

COUNCIL REPORT

TO: CITY MANAGER 2007 December 10

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-65
Master CD Rezoning for 12 Development Sites and Potential New
Watertower in UniverCity Phase 3; Concept Plan for UniverCity Phase 4;
UniverCity at SFU

ADDRESS: Ptn. of 8888 University Drive

LEGAL: Ptn. of Lot 1 Except: Part in Plan BCP25760, D.L.'s 31, 101, 102, 141, 144, 147,
209, 210 & 211, Group 1, NWD Plan BCP6258

FROM: P11e SFU Neighbourhood District

TO: CD Comprehensive Development District (based on P11e SFU Neighbourhood District and C3 General Commercial District and SFU Official Community Plan guidelines and in accordance with "Attachment 'A' Development Parameters" prepared by the City of Burnaby and the development plan entitled "UniverCity Phase 3 Conceptual Development Plans & Development Statistics" prepared by SFU Community Trust)

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

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 January 22.

RECOMMENDATIONS:

1. **THAT** a Bylaw amending the Burnaby Zoning Bylaw to include uses permitted in the P11e SFU Neighbourhood District in the CD District be prepared and advanced to First Reading on 2008 January 7 and to a Public Hearing on 2008 January 22 at 7:30 p.m.
2. **THAT** a licence be granted to permit the temporary use of a dedicated but unconstructed portion of University Crescent as part of an interim parking lot on the adjacent SFU property.

3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 January 7 and to a Public Hearing on 2008 January 22 at 7:30 p.m.
4. **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. The granting of any necessary statutory rights-of-way, easements, and covenants, and completion of necessary legal agreements, including, but not necessarily limited to those listed in Sections 4.11, 4.12 and 4.13 of this report.
 - e. The dedication of any rights-of-way deemed requisite.
 - f. The completion of the subdivision creating the subject development sites.
 - g. Provision of financial security for an alternative water supply to the proposed development, and a legally-binding commitment to have the alternative water supply constructed and in service by May 2011.
 - h. The undergrounding of existing overhead wiring within or adjacent to the site.
 - i. The provision of sufficient car co-op spaces to serve the neighbourhood.
 - j. The submission of an undertaking to ensure that area plan notification forms, prepared by the City, are distributed with disclosure statements for each development; and to ensure that area plan notification signs, also prepared by the City, are posted on each development site and in the sales offices in prominent and visible locations prior to application for Preliminary Plan Approval, or at the time marketing for each 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

- To accommodate the creation and servicing of the next phase of UniverCity development sites, and to allocate the overall P11e density of 1.70 Floor Area Ratio (based on full underground parking) which applies to Parcels 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29 and 43 (see *attached* Sketches #1, 2, 3, and 4).
- To establish development statistics and conceptual development plans to permit the development of Parcels 16, 17, 18, 19, 20, 21, 22, 27, 28, and 29 for residential use.
- To establish development guidelines for future amended CD rezoning of Parcel 23 for residential use (based on P11e guidelines), and of Parcel 24 for commercial (retail/office) use with a possible residential component (based on C3 and P11e guidelines).
- To establish overall density and concept plan for the future subdivision and rezoning of Parcel 43 to create future development sites.

2.0 THE UNIVERCITY COMMUNITY

- 2.1 The UniverCity community (or East Neighbourhood) at SFU has developed into a high profile, award-winning community that has attracted both regional and worldwide attention as an innovative, sustainable and complete community. It now has over 1300 housing units developed and under construction, and a population of about 2000. Its successful development in a relatively short period of time, and continuing growth, is a remarkable achievement by the SFU Community Trust (SFU CT) and City of Burnaby working in partnership.

The genesis of the community was a 1995 agreement between SFU and the City to work co-operatively to create a new residential community at SFU. The intent (in addition to creating a financial endowment for the University) was to add a new dimension to the isolated mountain top campus, by giving people associated with or interested in SFU an opportunity to live near the campus, and by developing more commercial and community services to serve an expanded market which included the new residents as well as the existing campus community. A co-operative planning process pursued by SFU and City staff, with public participation, resulted in Council's adoption of the SFU OCP and the new P11 SFU Neighbourhood zoning district in 1996.

The SFU OCP was based on a few fundamental principles, including the following:

- to create a complete and largely self-sufficient community, that would be a special place
- to be environmentally sustainable, and to complement the surrounding Burnaby Mountain Conservation Area.
- to relate positively to the existing SFU campus, both through functional integration, and complementary, high quality architecture.

- to facilitate sustainable modes of transportation such as public transit, walking and cycling
- to maximize development flexibility for SFU

Working together, SFU CT and the City have put these principles into practice, through achievements such as the following:

- a complete community with a village-style commercial High Street and town square, a neighbourhood park, child care facilities, and planned elementary school, as well as community use of SFU campus recreational and cultural facilities
- a variety of housing types catering to a wide demographic range, with innovative zoning permitting secondary suites in apartments and townhouses as well as reduced minimum unit sizes
- innovative transportation initiatives, including co-op cars, a community transit pass program, an extensive pedestrian-cyclist pathway network, and reduced parking requirements;
- innovative stormwater management including 'green streets' allowing bio-filtration through pervious pavers and landscaped bio-swales, green roofs, and innovative approaches to on-site detention;
- green building guidelines and incentives, resulting in significant energy and water conservation; the use of resource efficient materials; improved indoor air quality; and reduced waste;

UniverCity has received a lot of national and international media attention, and has been featured at numerous workshops, conferences and seminars across Canada and the US. Honours and awards received by UniverCity, and the Cornerstone (first mixed-use building on University High Street) and Verdant (below-market faculty and staff housing development with a child care facility) include:

- 2008 American Planning Association National Excellence Award for Innovation in Green Community Planning;
- 2007 Urban Development Institute Award for Excellence in Urban Development for Innovations in Creating a More Livable & Sustainable Region;
- 2007 Urban Development Institute Awards to the Verdant development for Innovations in Creating More Sustainable Development, and for Innovations in Creating More Affordable Housing;
- 2007 City of Burnaby Environment Award in Planning and Development for UniverCity;
- 2006 Planning Institute of British Columbia Award of Excellence for Site Planning and Design;
- 2005 Canadian Home Builders' Association SAM (sales and marketing) Award for Best Community Development in Canada;

- 2005 BC Chapter of the Canadian Home Builders Georgie Award to The Cornerstone, for Best Environmental Consideration and Energy Efficiency;
- 2005 Association of University Real Estate Officials (AUREO) Award of Excellence;
- 2005 City of Burnaby Environment Award in Planning and Development for The Cornerstone;
- 2005 BC Hydro Power Smart Excellence Award for The Cornerstone;
- 2005 Urban Development Institute (UDI) Award of Excellence for the Most Sustainable Development;
- 2005 Burnaby Board of Trade NewsMaker of the Year Award.

- 2.2 The first two phases of UniverCity development included the northeast “Highlands” portion of the neighbourhood, the public neighbourhood park, and the first 3 mixed-use sites and the town square on University High Street. Phase 3 includes completion of the Highlands neighbourhood to the west of Phase 1, as well as completion of University High Street including the residential sites on its south side, north of the Phase 4 “Slopes” area (see **attached** Sketches #1, 2, 3, and 4).

In order to improve the urban design of the community and to provide a variety of housing types in more appropriate locations, it is proposed to create a denser more urban community near the commercial core in the Phase 3 Highlands area, and a lower density area in the Phase 4 Slopes area south of University High Street. To accommodate this neighbourhood plan, SFU CT and staff have worked out the current rezoning proposal which includes density allocation provisions transferring density from the Phase 4 Slopes area to the Phase 3 Highlands area, while maintaining the total overall density for the East Neighbourhood, as described in detail in the following sections. In addition, new green building initiatives have been introduced to meet the sustainability principles of UniverCity. These include enhanced mandatory requirements, as well as optional green building strategies that are encouraged through the granting of additional density (within the overall density envelope established by the SFU OCP). It is the view of staff that these next phases will build on the innovation of Phases 1 and 2 of UniverCity.

3.0 **CURRENT REZONING**

- 3.1 The site (see **attached** Sketches #1, 2 and 3) includes the west portion of the UniverCity Highlands neighbourhood, as well as the UniverCity Slopes neighbourhood south of University High Street. It comprises Phase 3 and Phase 4 of the UniverCity development.

The site has a total net area of 12.7 ha (31.5 acres). It includes vacant lands and parking lots.

- 3.2 On 2007 January 22, 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.

