

COUNCIL REPORT

TO: CITY MANAGER 2006 August 16

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #06-07** FILE: 49500.20
Mixed-Use Parkade/Commercial/Childcare *Reference: Rez #06-07*
Residential Development
UniverCity at SFU

PURPOSE: To respond to points raised at the 2006 July 25 Public Hearing for Rezoning Reference #06-07.

RECOMMENDATION:

1. **THAT** copies of this report be sent to those persons who made a submission at the 2006 July 25 Public Hearing for Rezoning Reference #06-07.

R E P O R T**1.0 BACKGROUND INFORMATION**

At the 2006 July 25 Public Hearing for Rezoning Reference #06-07, points were raised about a number of issues relating to the location of the parkade, traffic management, public notification of the development proposal and potential adjustments to the proposed child care centre.

Staff is submitting this report to respond to the points raised at the Public Hearing, as requested by Council.

2.0 GENERAL DISCUSSION

The following discussion responds to the points raised at the Public Hearing.

2.1 Location of the Parkade

The question raised was why the proposed location is considered suitable for a parkade, and whether a location closer to the university complex would be preferable. Staff support the applicant's rationale that a location within the commercial centre area, which serves both the campus and residential communities, is a good one. This location is supportive of the commercial centre (which is an important service for the residential neighbourhood) by providing convenient parking for it, and by bringing University parking users into the commercial area on a regular basis. From an urban design point of view, the proposed

building is well-integrated through the incorporation of a mixed-use retail/office/residential frontage on University High Street (see **attached** sketch), and residential townhousing along Highland Court, screening the parking structure. The parkade makes provision for the parking requirements for the included residential units, the child care centre and the proposed church use in the Cornerstone Building across University High Street.

2.2 Traffic Management Issues

Concerns were raised about potential conflicts between vehicles and pedestrians, and regarding the location of the planned school across the street. These issues were addressed in the traffic study submitted for the parkade. There are two vehicular accesses to the parkade, from Tower Road, and from University Crescent, with most traffic using the former access. A left turn bay on Tower Road will accommodate left turns into the parkade. Pedestrians will be provided with wide sidewalks with boulevards to provide separation from the street. Sidewalks around the whole site and neighbouring properties including the school site will be constructed as a servicing requirement for the subdivision creating these sites, which will be finalized prior to finalization of the subject rezoning. The intersection of Tower Road and University High Street will be constructed with raised crosswalks as a traffic calming measure, with stop signs on University High Street together with a pedestrian-activated signal to cross Tower Road. A conceptual design has been prepared for a future drop-off on the school site in addition to the 20 spaces for the staff associated with school being provided within the parkade.

2.3 Consultation

There was a concern expressed that there had been a lack of communication from the SFU Community Trust to neighbourhood residents and the School District. In actual fact, the parkade project was presented at a Community Open House hosted by SFU Community Trust at SFU's Halpern Centre on 2006 March 9. The parkade was also described in several issues of the UniverCity Community Update, and mentioned in the Summer 2006 issue of the UniverCityNews. These publications are mailed to every household in UniverCity, and are also sent to SFU faculty and staff. This was in addition to the normal signage on the site and newspaper advertising for the Public Hearing for this rezoning. In addition, the SFU Community Trust communicated with the School District regarding the Tower Road configuration and preliminary school site drop-off design planned in conjunction with the parkade project.

2.4 Child Care Centre Adjustments

Staff note that the applicant made reference at the Public Hearing to a possible adjustment to the size of the centre and composition of the age grouping of the children. Staff will continue to work with the applicant, and ideally with the selected operator, to refine these details before RZ#06-07 receives Final Adoption. It is intended that the centre will exceed Provincial requirements for square footage per child and meet the approval of the City, the facility operator and the Fraser Health Authority.

3.0 Conclusion

This report responds to the various points raised at the Public Hearing. It is recommended that copies be sent to those persons who made a submission at the 2006 July 25 Public Hearing for Rezoning Reference #06-07.

