

TO: CITY MANAGER 2006 February 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #05-66
11 and 12-storey Apartment Buildings, UniverCity at SFU

ADDRESS: 9188 & 9222 University Crescent (see attached Sketch)

LEGAL: Lot 7 & 8, D.L. 211, Group 1, NWD Plan BCP3161

FROM: P11e SFU Neighbourhood District

TO: CD Comprehensive Development District (based on RM4 Multiple Family Residential District Use and Density and SFU Official Community Plan as guidelines, and in accordance with the development plan entitled "Lots 7 & 8: UniverCity" prepared by Nigel Baldwin Architects)

APPLICANT: Polygon Development 197 Ltd.
900 - 1333 West Broadway
Vancouver, B.C. V6H 4C2
(Attention: Rene Rose)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 March 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading 2006 March 6, and to a Public Hearing on 2006 March 28 at 7:30 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.
 - c. The provision of two 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.
 - d. The granting of a 219 Covenant restricting enclosure of balconies.

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- e. The submission of a suitable on-site stormwater management plan to the approval of the Director Engineering.
- f. The deposit of the applicable GVS & DD Sewerage Charge.
- g. The consolidation of the net project site into one legal parcel.
- h. The completion of Rezoning Reference #05-57 to accommodate the first child care facility for the neighbourhood.
- i. The submission of an 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.
- j. An architectural design and legal agreements accommodating cellular antennas on the buildings.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit reduced building setback from the street and increased building height from what is permitted by the existing P11e zoning. This achieves an increased rear building setback from the established tree and riparian covenant areas.

2.0 BACKGROUND

The site (see *attached* Sketches #1 and 2) is located on the north side of University Crescent in the UniverCity neighbourhood at SFU.

The site, which is currently vacant, slopes down towards the north. Riparian and tree retention covenants were previously established for this site as part of the subdivision approval process.

On 2006 January 23, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department 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.

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The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed development conforms to the SFU Official Community Plan. CD rezoning is being pursued to accommodate building heights increased to 11 and 12 storeys from 10 storeys, and a front yard setback reduced to 4.5 m from 7.5m, while conforming to the other existing zoning requirements. These changes will achieve an increased rear building setback from the riparian and tree covenant areas, and will not interfere with views from existing and proposed buildings.
- 3.2 The subject site (currently Lots 7 and 8) will be consolidated into one legal parcel.
- 3.3 The site was fully serviced as a condition of subdivision. The University Crescent road design will be revised to accommodate the proposed driveway location.
- 3.4 The rezoning to accommodate the first child care facility for the neighbourhood (Rezoning Reference #05-57) at 9191 University Crescent will need to be finalized before the current rezoning can be completed.
- 3.5 GVS & DD Sewerage Charge applies to this development. The Parkland Acquisition Charge and School Site Acquisition Charge do not apply because school and park sites have been provided in conjunction with the overall subdivision for the neighbourhood.
- 3.6 Approval by Engineering Environmental Services Division of a detailed plan of an engineered Sediment Control System will be a requirement of Preliminary Plan Approval.
- 3.7 A suitable on-site stormwater management plan conforming to the existing covenant, to the approval of the Director Engineering is required.
- 3.8 Adequate facilities for garbage and recycling and two car wash spaces are to be provided.
- 3.9 A Section 219 covenant is required to ensure the retention of open balconies.
- 3.10 Preservation of existing trees and vegetation is required within the tree retention and riparian covenants previously established on-site.
- 3.11 The proposed buildings (particularly in view of their increased height) would provide an opportunity for the location of cellular antennas required to serve this neighbourhood and the SFU community in general. Special architectural design and legal agreements to protect this option should be provided.