A plan of development (comprising "Attachment 'A' - Development Parameters" prepared by the City of Burnaby and "UniverCity Phase 3 Conceptual Development Plans & Development Statistics" prepared by SFU Community Trust) has been prepared which is suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The proposed rezoning comprises the final two phases of the East Neighbourhood included in the adopted SFU Official Community Plan. An average maximum Floor Area Ratio of 1.70 in accordance with the OCP and P11e zoning is being maintained for the residential sites, but varying densities are allocated to specific parcels in accordance with the overall plans that have been prepared for the UniverCity Highlands and Slopes neighbourhoods.
- 4.2 Although the CD District applies to a wide range of zoning Districts, the P11e SFU Neighbourhood District is currently not included. To accommodate the proposed rezoning, it is therefore recommended that the Burnaby Zoning Bylaw be amended to include uses permitted in the P11e SFU Neighbourhood District in the CD District.
- 4.3 To date, developments totalling 1,080 residential units (of the 3,049 total provided for by the OCP) have been constructed or rezoned on residential sites in the East Neighbourhood. An additional 363 units have been provided for in three mixed-use developments on University High Street (these units are permitted in addition to the 3,049 unit total in the OCP). This rezoning includes the remaining 1,969 units provided for by the OCP for the East Neighbourhood: 1,318 additional units in Phase 3 (current subdivision into development sites) and 651 units in Phase 4 (planned future re-subdivision of Lot 43 into development sites). Some of these units may be developed as multi-family flex-units (which include secondary suites) as provided for in the P11e zoning regulations. Additional residential units may potentially be included in the future amendment rezoning for a mixed-use development on Lot 24 on University High Street in Phase 3.
- 4.4 The *attached* Development Parameters including "Table 1 - Development Statistics" are provided for the Phase 3 development sites. Conceptual development plans are also provided, including site plans and sections to indicate the location and massing of buildings, and driveway locations as well as descriptions of building character (see *attached* Sketch 4 Phase 3 Concept Plan and Attachment 'B' example Conceptual Development Plan for Parcel 16). No further rezonings or Public Hearings will be required for development of ten of the Phase 3 sites (Parcels 16, 17, 18, 19, 20, 21, 22, 27, 28, and 29) in accordance with these development plans and parameters. To maintain flexibility, the development statistics for the Phase 3 sites in addition to the allocation of 1,198 of 1,318 residential units to specific sites, include a floating pool of 120 units that can be assigned to various sites where it is

considered desirable to have smaller average unit sizes (allowing no more than a 15 % increase to the maximum unit count specified for any one site and no increase to the maximum floor area for the site, and subject to applicable minimum unit sizes).

- 4.5 SFU Community Trust (SFU CT) has established and will administer Green Building Requirements and incentives for UniverCity in partnership with the City. The maximum, as distinct from base Floor Area Ratios and Gross Floor Areas for development parcels specified in Table 1 can only be achieved upon certification by the Trust that the applicable criteria have been satisfied. Design Guidelines and Landscape Guidelines are also being established and administered by SFU CT for the development parcels. SFU CT will hold a Public Consultation meeting for each specific development proposal. All applications for PPA will include SFU CT's summary of public input received, as well as written certification from SFU CT that the proposed development meets its Design Guidelines, Landscape Guidelines, and Green Building Requirements.
- 4.6 There have been presales in two developments that are currently under construction adjacent to this rezoning: Altaire at 9222 Univercity Crescent, and The Hub at 9050 University High Street. SFU CT has committed to working with the developers to send purchasers of units in these developments notices for the Public Hearing, as they will not be included in the City's mailout.
- 4.7 Servicing requirements for this rezoning and associated Subdivision Reference #07-51 will include, but not necessarily be limited to, the following:
- construction and upgrading of City roads (University Crescent, Highland Court) and SFU roads (Slopes Mews, University Drive East, East Campus Road, University High Street, Tower Road) and pathways (on Lots 19 and 20, between Lots 28 and 29, and in Richard Bolton Park)
 - water supply, fire hydrants, sanitary sewer, storm sewer, and underground wiring as determined by Engineering Department, Fire Department, BC Hydro, Telus, etc.
 - provision of financial security for an alternative water supply to the proposed development, and a commitment to have the alternative water supply constructed and in service by May 2011
 - statutory right-of-way to permit SFU to construct replacement water tower on Lot 26
 - detailed designs for two new reservoirs and pump station and related parks facilities on west portion of enlarged park site (Lot 42 and associated statutory ROWs)
 - design and construction of park improvements on enlarged park site (Lot 42)
 - communal stormwater management facilities serving the neighbourhood, and associated riparian landscaping
 - reconfiguration of the Bus Loop - Public Transit Centre (as a condition of future amendment rezoning and development of adjacent Lots 23 and 24)

- 4.8 As outlined above, a number of the servicing requirements for the proposed development relate to water supply. When the SFU OCP was adopted in 1996 it was recognized (in Section 4.3.2 of the OCP) that the issue of water capacity would need to be addressed, and that the University would be responsible for construction of the residential water supply system to City standards, including any required water supply improvements outside the Ring Road. Once the current Phase 3 rezoning is completed, the City will in essence have approved the development of close to 2,900 residential units at SFU (with 651 units to follow in Phase 4 completing the East Neighbourhood provided for by the SFU OCP). At present there is only a single source of water supply to Burnaby Mountain to serve the University and the residential community. For both security and capacity reasons, it is important to make provision of a second water supply to the UniverCity development a condition of the current Phase 3 rezoning and subdivision. SFU, SFU CT and the City all agree that it is necessary for the alternative water supply to be constructed and in service by May 2011.
- 4.9 The developer is to submit inventory of all existing overhead wiring within and abutting subdivision area to assist in determination of whether any undergrounding is required.
- 4.10 The proposed rezoning provides for Parcel 43 (future Phase 4 of UniverCity), as well as the University Crescent ROW being dedicated through it, to continue to be used as an interim surface parking lot pending its re-subdivision. It will be necessary for the City to grant SFU (or SFU CT) a license to continue to use the dedicated road as a parking area, with a written agreement including an indemnity stating that SFU (or SFU CT) is responsible for the area.
- 4.11 Statutory Rights of Way including, but not necessarily limited to, the following are required:
- for SFU-owned roads including Slopes Mews south of Lots 27, 28, and 29 (with provision for 4 co-op car parking spaces) and for existing roads as necessary to accommodate road designs
 - for utilities as determined by Engineering, including replacement of existing Licence Agreements
 - for pathways on Lot 19, Lot 20, and Remainder between Lots 28 and 29
 - for expanded public park and reservoir facilities on Lots 20, 22, and 26
 - on Lot 26 providing for a future new or replacement water tower
- 4.12 Section 219 Covenants including, but not necessarily limited to, the following are required:
- on Lots 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29 and 43, allocating each a specified maximum Gross Floor Area from the pooled overall P11e density of 1.70 Floor Area Ratio based on full underground parking
 - on Lot 43 to ensure that there is no development (other than the adjusted interim surface parking lot) prior to completion of its subdivision and servicing for individual


- development sites and completion of amended CD rezoning
 - on Lots 27, 28, and 29 to ensure that the existing surface parking is removed within 6 months of the registration of the subdivision
 - on Lot 20 to provide required separation to existing development on Lot 26
 - for tree preservation on Lots 16, 17, 18, 19, 21, and 43
 - for riparian areas on Lots 16, 17, 18, and 43
 - for on-site stormwater management systems and bonding requirements for individual development sites at time of PPA (or CD rezoning where applicable): Lots 16 to 24, and 27 to 29
 - on Lots to be specified by Engineering requiring developments to include water supply booster pumps
 - on Lot 25 (the parkade site in Phase 2) providing for 10 co-op car parking spaces and for 238 off-site visitor parking spaces for existing and planned residential developments (this is being pursued in conjunction with REZ #06-07)
 - on Lots 16 to 24, 27 to 29, and 43 to ensure that development takes place only after commencement of construction of the development on Lot 25 including the childcare facility (replacing existing covenant)
 - on Lots 23 and 24 to ensure that they are not developed prior to completion of amended CD rezonings and a servicing agreement providing for reconfiguration of the Bus Loop and completion of East Campus Road
 - on all Lots to remain in University ownership and to be developed as leasehold
 - on Lots 16 to 24, and 27 to 29 restricting enclosure of balconies
- 4.13 Other legal documentation, including, but not necessarily limited to, the following is required:
- easements for sediment control program, if shared or off-site facilities are proposed
 - lease agreement for the expanded parksite Lot 42
 - legal agreements for the developer to construct reservoirs and associated park facilities on the parksite (Lot 42 and adjacent ROWs)
 - legal agreement requiring SFU CT to ensure that developers of all sites will comply with area plan notification requirements
 - City to grant SFU (or SFU CT) a license to continue to use a portion of the dedicated University Crescent road ROW running through Lot 43 as part of an interim parking area, with a written agreement including an indemnity stating that SFU (or SFU CT) is responsible for the area
- 4.14 The G.V.S. & D.D. Sewerage Development Cost Charge (Fraser Sewerage Area) applies and is to be paid at the time of PPA (or CD rezoning where applicable) for individual parcels. Parkland Acquisition Charges and School Site Acquisition Charges do not apply, because

school and park sites have been provided in conjunction with the Phase 1 subdivision for the neighbourhood.

