

COUNCIL REPORT

TO: CITY MANAGER 2006 June 19

FROM: DIRECTOR PLANNING AND BUILDING

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

ADDRESS: Ptn. of 8888 University Drive

LEGAL: Portion of Lot 1, D.L.'s 31, 101, 102, 141, 147, 209, 210 & 211, Group 1, NWD Plan BCP6258

FROM: P11e SFU Neighbourhood District

TO: CD Comprehensive Development District (based on P8 Parking District, RM3 Multiple Family Residential District, C3 General Commercial District, P1 Neighbourhood Institutional District and SFU Community Plan guidelines and in accordance with the development plan entitled "SFU East Parkade" prepared by NSDA Architects)

APPLICANT: SFU Community Trust
150 – 8960 University High Street
Burnaby, B.C. V5A 4Y6
(Attention: Chris Hartman)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 July 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 July 10 and to a Public Hearing on on 2006 July 25 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.
 - 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 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, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. Subdivision to create a legal parcel comprising the net project site.
- e. The granting of easements to provide required parking spaces for the adjacent school site, and required visitor parking for residential developments in the neighbourhood.
- f. The granting of any necessary easements and covenants.
- g. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- h. The deposit of the applicable GVS & DD Sewerage Charge.
- i. The granting of a 219 Covenant restricting enclosure of balconies.
- j. The submission of a suitable stormwater management plan to the approval of the Director Engineering.
- k. The provision of facilities for cyclists in accordance with Section 4.7 of the rezoning report.
- l. The undergrounding of existing overhead wiring adjacent to the site.
- m. Compliance with all requirements of the Fraser Health Authority, including the applicable sections of the Child Care Licensing regulations of the *Community Care and Assisted Living Act*.
- n. Completion of a security plan, including arrangements to monitor the Closed Circuit (CCTV) upon opening.
- o. The submission of an undertaking to distribute the 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.

REPORT

1.0 **REZONING PURPOSE**

The purpose of the proposed rezoning bylaw is to provide for a mixed-use building, including a car parkade, 75 residential units, retail and office commercial space, and a child care centre.

2.0 **BACKGROUND**

The site (see *attached* Sketches #1 and 2) is located on the north side of University High Street between Tower Road and University Crescent, within the area of the East Neighbourhood designated in the adopted SFU-Official Community Plan development for a commercial centre to serve both the University and residential communities.

The site has an area of 0.89 ha (2.2 acres). It is currently occupied by a parking lot and a small pump station.

On 2006 March 27, 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.

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

3.0 **GENERAL COMMENTS**

- 3.1 The proposed mixed-use development includes a major parkade in addition to uses previously planned for the site. It includes retail and office commercial space totalling 34,833 sq.ft. fronting on University High Street, with 45 apartments above, and 30 townhouses fronting on Highland Court. The 1,370 car parkade is screened behind these uses, and a child care centre with an outdoor play area for 49 children is located on the roof. This is an innovative development, which is considered supportable, and consistent with the adopted SFU Community Plan.
- 3.2 A parking management plan has been prepared for the parkade. A neighbourhood traffic study has been completed, which also addresses drop-off provisions for the school site across Tower Road.
- 3.3 No security gates are proposed for the parkade. A Closed Circuit (CCTV) system to be monitored by SFU Security is proposed, and a security booth will be provided at each of the two parkade entrances. The parkade will incorporate high lighting levels and white-painted walls. RCMP have recommended completion of a security plan including arrangements to monitor the CCTV prior to opening of the parkade.

