serve pedestrian pathways at southern corner of this parcel, complete with a centre median refuge; and,
  - Upon Completion of the site, Simon Fraser University Community Trust shall convert Pond C, within the established riparian area, from a sediment pond to a storm water management pond, and shall inspect the clay liner at the base of the pond.
- 4.5 Any necessary statutory right-of-ways, easements, and covenants are to be provided, including, but not necessarily limited to:

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- a statutory right-of-way for the existing east-west public pedestrian pathway on the site within the established riparian area, connecting University Drive East to Tower Road on the abutting site to the west;
  - a statutory right-of-way for designated north-south public pedestrian pathway on the western boundary of the site;
  - a Section 219 Covenant restricting enclosure of balconies;
  - a Section 219 Covenant ensuring that all accessible parking space remain as common property to be administered by the Strata Corporation;
  - a Section 219 Covenant ensuring compliance with the approved acoustical study;
  - a Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - a Section 219 Covenant ensuring that project surface driveway access will not be restricted by gates; and,
  - Section 219 Covenant withholding occupancy of the development until such time that a sufficient number of secured rental units have been delivered at the Phase Two SFU campus residences, in accordance with Section 4.3 of this report.
- 4.6 The required Community Association Covenant, which includes the Community Amenities Agreement, will need to be submitted and reviewed by the City Solicitor.
- 4.7 The developer has committed to demonstrating sustainability through building design, materiality and efficiency (water, energy and waste management) initiatives. The applicant has indicated that the residential tower will meet Step 2 of the BC Energy Step Code with a low carbon energy system.
- 4.8 As the site will be extensively excavated for development, a tree survey will be required identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 4.9 Provision of an adequately sized and sited garbage handling and recycling material holding space to the approval of the General Manager Engineering, as well as a separate car wash stall, are required.
- 4.10 A suitable engineered design to the approval of the General Manager Engineering will be required for the on-site stormwater and groundwater 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.
- 4.11 The submission of a detailed residential loading management plan to the approval of the General Manager Engineering is required.

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4.12 Bicycle storage lockers and surface parking racks are to be provided for the residential occupants and visitors of the development.

4.13 The Parkland Acquisition Charge and School Site Acquisition Charge do not apply to this rezoning application as park and school sites have been provided in conjunction with the overall subdivision of the neighbourhood. Applicable Development Cost Charges include:

- a) GVS&DD Sewerage Charge
- b) Regional Transportation Charge

## 5.0 DEVELOPMENT PROPOSAL

5.1 Site Area: - 12,427 m<sup>2</sup> (133,763 sq. ft.)

5.2 Site Coverage: - 19.0 %

5.3 Density and Gross Floor Area: - 1.02 FAR, 12,635m<sup>2</sup>  
 (135,999 sq. ft.)

### 5.4 Unit Mix (Buildings A and B):

24 Studio units	-	41.6 m <sup>2</sup> (448 sq. ft.) per unit
42 One Bedroom units	-	51.5 m <sup>2</sup> (554 sq. ft.) per unit
13 One Bedroom adaptable units	-	51.5 m <sup>2</sup> (554 sq. ft.) per unit
49 Two Bedroom units	-	67.5 – 80.2 m <sup>2</sup> (727 - 863 sq. ft.) per unit
17 Two Bedroom adaptable units	-	67.5 – 80.2 m <sup>2</sup> (727 - 863 sq. ft.) per unit
16 Three Bedroom units	-	95.7 – 96.7 m <sup>2</sup> (1,030 – 1,041 sq. ft.)
4 Three Bedroom adaptable units	-	94.6 m <sup>2</sup> (1,018 sq. ft.)
<u>3 Four Bedroom units</u>	-	159.0 m <sup>2</sup> (1,711 sq. ft.)
<b>168 Total Units</b>		

5.5 Building Height: - Buildings A and B: 6 storeys

### 5.6 Vehicle Parking:

<b>Total Required and Provided:</b>	-	<b>101 spaces</b>
Residential @ 0.5 per unit:	-	84 spaces
Visitor @ 0.1 per unit	-	17 spaces


### 5.7 Bicycle Parking

<b>Total Required and Provided:</b>	-	<b>202 spaces</b>
Residential @ 1.0 per unit	-	168 spaces
Visitor @ 0.2 per unit	-	34 spaces in racks

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## 5.8 Community Facilities

Communal facilities for residents include a large lounge with kitchen and dining facilities, study rooms, and fitness centre which are centrally located in the development in the east building (Building B), as well as an amenity lobby for Building B with a seating area. The total amenity area amounts to 281.6 m<sup>2</sup> (3,031 sq. ft.), which is below the 5% (3,113 sq. ft.) gross floor area exemption permitted in the Zoning Bylaw. The development proposal also includes a large patio that extends from the indoor amenity space, which overlooks the established riparian area on the site to the south, and includes numerous seating areas. In addition, there is a landscaped amenity garden and plaza space in the front yard of the development, between Building A and University Crescent, with multiple seating areas.