- 4.15 Residential parking for the development sites will meet the requirements of the P11e District zoning established for UniverCity. One of the provisions of this zoning is that up to half of the required residential visitor parking spaces can be provided off-site (in pay parking lots or parkades). All off-site visitor parking provided in accordance with this provision for the Phase 3 development sites will be located in the Parkade being constructed on Lot 25 on University High Street. Co-op car parking spaces are also being provided for the UniverCity community.
- 4.16 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.

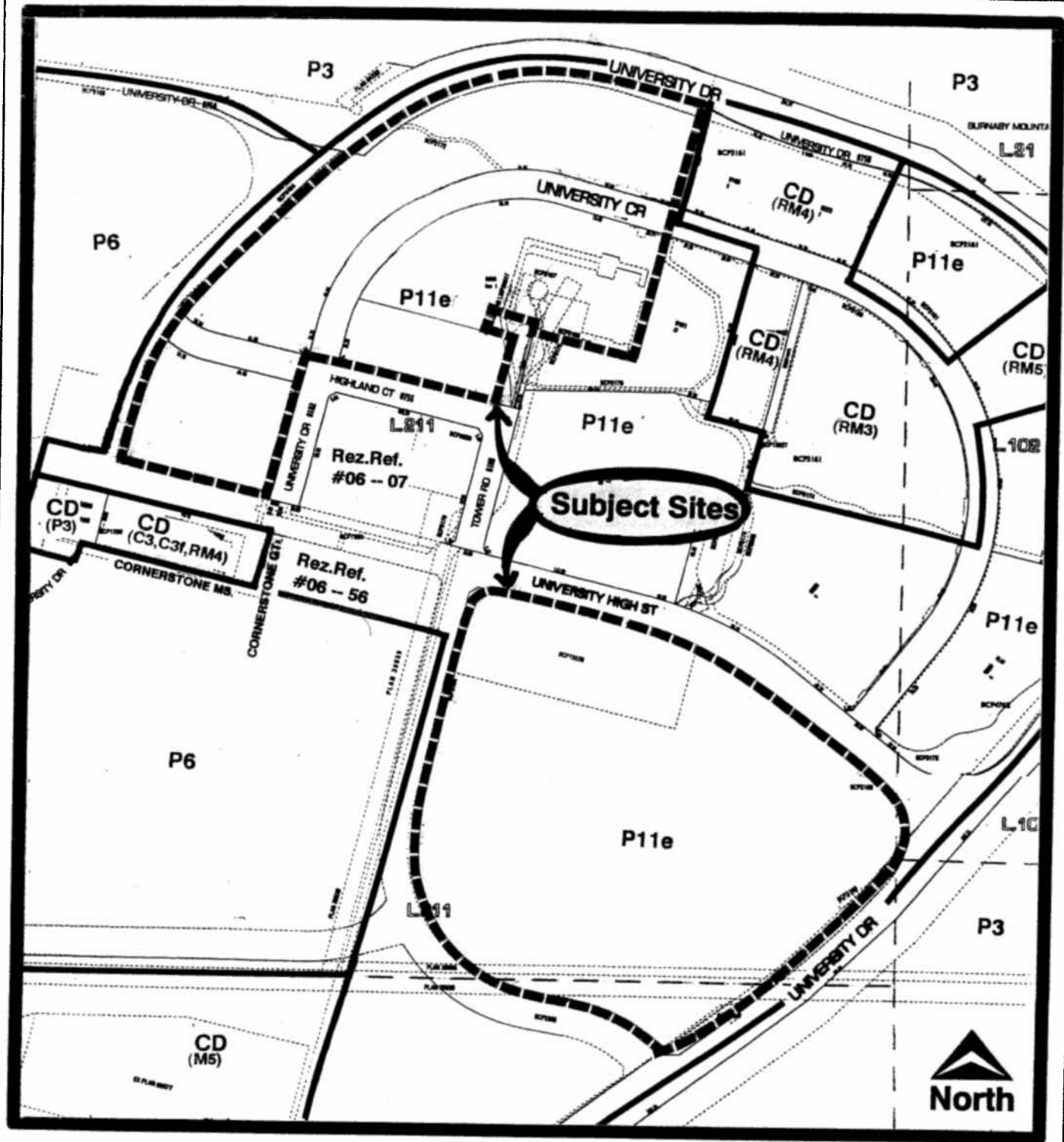
5.0 CONCLUSION

Over the past five years, UniverCity has received national and international recognition as an innovative and sustainable complete community. Through its example, it has made a significant contribution towards promoting green building standards, increased transportation choices, enhanced quality of the urban environment, and promotion of complete communities. The next phases of UniverCity will build on these successes.


B. Luksun
Director Planning and Building

RR:gk
Attachment

cc: City Clerk
Director Engineering
City Solicitor
Director Finance
Director Parks, Recreation & Cultural Services



City of
Burnaby

Planning and Building Department

Scale:

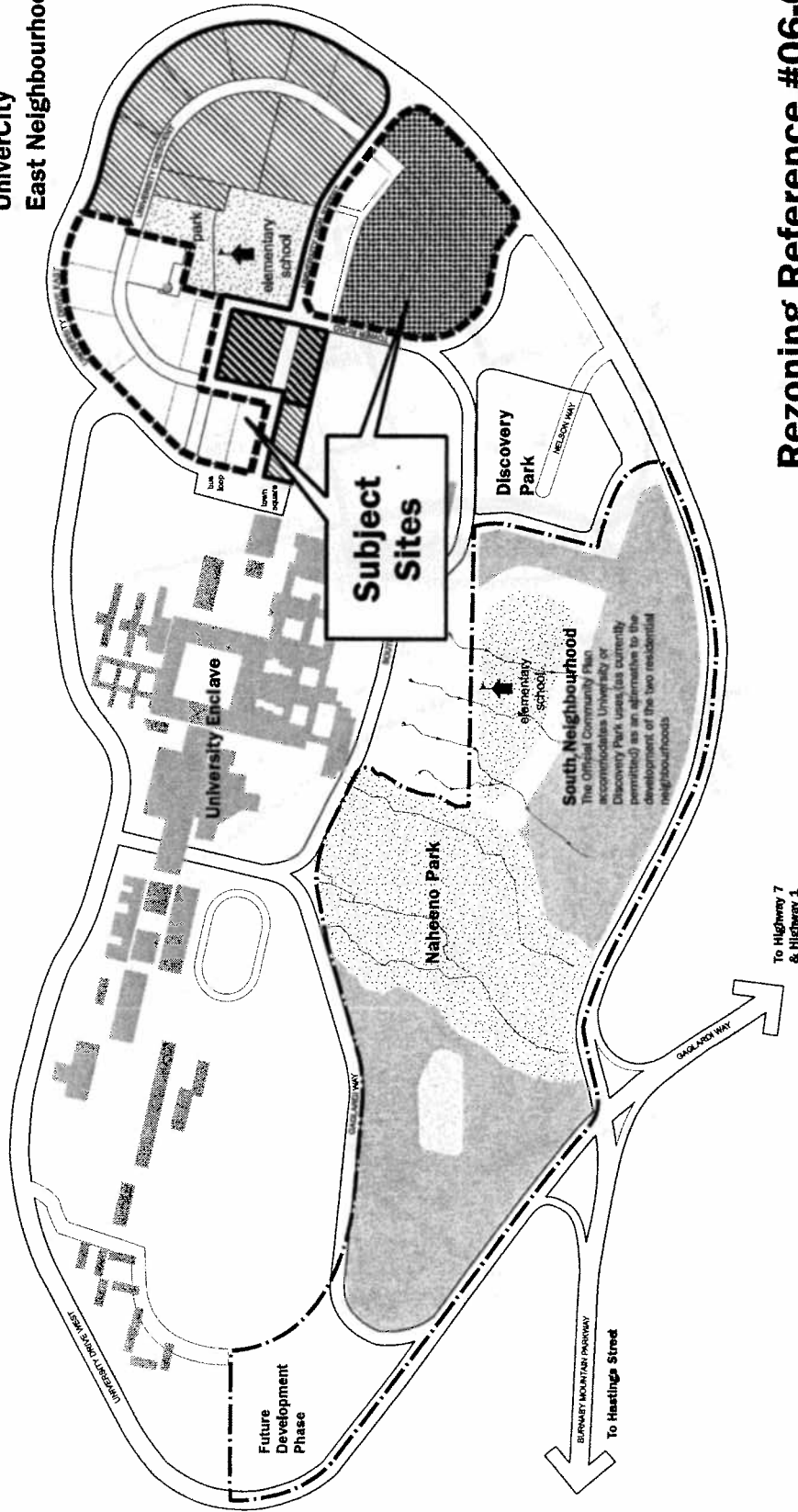
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Date: November 2007