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4.0 DEVELOPMENT PROPOSAL

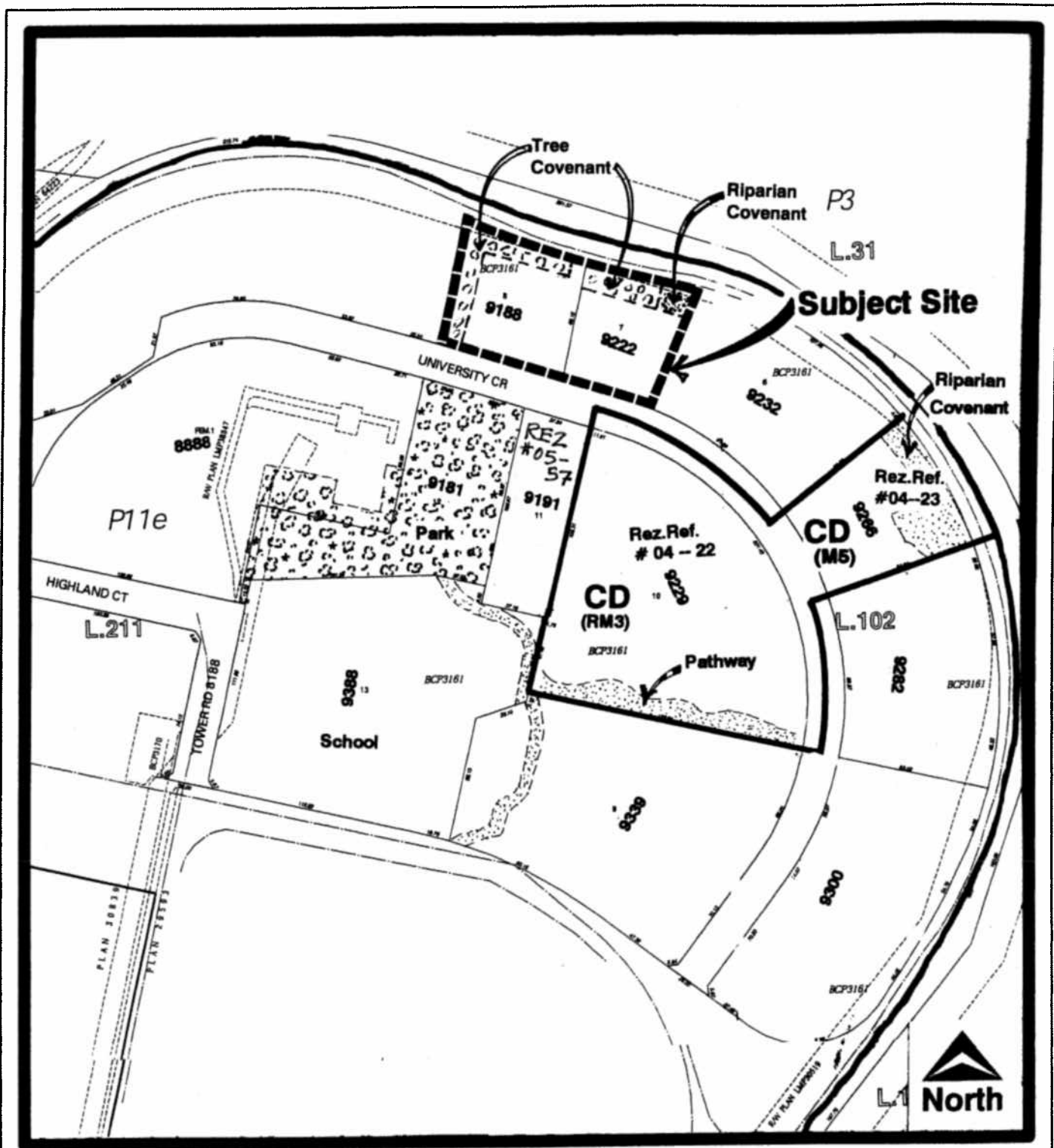
- 4.1 Net Site Area: - 0.872 ha (2.15 acres)
- 4.2 Site Coverage: - 20 %
- 4.3 Maximum Floor Area Ratio: - 1.70
- 4.4 Maximum Gross Floor Area: - 14,824 m² (159,564 sq.ft.)
- 4.5 Building Height: - 11 and 12 storeys
- 4.6 Residential Unit Mix:
- 1 - one bedroom @ 718 sq.ft.
 - 16 - one bedroom and den @ 850 sq.ft.
 - 118 - two bedroom @ 960 sq.ft.
 - 6 - two bedroom and den @ 1264 sq.ft.
- 141 Units Total**
- 4.7 Residential Unit Density - 162 units/ha (66 units/ac)
- 4.8 Parking Required:
based on P11e District requirements - 183 spaces (154 resident spaces
plus 29 visitors' spaces)
- Parking Provided: - 192 spaces (163 resident spaces
plus 29 visitors' spaces)
- 4.9 Bicycle Parking Required and Provided: - 141 secure residents spaces and
28 visitors' spaces
- 4.10 Communal Facilities: - amenity room and terrace



J. S. Belhouse
Director Planning and Building

RR:gk
Attach
cc: Director Engineering
Director Parks, Recreation & Cultural Services
City Solicitor
City Clerk

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Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2006

REZONING REFERENCE # 05 -- 66
9188,9222 University Crescent

Sketch # 1