- 3.4 In accordance with servicing requirements for the neighbourhood and a registered covenant, the proposed development includes a childcare centre for 24 0-to-3 year old, and 25 3-to-5 year old children, for a total of 49 children. The centre is located on the parkade roof and includes an outdoor play area.
- 3.5 In accordance with previously registered easements, the proposed development will provide a minimum of 20 parking spaces for the proposed elementary school site across Tower Road, and 41 required off-site visitor parking spaces for existing residential developments in the neighbourhood. New easements will be registered in this regard. The parkade is also intended to provide off-site parking for the proposed church in the Cornerstone Building (Rezoning Reference #06-24),
- 3.6 Servicing of the site will be provided for as a condition of the subdivision creating the site which will need to be finalized prior to completion of the rezoning. This will include, but not necessarily be limited to, construction of the roads abutting the site to final standard, provision of water, storm sewer, and sanitary sewer service, as well as relocation of the existing pump station on site.
- 3.7 Undergrounding of existing overhead wiring abutting the site is required.
- 3.8 A storm water management plan will be required.
- 3.9 GVS & DD Sewerage Charges apply to this development. Parkland Acquisition Charges and School Site Acquisition Charges do not apply, because school and park sites have been provided in conjunction with the overall subdivision for the neighbourhood.
- 3.10 Vehicular access will be from Tower Road and University Crescent.
- 3.11 Approval by Engineering Environmental Services Division of a detailed plan of an engineered Sediment Control System will be a requirement of Preliminary Plan Approval.
- 3.12 A suitable stormwater management plan to the approval of the Director Engineering is required.
- 3.13 Adequate facilities for garbage and recycling and a car wash space are to be provided.
- 3.14 A Section 219 covenant is required to ensure the retention of open balconies.
- 3.15 An easement will be registered to accommodate the encroachment of the building's permanent canopies across the property line onto the University High Street private road (which is part of the main SFU parcel).

4.0 DEVELOPMENT PROPOSAL

4.1 Net Site Area - 8,893 m²/95,730 sq.ft. (subject to survey)

Site Coverage: - 90 %

4.2 Floor Area Ratio

Retail - 0.17

Office - 0.19

Childcare Centre - 0.05

Residential - 0.84

Parking above ground - 3.31

Total FAR - 4.56

4.3 Gross Floor Area

Retail - 1,531 m²/16,475 sq.ft.

Office - 1,705 m²/18,358 sq.ft.

Childcare Centre - 478 m²/ 5,145 sq.ft.

Residential - 7,485 m²/80,571 sq.ft.

Parking above ground - 29,464 m²/317,160 sq.ft.

Total Gross Floor Area - 40,663 m²/437,709 sq.ft.

4.4 Height - 5 storeys along University High Street (including childcare)
- 4 storeys along Highland Court

4.5 Residential Unit Mix

25 - 1 Bedroom Apartment (High Street) - 645 – 730 sq.ft.

20 - 2 Bedroom Apartment (High Street) - 875 – 940 sq.ft.

30 - 2 Bedroom Townhouse (Highland Court) - 1,120 sq.ft.

Total: 75 units

4.6 Vehicle Parking Provisions:

Resident:

(1 space/1-bedroom unit plus 0.1 per additional bedroom) - 80 spaces

Residential Visitors on-site (0.2 space/unit) - 15 spaces

Residential Visitors for existing off-site developments - 41 spaces

Retail and Office (1 space/495 sq.ft.): - 71 spaces

Childcare: - 10 spaces

School (minimum off-site as required by easement):	-	20 spaces
Car Co-op Parking:	-	2 spaces
General Parking:	-	1,131 spaces
TOTAL PARKING		1,370 spaces
(plus one car wash space)		

4.7 Bicycle Parking Provided:

Secure Resident Parking	-	75 spaces
Secure Employee Parking	-	10 spaces
Commuter/Visitor/Customer Parkade Rack Parking	-	50 spaces
Visitor and Customer Outdoor Rack Parking	-	24 spaces
Total Bicycle Parking	-	159 spaces

End of trip facilities are provided for employee cyclists

4.8 Loading

One loading bay is required and provided
(located in front of the building on University High Street which is a private road).