REZONING REFERENCE # 06 - 65

Sketch # 1

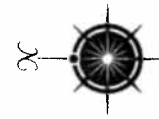
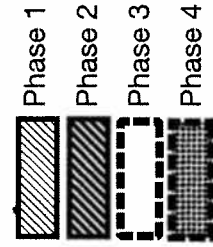
UniverCity
East Neighbourhood



Rezoning Reference #06-65

Simon Fraser University

UniverCity Phasing - East Neighbourhood



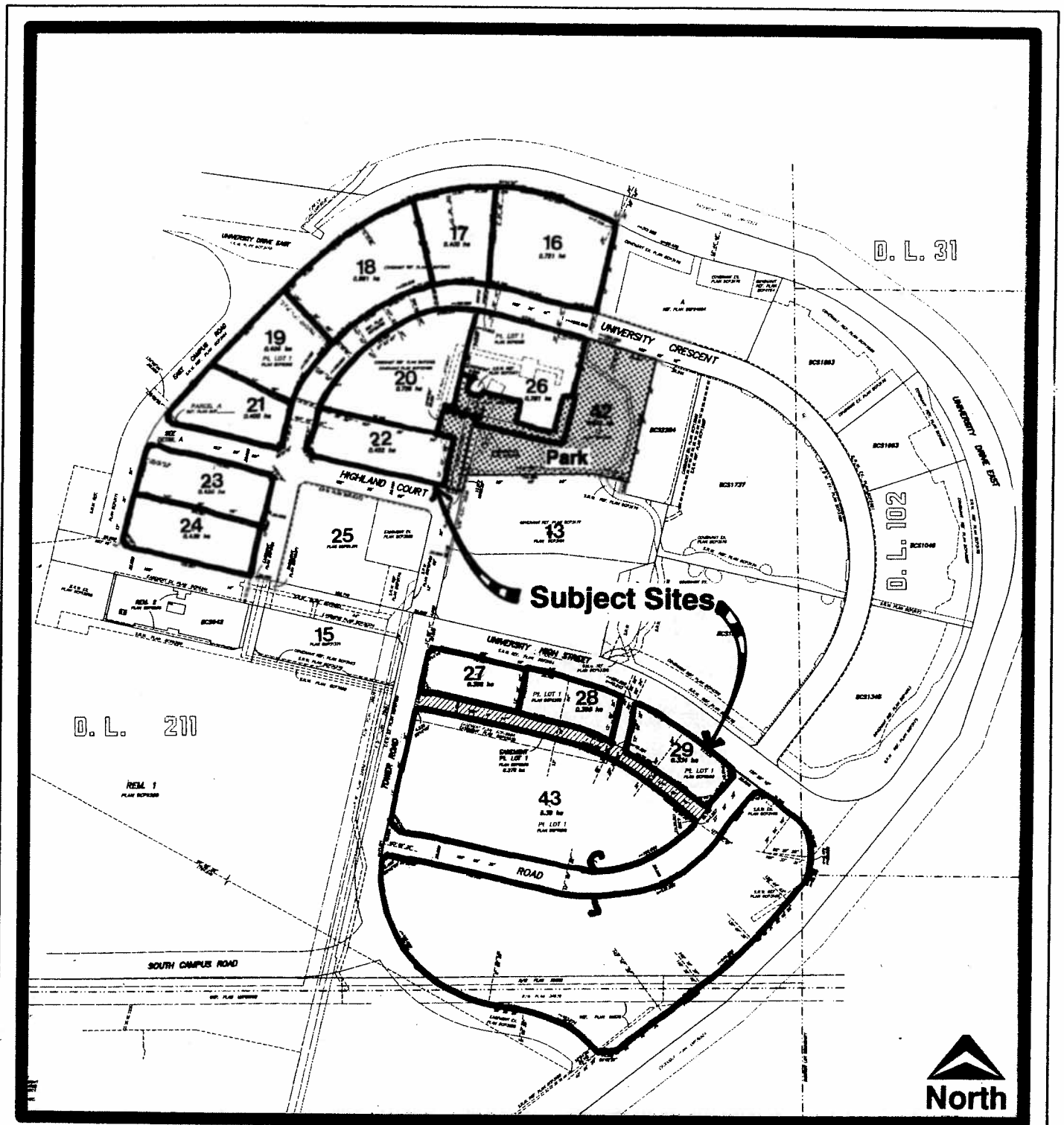
PLANNING & BUILDING DEPARTMENT

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SKETCH #2



Planning and Building Department

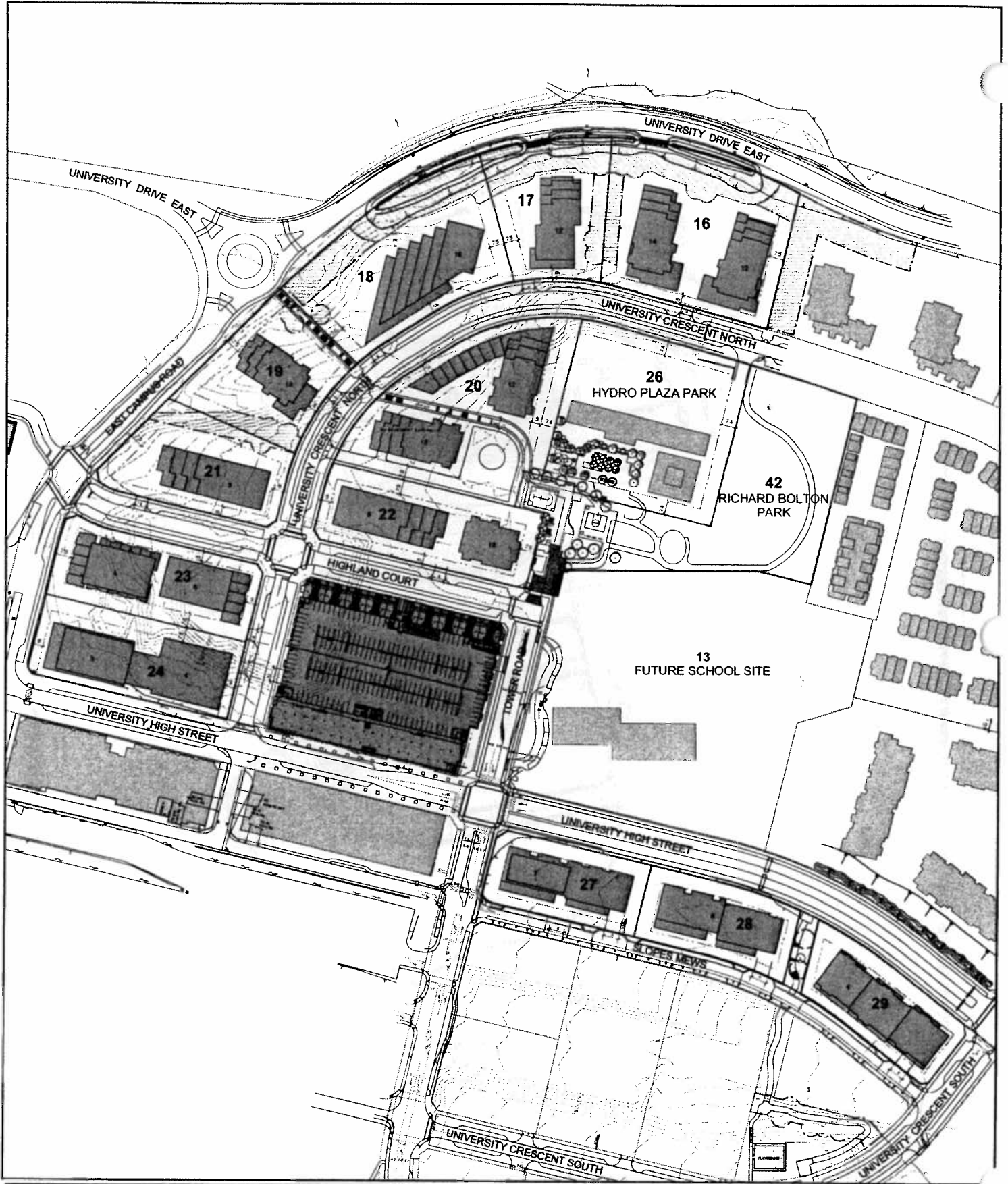
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Date: November 2007