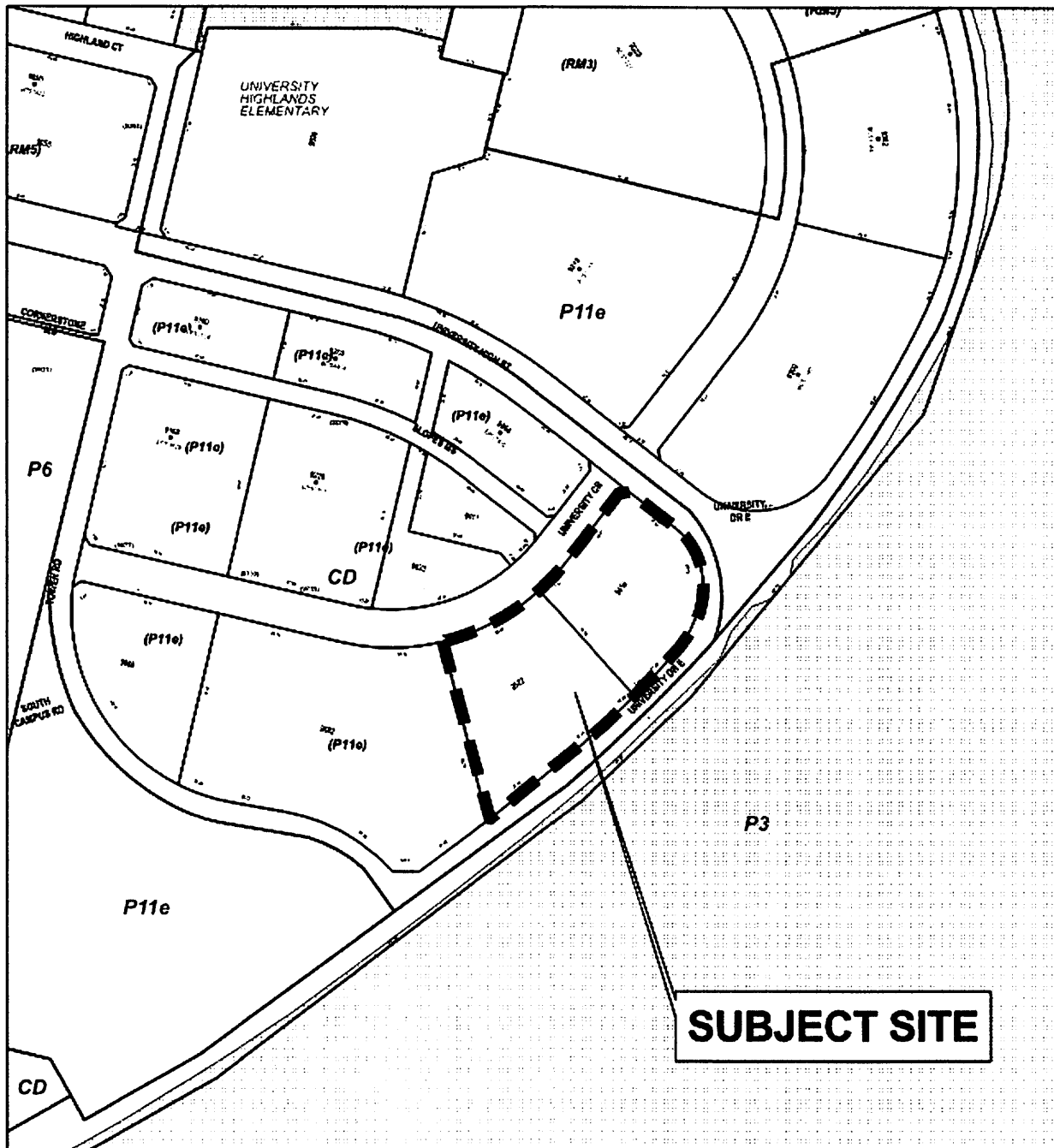
E.W. Kotak, General Manager  
PLANNING AND DEVELOPMENT