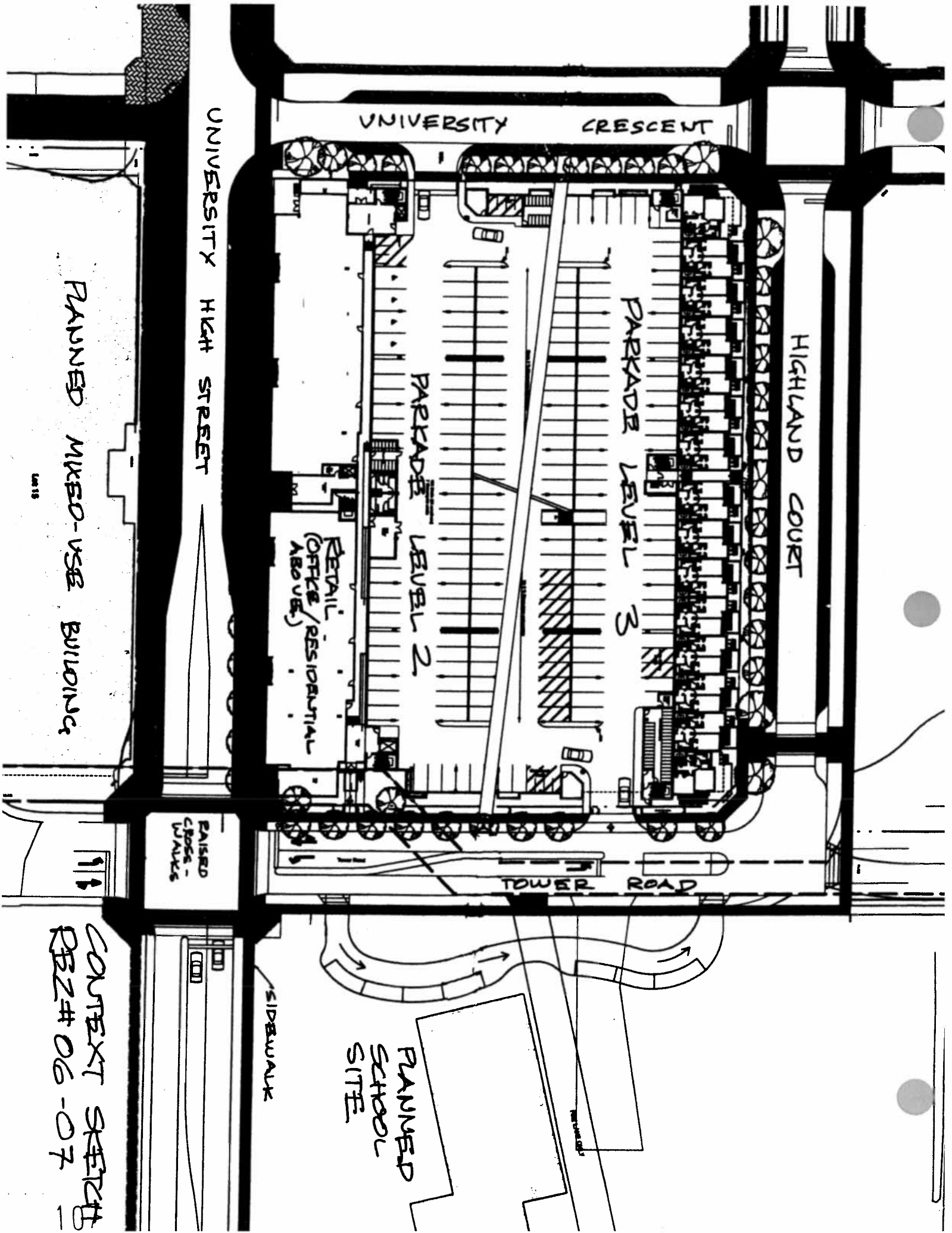


J. S. Belhouse
Director Planning and Building

RR:gk
Attachment

cc: City Clerk
Director Engineering
City Solicitor
Director Finance

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UNIVERSITY CRESCENT

HIGHLAND COURT

PARKADE LEVEL 3

PARKADE LEVEL 2

RETAIL
(OFFICE/RESIDENTIAL
ABOVE)

TOWER ROAD

SIDEWALK

PLANNED
SCHOOL
SITE

UNIVERSITY HILL STREET

RAISED
CROSS-
WALKS

PLANNED MIXED-USE BUILDING

1015

CONTEXT SKETCH
R32#06-07