REZONING REFERENCE # 06 -- 65
Proposed Subdivision #07 -- 51

Sketch # 3



REZONING REFERENCE
#06-65
Phase 3 Concept Plan
Sketch #4

SCALE 1:2500

Attachment 'A'
Development Parameters
Rezoning Reference #06-65
UniverCity - Phase 3

1.0 INTRODUCTION

- 1.1 A subdivision (SUB #07-51; see **attached** Sketches #3 and 4) is being pursued to create the Phase 3 development sites of the UniverCity residential community at Simon Fraser University. The overall CD Comprehensive Development rezoning accommodates the creation and servicing of these parcels, and establishes development criteria for them. The overall P11e density of 1.70 Floor Area Ratio (based on full underground parking) which applies to Parcels 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29 and 43 is allocated to the individual parcels as specified.
- 1.2 Development of Parcels 16, 17, 18, 19, 20, 21, 22, 27, 28, and 29 for residential use shall be in accordance with these **Development Parameters** including "**Table 1 - Development Statistics**" and the **UniverCity Phase 3 Conceptual Development Plans** for the individual sites. Preliminary Plan Approval is required. An application for Amended CD rezoning can be considered where a developer wishes to pursue a departure from the Conceptual Development Plan for a specific parcel.
- 1.3 Development of Parcel 23 for residential use and Parcel 24 for commercial (retail/office) use with a possible residential component, will require amendment rezonings and a servicing agreement providing for reconfiguration of the Bus Loop and completion of East Campus Road. The CD zoning of Parcel 24 is based on C3 General Commercial District and P11e SFU Neighbourhood District guidelines and provides for a Floor Area Ratio of up to 2.60, subject to amendment rezoning for a specific architectural plan.
- 1.4 Parcel 26 accommodates existing development, public park (on statutory ROWs for that purpose), and the existing water tower as well as any future new or replacement water tower that may be required. Office and university use are permitted in the existing development. Any significant change to the existing development or redevelopment (other than a water tower) requires rezoning.
- 1.5 Parcel 42 is being created by SUB #07-51 as the enlarged neighbourhood park parcel replacing existing Parcel 12. It is not included in this rezoning, although it accommodates facilities required for the neighbourhood, including an expansion of Richard Bolton Park, as well as a planned pumphouse and two below-grade water reservoirs for SFU and UniverCity. Part of the Park is also located on Statutory ROWs on adjacent lots.
- 1.6 Parcel 43 will be the future Phase 4 of UniverCity, for which this rezoning establishes the overall density and concept plan. In the future, a subdivision will be pursued to create and service the Phase 4 development sites, and an overall CD Comprehensive Development rezoning will establish specific development criteria for them.

2.0 SITE INVENTORY AND ENVIRONMENTAL CONSIDERATIONS:

- 2.1 Prior to development planning for each site, the following shall be undertaken:
- detailed topographic survey, with particular emphasis on accurately determining existing grades at property lines and along covenant area boundaries; these are to be co-ordinated with design grades where applicable along roads, pathways, other Statutory ROWs, etc.
 - detailed survey of significant trees throughout and adjacent to the site; trees within covenant areas have already been identified for retention; other significant trees are to be assessed for retention .
- 2.2 A sediment control system will be required for each development site. Consideration of the location and planning of the sediment control system should commence early in the development planning process.
- 2.3 An on-site stormwater management system meeting the criteria of the registered Section 219 Covenant to the approval of the Director Engineering is required for each development site at time of PPA (or CD rezoning where applicable), as well as deposit of funds to guarantee its provision and continuing operation.
- 2.4 SFU Community Trust has established and will administer Green Building Requirements and incentives for UniverCity. Maximum, as distinct from Base Floor Area Ratios and Gross Floor Areas for development parcels can only be achieved upon certification by the Trust that the applicable criteria have been satisfied.
- 2.5 Site clearing is to conform with Wildlife Act and Migratory Bird Convention Act requirements.

3.0 PRELIMINARY PLAN APPROVAL APPLICATIONS

- 3.1 Consultation with City Planning Department staff shall be initiated when a developer commences planning and design for the development of a site, to ensure that the development proposal will meet the parameters of the CD Comprehensive Development zoning of the site, and the required level of quality. All development proposals must comply with these **Development Parameters** including “**Table 1 - Development Statistics**” and the **UniverCity Phase 3 Conceptual Development Plans** for the individual sites.
- 3.2 SFU Community Trust (SFU CT) has established detailed Design Guidelines, Landscape Guidelines, and Green Building Requirements which apply to the development parcels, and will be responsible for ensuring compliance by all development proposals prior to their submission to the City of Burnaby for Preliminary Plan Approval (PPA). SFU CT will retain a coordinating design architect and landscape architect to assist SFU CT in achieving the goal of a comprehensively planned community designed to a high standard

of both architectural and environmental achievement. SFU CT will retain a green building consultant to verify and provide approvals for the green building requirements including certification for achievement of maximum density.

- 3.3 SFU CT approval of the development proposal for each parcel will be made prior to formal submission to the City for PPA, and after SFU CT has held a Public Consultation meeting for the specific development proposal. All applications for PPA will include written certification from SFU CT that the proposed development meets its Design Guidelines, Landscape Guidelines, and Green Building Requirements, as well as SFU CT's summary of public input received. PPA submissions must also comply with the requirements of Section 511.4 of the Zoning Bylaw.

- 3.4 The GVS & DD charge is to be paid at time of PPA (or CD rezoning where applicable).

4.0 FORM OF DEVELOPMENT

4.1 Building Orientation

- Most buildings should generally align with the orthogonal grid of the University campus. The exceptions are the podium levels of those buildings forming the curve of University Crescent. The edge of this curve is to be defined either through curved buildings, or through a finely-stepped plan configuration.
- Building orientation should take into consideration the maximization of views for as many units as possible, as well as for the preservation of longer view corridors across the Slopes Neighbourhood to the south and the east.

4.2 Grade Relationships and Terraced Buildings

- Ground floor levels should relate closely to existing grade and adjacent streets and public walkways, and should step up or down with the slope of the land. Generally, finished floor elevations should be at sidewalk grade or up to 0.50 metres higher (possibly lower or higher where larger setbacks are provided to manage grade changes) and should terrace along sloping site frontages to ensure a better grade-oriented relationship of the building to the street, and to avoid high walls in the landscape.
- Terraced buildings are encouraged given the predominance of this form within the campus and the topographic nature of Burnaby Mountain. Terracing will increase the sense of hill-town in the overall development. Building terraces can be either single floor or double floor increments.

- Roofs and terraces in a stepped building should be used where practical, for private and communal outdoor patios, decks, and gardens. Green roofs are encouraged as a means of retaining stormwater from smaller storm events and to add visual interest.
- There are opportunities for residential units to be placed “downslope” of higher building components. These may be either free-standing, or built against parking structures. These units should generally be accessed from the upland street through a residential courtyard. However, there may be the opportunity to address these units from the lower street on certain sites.

4.3 **Street and Pathway Relationship**

- All buildings should relate directly to the streets and public pathways on which they front. Entrances should create identity and a sense of address for buildings, dwelling units and stores. Ground floor dwellings should address the street through the use of front door entrances, gates and entry courtyards. Porches, patios or decks should be designed to establish a semi-private zone in support of a “porch culture” along the street. Windows and balconies at upper floor levels should face outward, adding to a sense of safety and security for the public domain.
- To create an appropriate scale along streets a two- or three-storey building base element is encouraged, unless otherwise specified in Parcel Specific Guidelines. Within this base, two-and three-storey “city-homes” are strongly encouraged with their primary entrance from the street. Floors above this base element should generally be set back a minimum of 2 metres.
- The lower floors will form part of the streetscape, and are important to the public realm and pedestrian character of the street. Devices such as changes in material and fenestration scale and cornice lines should be used to achieve a comfortable pedestrian scale. Richer materials, more intensive decorative details, and lighting should be used to enhance the “close-up” view for pedestrians.
- Patio fencing or screens along public streets and walkways are limited to 1.0m in height, and should be staggered and set back at least 0.6 metres from property lines, walkways or statutory rights-of-way in order to allow for landscaping, grade changes, and visual interest along public areas.

4.4 **Building Height, Massing, and Articulation**

- Maximum building heights are specified in the conceptual designs for individual parcels. Elevator and mechanical penthouses may extend up to 3.5 metres above the specified height, but are limited to 15 percent of the roof area with at least a 3 metre setback. Parking levels above existing grade will be counted as part of building height.

- Where building heights exceed 6 storeys, that portion above 6 storeys shall be limited to a frontage width of 25 metres. Where a single building is configured as a point block tower, up to 20 storeys in height, the floor plate shall not exceed 570 square meters in area, or as specified in the conceptual designs for individual parcels.
- Articulation of building massing should be provided to add interest to long facades and tall buildings. To reduce the bulk of larger buildings, a “softening” of corners in plan and elevation is encouraged and can be achieved by stepping the upper corners of buildings a minimum of 1.5 metres.