GT:tn

### ***Attachments***

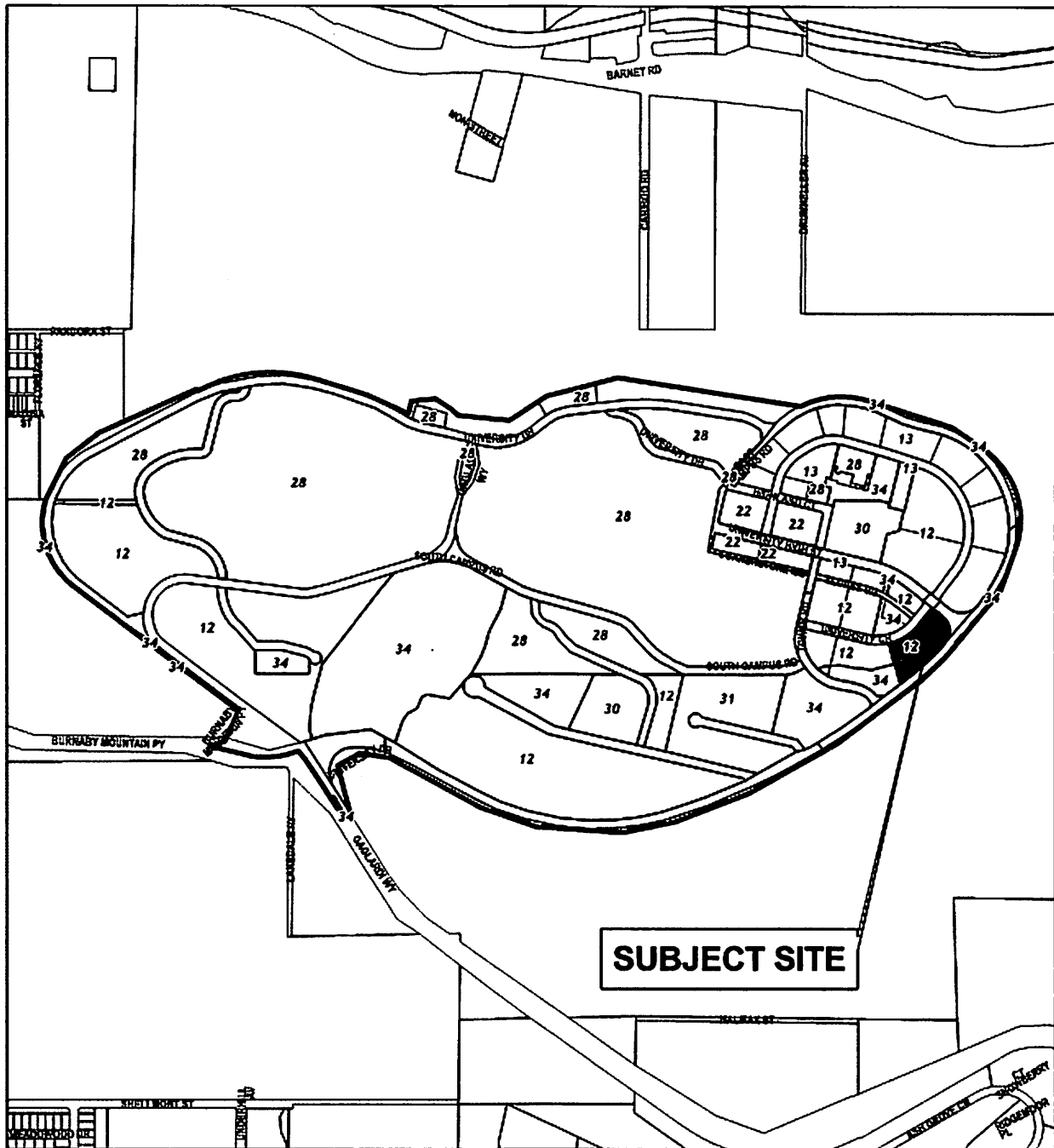
cc: General Manager Engineering  
City Solicitor  
City Clerk





 <p>City of Burnaby</p>	<p>PLANNING &amp; BUILDING DEPARTMENT</p>
<p>Date:</p> <p>JUN 08 2022</p>	<p>REZONING REFERENCE #21-21 9416 AND 9522 UNIVERSITY CRESCENT</p> <p> Subject Site</p>
<p>scale:</p> <p>1:3,500</p>	
<p>Drawn By:</p> <p>JS</p>	

Sketch #1



- 12** Medium Density Residential (P11)
- 13** High Density Residential (P11e)
- 22** High Density Mixed Use (RM5/Commercial)
- 28** Institutional

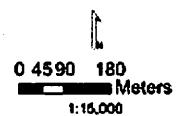
- 30** Public School (P3)
- 31** Industrial
- 34** Park and Public Use



Planning and Building Dept

Printed on June 08, 2022

*Simon Fraser*



Sketch #2