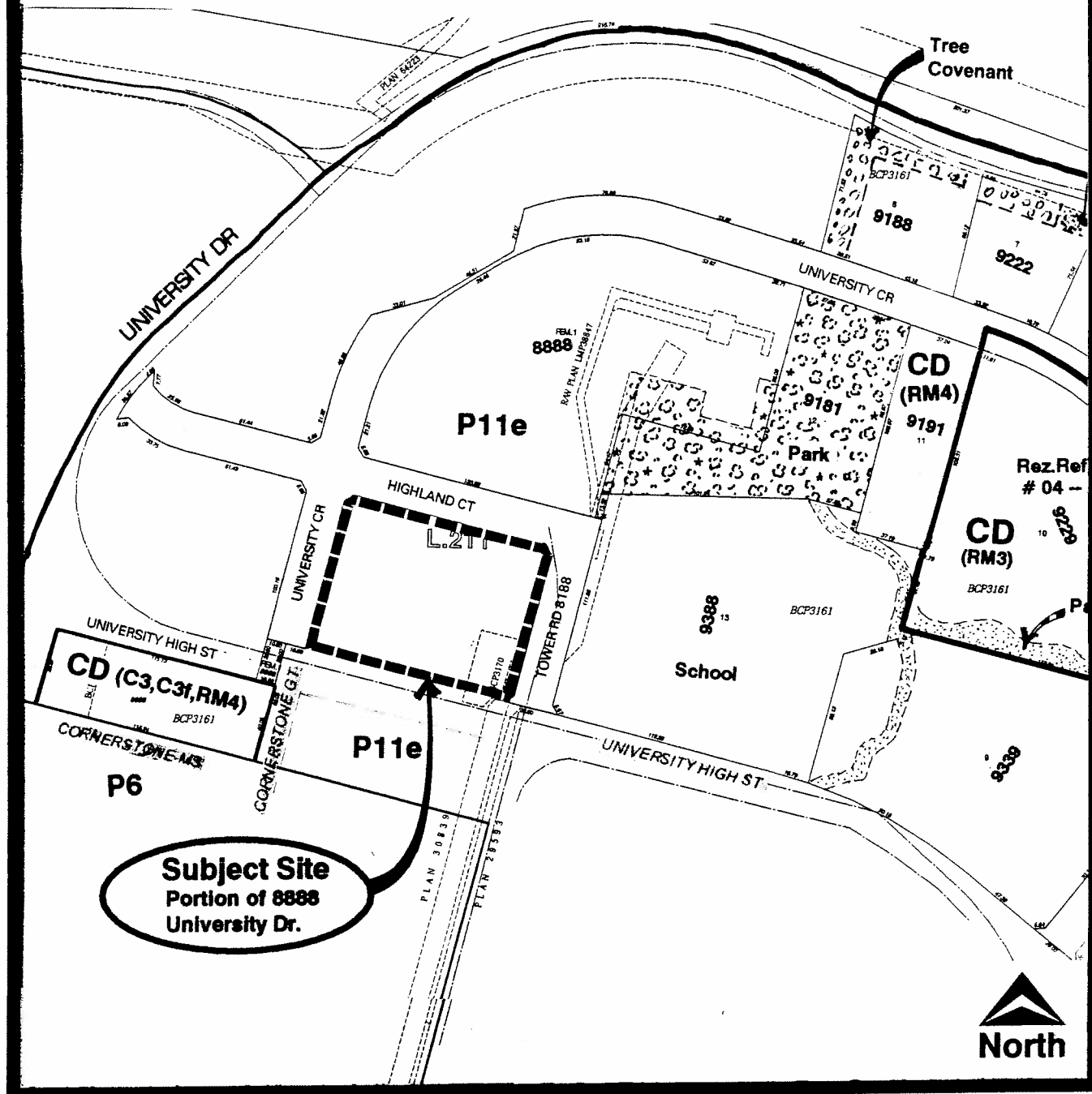

J. S. Belhouse
Director Planning and Building

RR:gk

Attachment (Sketches)

cc: City Clerk
Director Engineering
City Solicitor
Director Finance

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Planning and Building Department