4.5 **Separation Between Buildings**

- Any portion of a building above 6 storeys in height should maintain a separation of 25 metres minimum from any existing, or approved, adjacent structure that is higher than 6 storeys.
- Townhouses and ground oriented units on separate development parcels that have facing front entrances shall have a minimum separation between building faces of 25 metres.

4.6 **Usable Outdoor Space**

- A pattern of courtyards and enclosed spaces is inherent in the organization of the University campus. Residential projects should take advantage of this concept to form new spaces, particularly in townhouse developments. Courtyard spaces should be usable by building residents as communal outdoor spaces.
- Each dwelling unit should have direct access to a private outdoor space in the form of a balcony, patio or roof deck, generally with a minimum depth of 1.5m and a minimum area of 4 square metres. Adjoining balconies should be separated with a privacy screen. Where outdoor spaces are terraced, screening should be employed to minimize the extent of overlook from one patio to another.

4.7 **Accessibility and Adaptability**

- Access to all residential common spaces and primary external circulation routes shall be designed to be accessible to persons impaired by vision, hearing, or mobility. Street-oriented units elevated above the sidewalk grade may be excepted from this requirement, but shall provide opportunity for adaptability for accessibility requirements to not preclude aging in place for future users of these units.

- Inclusion of units adaptable to the needs of the disabled is encouraged, although it is recognized that the slope of the land and the planned form of housing may pose difficulties.

4.8 **Safety and security**

- CPTED (Crime Prevention through Environmental Design) principles should be incorporated into building and site design. Public and semi-private outdoor spaces should have some degree of overlook from residential units and good visibility from the street.
- Lighting shall be provided for on-site development walkways (as well as for the public walkways on statutory rights-of-way). Landscaping should be illuminated to enhance security.

4.9 **Amenity Spaces**

- Individual projects should include amenity spaces for the residents. These areas should relate to a communal space for outdoor activity or offer an attractive view. Alternatively, amenity spaces could be related to a rooftop terrace. Amenity spaces may be excluded from the floor area calculation for a site in accordance with Zoning Bylaw requirements.

4.10 **Children's Play Areas**

- Children of all ages shall have easy access to appropriately located, designed and landscaped outdoor play areas suited to their developmental and play needs.
- The development on each lot should include a "tot lot" play area. Total outdoor play area shall be a minimum of 130 square metres in size and shall be visually accessible from amenity areas and residential units. Outdoor play areas shall be situated to maximize sunlight access. There should be a minimum of 2 hours of sunlight between the hours of 10:00 a.m. and 5:00 p.m. on December 21st. Adequate artificial lighting shall be provided.

4.11 **Underground Parking**

- Parking is to be provided in accordance with Zoning Bylaw requirements for the P11e District. On-site visitor parking at a ratio of at least 0.1 space per unit is required. SFU CT is making provisions to maintain off-site parkade parking for visitors at a ratio of 0.1 space per unit for Phase 3 and 4 UniverCity development sites.

- All parking is to be provided in fully underground parking areas to maximize the use of site area for landscaping, pedestrian circulation and activity areas. Underground parking is to be located under new buildings, and generally meet side and rear yard setback requirements. In some situations it may be feasible for parking to extend to a side property line, subject to acceptable design coordination with the adjacent property.
- Where underground parkades protrude above grade due to sloping topography, any exposed wall should generally be limited to 0.8 metres in height above grade, appropriately finished, and adjacent grade should be sloped and planted to soften the wall. Exceptions are possible on steeply sloping sites, subject to conformance with the applicable Zoning Bylaw requirements for the P11e Zoning District.
- Ramps to underground parking should be perpendicular to the street that serves them, rather than parallel to the street frontage. Ramps should be concealed to the greatest extent possible within a building or through the use of overhead trellises and landscaping.
- Underground parking areas shall be provided with a high standard of lighting, be painted in a light colour, have good view lines throughout, and use glazing in lobbies, stairwells, and entry-exit doors. All parking dimensions and column locations shall comply with Zoning Bylaw requirements.
- Underground parking vents shall be located and designed not to have any negative impacts on pedestrian areas or building residents, and shall be clearly shown on PPA submissions.
- Visitor parking shall have security gates with intercom and turnarounds meeting Zoning Bylaw requirements, and have convenient pedestrian connections into developments.
- Full cut-off lights shall be used to avoid spill-out of lighting into public spaces and to mitigate concerns for night sky pollution, with a full consideration of CPTED principles.
- Car wash spaces are required in accordance with Zoning Bylaw requirements.

4.12 **Bicycle Parking**

- Secured bicycle parking for residents and visitor racks shall be provided in accordance with Zoning Bylaw requirements for the P11e Zoning District.

4.13 **Recycling and Garbage**

- Provision should be made within individual units, and in the main garbage holding area for each building, for a full recycling program for residential waste. Garbage holding

areas should be contained within buildings either at grade or in underground parking areas. In no case should large garbage containers be left exposed to the street. These areas are to be properly ventilated, enclosed behind operable doors, and equipped for full sanitary management. Space in garbage holding areas should provide additional space for future compost collection.

4.14 **Signage**

- Residential identification signage shall be placed close to the ground, in a horizontal format, preferably embedded in a building or landscaping wall, and shall conform to the Sign Bylaw.
- The content of a residential sign shall be limited to one or more of the following elements:
 - project name;
 - project logo;
 - street address number.

4.15 **Landscaping**

- Developments must respect Tree Preservation and Riparian Covenants. A tree survey and assessment should be undertaken for each development site to ascertain the potential for additional tree retention.
- Landscape plans shall include a significant proportion of Native Plant Materials in their design to reflect the indigenous character of the site and to support ecologically responsible development. It is acknowledged that native plants do not fulfill all landscape needs; however, such materials shall be included and used in preference to ornamental species.
- Sustainable landscape design is strongly encouraged. Landscape should be designed for low requirements for watering and energy used for maintenance purposes. Herbicide and pesticide use is not supportable. Integrated Pest Management (IPM) measures should be implemented.

RR:gk
Attach

Table 1
UNIVERSITY PHASE 3 + 4 DEVELOPMENT STATISTICS
REZ #06-65
2007 December 10

Parcel	Lot Area (m2)	Lot Area (sq.ft.)	Maximum Site Coverage	Base FAR	Maximum FAR w/bonus	Base GFA (sq.ft.)	Maximum GFA (sq.ft.) w/bonus	Maximum Unit Count	Maximum Building Height (stories)
16	7,212.5	77,635	35%	2.34	2.60	181,667	201,852	184	12 (e) 14 (w)
17	4,002.0	43,078	35%	2.34	2.60	100,801	112,002	102	12
18	6,610.6	71,156	35%	2.25	2.50	160,102	177,891	162	16
19	4,044.5	43,535	35%	1.89	2.10	82,281	91,423	83	12
20	7,558.4	81,359	45%	2.34	2.60	190,379	211,532	192	20 (s) 14 (n)
21	3,999.6	43,052	35%	1.80	2.00	77,493	86,103	78	8
22	4,516.2	48,612	45%	2.25	2.50	109,378	121,531	110	8 (w) 12 (e)
23	4,261.0	45,865	55%	1.98	2.20	90,813	100,904	92	6
27	3,055.1	32,885	65%	2.25	2.50	73,991	82,213	75	8 (Mews); 7 (High St.)
28	3,055.1	32,885	65%	2.25	2.50	73,991	82,213	75	7 (Mews); 6 (High St.)
29	3,341.8	35,971	70%	1.26	1.40	45,324	50,360	46	4 (Mews); 4 (High St.)
SROW (28/29 path)	390.8	4,207		0.00	0.00	0	0	0	
New Park Area	9,319.7	100,317		0.00	0.00	0	0	0	
Phase 3 Subtotal	61,367.3	660,558		1.80	2.00	1,186,222	1,318,024	1198	
<i>Pooled Phase 3 Residential Units</i>									
Phase 3 Total	61,367.3	660,558		1.80	2.00	1,186,222	1,318,024	120	
43 (Future Phase 4)	53,841.2	579,547		1.22	1.36	709,326	788,140	1318	
Phase 3 + 4 Total	115,208.5	1,240,105		1.53	1.70	1,895,548	2,106,164	1969	

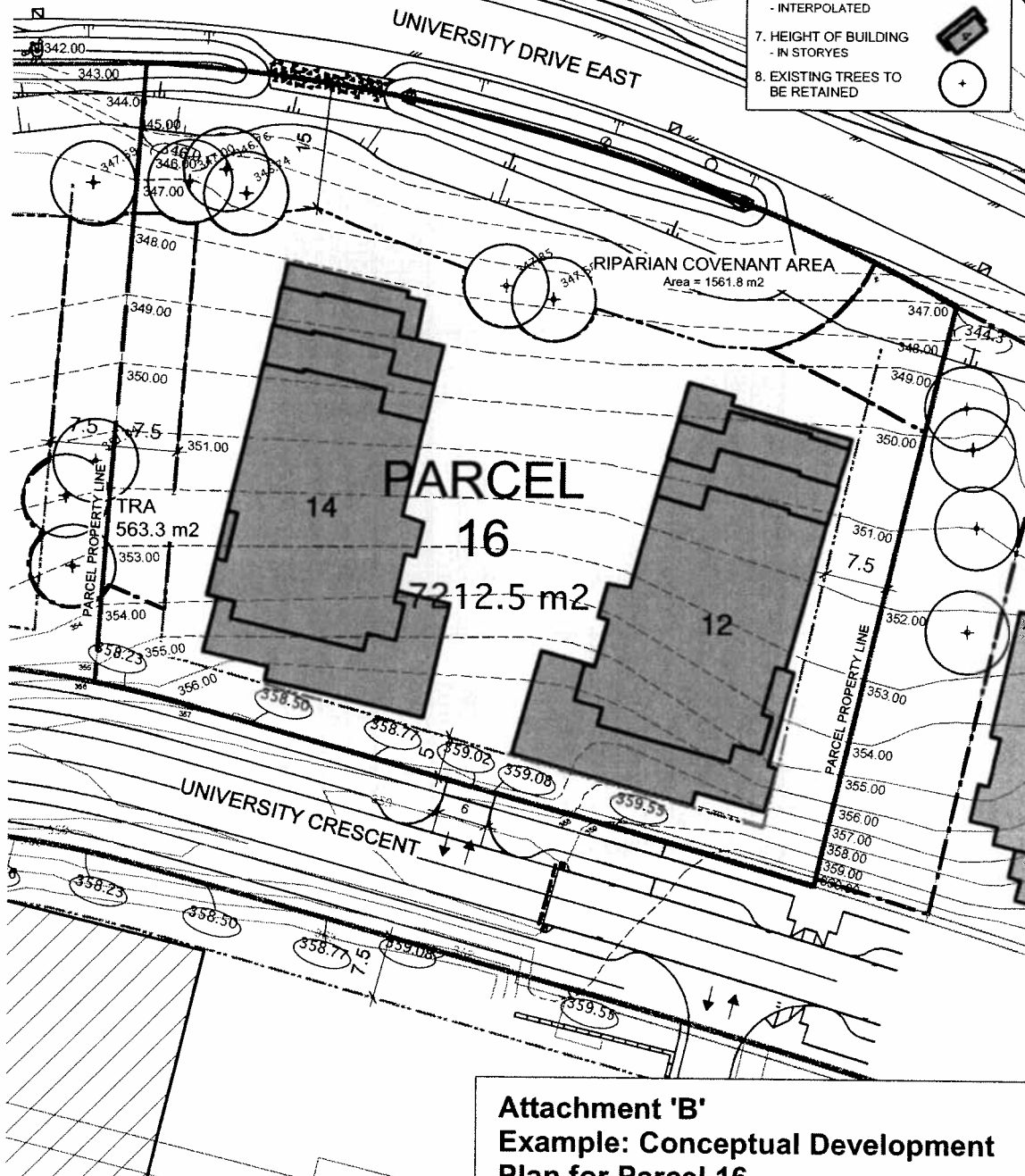
NOTES:

- 1- Maximum FAR and GFA are achievable only where SFU CT has certified that the development satisfies the green building bonusing provisions.
- 2- Maximum Unit Count can be increased by up to 15% for a specific parcel (utilizing the 120 pooled units) subject to no increase to the GFA for the site, and to applicable minimum unit sizes
- 3- Parcel 24 (which requires Amended CD rezoning prior to development and is intended to be primarily commercial) may also include residential units in addition to the specified East Neighbourhood total; this site does not form part of the above table because it is not part of the density allocation.

SKETCH B-1

LEGEND

1. RIPARIAN AREA
2. TREE RETENTION AREA (TRA)
3. PARCEL PROPERTY LINE
4. BUILDING SETBACK
5. EXISTING CONTOURS
6. ESTIMATED EXISTING CONTOURS - INTERPOLATED
7. HEIGHT OF BUILDING - IN STOREYS
8. EXISTING TREES TO BE RETAINED



Attachment 'B'
Example: Conceptual Development
Plan for Parcel 16

Revised:

UniverCity



Hunter
ENGINEERING LTD.

Project:
UniverCity
Phase 3 and Phase 4

Drawing Title:
Phase 3
Parcel 16

Scale:
1:500

North:



Date: DEC 06/07
 File: 0712 RZ Phase 3 Parcels Plan
 Drawn: NBM Reviewed: JW
 Drawing:

RZ 216

Sketch B-2

PARCEL 16 - RESIDENTIAL

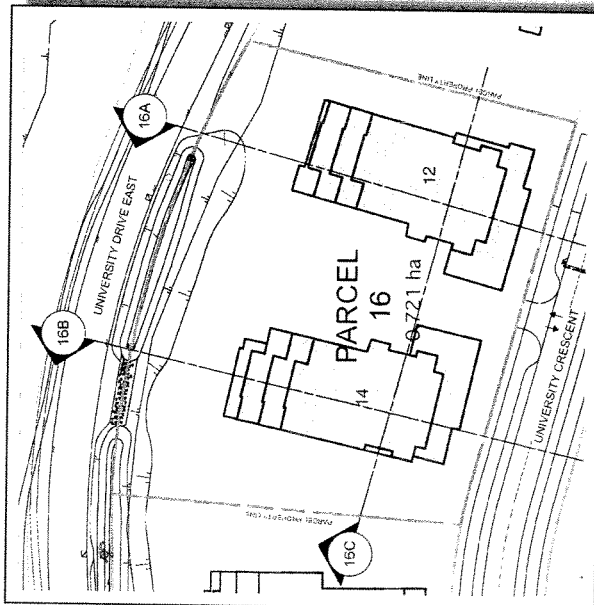
Two terraced tower forms are planned, up to 12 and 14 storeys in height (for the east and west towers respectively), with two and three storey townhouse units at their base facing University Crescent. Building entries are to be oriented towards the street. The tower forms shall be terraced, particularly at the lower levels, to add interest and create usable outdoor areas for some units. The axis of the lower elements are to be perpendicular to the tangent of the curvature of the street.

Parcel 16 includes a tree preservation area on its west side which will form a permanent visual buffer between the buildings on Parcels 16 and 17, and strengthen the association of the buildings to the forest environment.