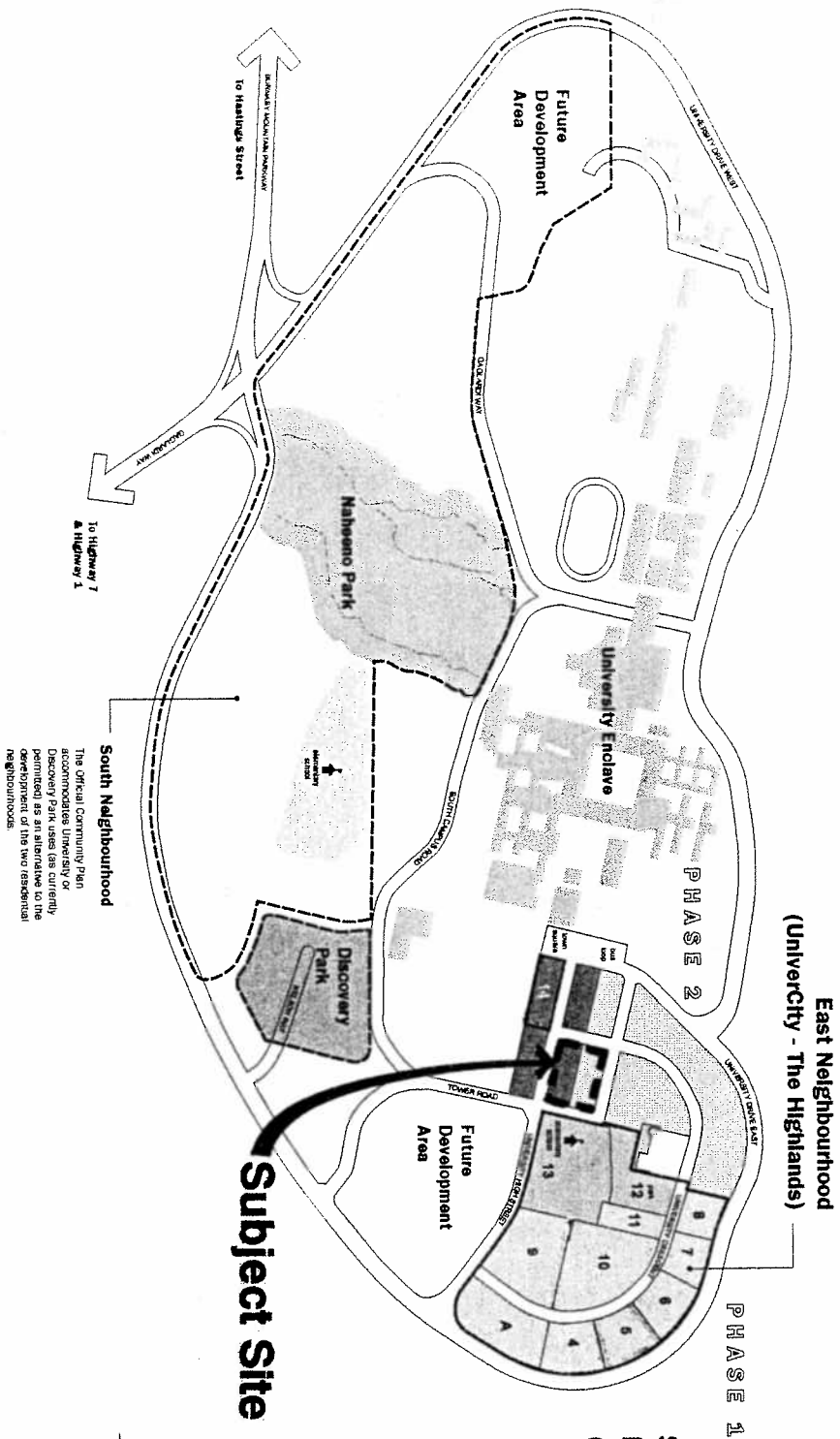
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Drawn By: J.P.C.

Date: March 2006

REZONING REFERENCE # 06 -- 07
Portion of 8888 University Dr.

Sketch # 1



**Simon Fraser University
East Neighbourhood Area Plan
(University - The Highlands)**

- Mixed Use/Commercial Services
- P11 SFU Neighbourhood District
- Park, School, Trail, Ravine and Open Space Area
- Business Park

**REZONING REFERENCE # 06 -- 07
Portion of 8888 University Dr.**

Sketch # 2