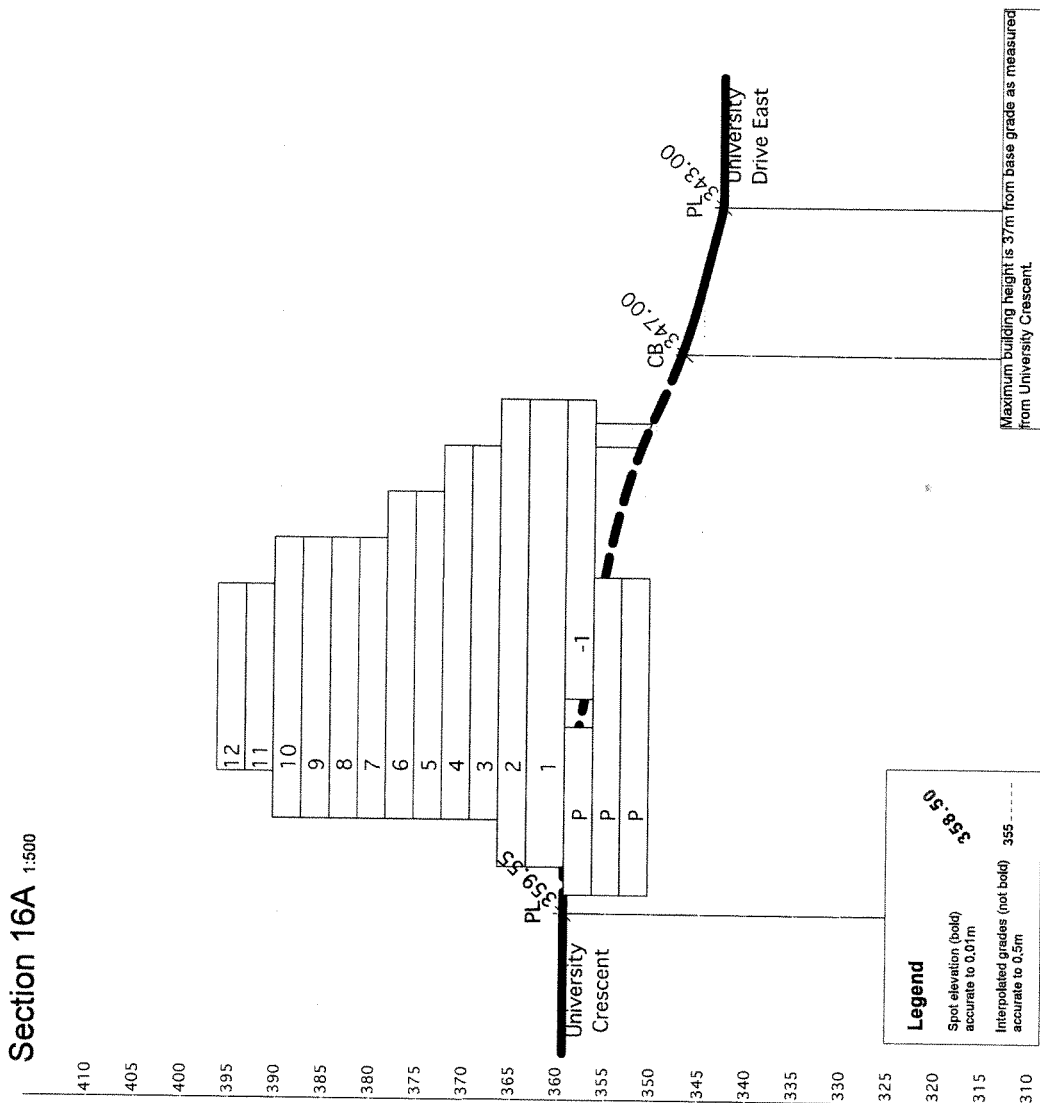
Development Statistics

Lot Area:	77635 sf (7212.5 m ²)
Maximum Site Coverage:	35%
Base Residential FAR:	2.34
Max Residential FAR (w/ bonusing):	2.60
Base GFA	181667 sf
Max GFA (w/ bonusing):	201852 sf
Max Unit Count:	184 units
Max Unit Count (w/ Pooled Units +15% as per 'h'):	211 units
Estimated Max Bedroom Count:	325 units
Estimated On-site Parking:	221 spaces
Estimated Off-site Visitor Parking:	18 spaces
Maximum Building Height:	12 storeys (E) / 37m and 14 storeys (W) / 43m

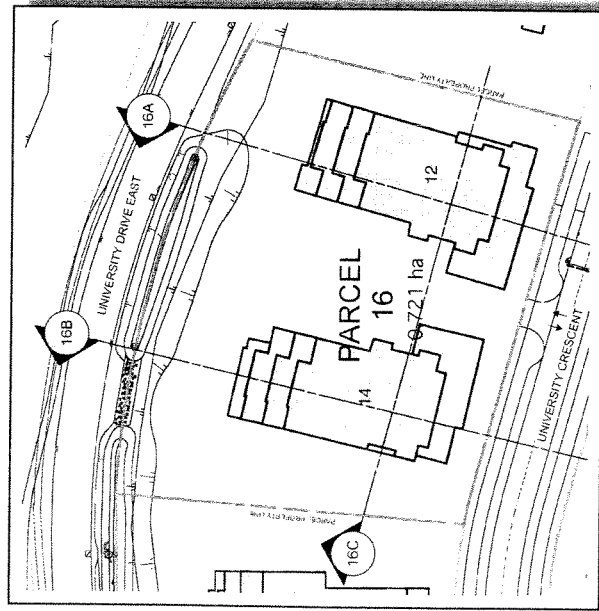
h. Max Unit Count - establishes the number of units that each Parcel can achieve, provided that up to 120 additional "pooled" residential units can be assigned to any Parcel or combination of Parcels by SFU CT (up to 15% increase per Parcel) when it is desirable to have more average units, provided it does not change the Base or Max FAR & GFA for any Parcel. If the Max Unit Count in Phase 2 cannot be met, the reduced units can be applied to Phase 1.



Section Key Plan 1:1000



Sketch B-3 PARCEL 16 - RESIDENTIAL

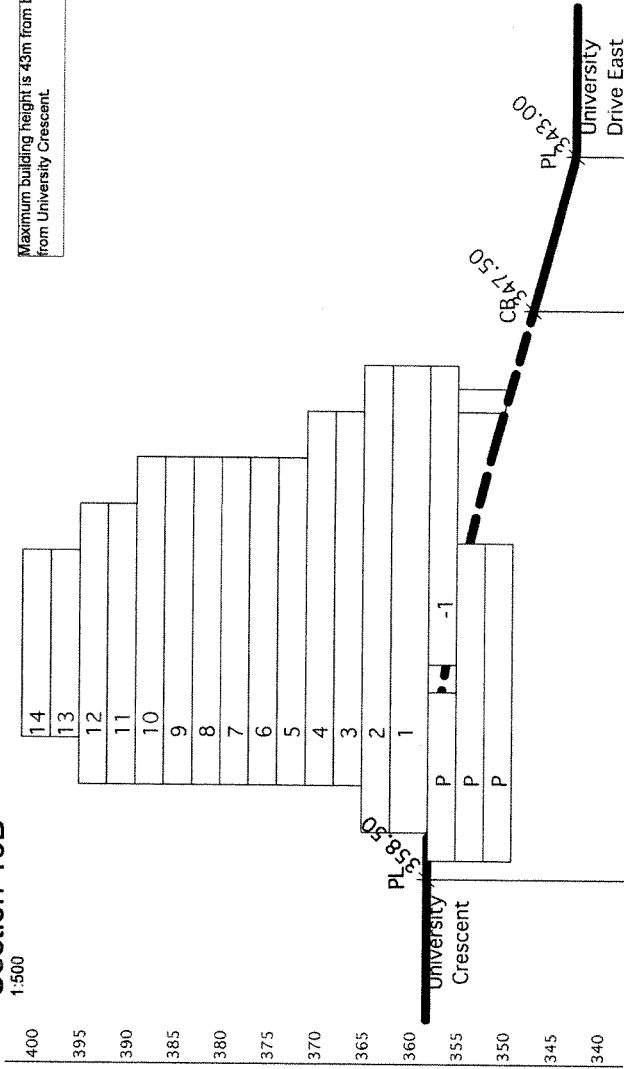


Section Key Plan 1:1000

Legend

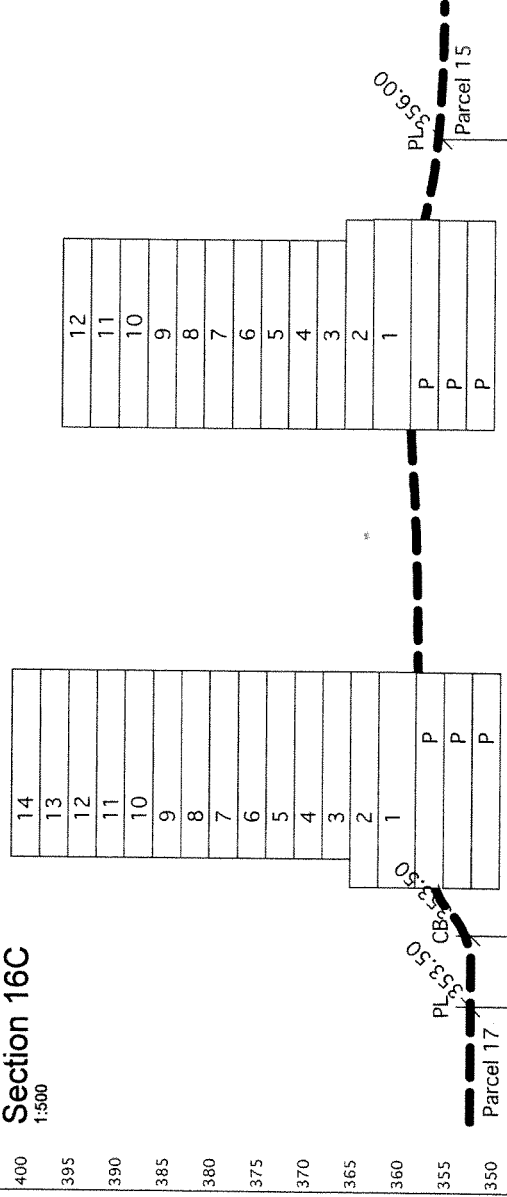
Spot elevation (bold)	358.50
Interpolated grades (not bold)	355
Interpolated grades (not bold)	355
Interpolated grades (not bold)	355

Section 16B
1:500



Maximum building height is 43m from base grade as measured from University Crescent.

Section 16C
1:500



Maximum building height is 43m from base grade as measured from University Crescent for the west building and 37m from base grade as measured from University Crescent for the east building.