

COUNCIL REPORT

TO: CITY MANAGER 2007 September 10

FROM: DIRECTOR PLANNING AND BUILDING

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

ADDRESS: 9055 University High Street (*Old Address: Ptn. of 8888 University Drive*)

LEGAL: Lot 25, D.L. 211, Group 1, NWD Plan BCP31371 (*Old Legal: Ptn. of Lot 1, 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 P8 Parking District, RM4 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 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 2007 October 23.

RECOMMENDATIONS:

1. **THAT** staff be authorized to bring forward for abandonment Amendment Bylaw #36/06, Bylaw No. 12120, a predecessor bylaw for this zoning application after Second Reading has been granted for the new bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 October 01 and to a Public Hearing on on 2007 October 23 at 7:30 p.m.

3. **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. Provision of the childcare facility in accordance with Section 3.4 of this report and guarantee its continued presence through registration of a Section 219 Covenant.
 - e. 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*.
 - f. The granting of any necessary easements and covenants.
 - g. 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.
 - h. The deposit of the applicable GVS & DD Sewerage Charge.
 - i. Registration of an easement allowing canopy encroachments on the adjacent private road.
 - j. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - k. The provision of facilities for cyclists in accordance with Section 4.7 of the rezoning report.
 - l. Completion of a security plan, including arrangements to monitor the Closed Circuit (CCTV) upon opening.

- m. 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.
- n. The granting of a Section 219 Covenant to ensure provision and 24 hour access to two car co-op spaces.
- o. The granting of a Section 219 Covenant to ensure that the existing surface parking lot is removed within 6 months of Final Adoption of this rezoning.*
- p. The granting of an easement to provide required parking spaces for the adjacent school site.
- q. The granting of a Section 219 Covenant to allocate specific parking spaces for the child care facility, for two co-op cars, and for residential units within the development, as well as to maintain sufficient public pay parking spaces for off-site visitor parking for other residential developments in the neighbourhood.
- r. The granting of a Section 219 Covenant to ensure that a washer and dryer is provided and maintained within each flex-unit.
- s. The inclusion of a Comprehensive Signage Plan as outlined in this report as part of the suitable plan of development.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is to provide for a mixed-use building, including a car parkade, 102 residential units, retail and office commercial space, and a child care centre.

2.0 BACKGROUND

- 2.1 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 within a mixed-use context 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.

- 2.2 The subject rezoning application for the subject site was initiated in March 2006. A rezoning bylaw based on the original plan of development was the subject of a Public Hearing on 2006 July 25 and received Second Reading on 2006 August 21, but has not proceeded as far as Third Reading though progress has been made towards fulfilling the prerequisites for the rezoning, and the subdivision creating the site has been completed.

A new rezoning bylaw and a second Public Hearing are now required to accommodate revisions the developer is now proposing to the plan of development. Most significantly, the number of residential units is proposed to increase from 75 units to 102 units and the residential Floor Area Ratio from 0.84 to 1.15 (i.e. from an RM3 to RM4 density). The number of parking spaces is to be decreased from 1,370 to 1,171 spaces.

A revised plan of development has been submitted which is suitable for presentation to a Public Hearing.

3.0 **GENERAL COMMENTS**

- 3.1 As in the previous plans for mixed-use development on this site, the revised plans include a major parkade screened behind retail and office commercial space with apartments above fronting on University High Street, and behind townhouses fronting on Highland Court. The new plans now also include additional two-storey townhouse units on the roof of the parkade. As in the previous plans, a child care centre with an outdoor play area is also located on the roof. The proposed changes to this innovative development are 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 Residential parking for the development meets the requirements of the P11e District zoning established for UniverCity. A total of 137 spaces (116 for residential and 21 for visitors) are required for the 102 residential units in the development. The 116 spaces for residents will be allocated but not necessarily sold with the units. They will, however, be kept available for purchase or lease by residents for the life of the building. Where they are not purchased or leased by residents, it is intended to manage them as part of the parkade for other users. Although the zoning bylaw would not normally permit this approach, it is considered supportable in the context of this particular innovative mixed-use development within a sustainable community.

One of the provisions of the P11e District zoning is that up to half of the required residential visitor parking spaces can be provided off-site (in pay parking lots or parkades). While in

this case all residential visitor parking will be provided on-site, 11 of 21 required visitor spaces will be provided as marked free visitor spaces (similar to on-site visitor parking in other UniverCity developments), while the other 10 spaces will be located in the public pay parking area which will also provide required off-site visitor parking for other residential developments in the neighbourhood.

- 3.4 As previously reported, 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 has recommended completion of a security plan including arrangements to monitor the CCTV prior to opening of the parkade.
- 3.5 The proposed development includes 20 multi-family flex-units, which are apartments and townhouses containing secondary suites. In lieu of providing common laundry facilities, as required by the zoning bylaw, the developer has proposed to provide a washer and dryer in each secondary suite within a flex-unit. This is considered supportable by staff, and a covenant will be registered to ensure the washers and dryers are installed and maintained.
- 3.6 In accordance with servicing requirements for the neighbourhood and a registered covenant, the proposed development includes a child care centre. It was previously proposed for twenty-four 0 to 3 year old, and twenty-five 3 to 5 year old children, for a total of 49 children. Staff support the revised proposal to accommodate fifty spaces for 3 to 5 year olds, acknowledging the financial challenges of providing care for infants and toddlers (i.e. double the child/staff ratio of 3 to 5 care), and recognizing that a centre accommodating twelve 0 to 3 year old children has already been provided within the Verdant development at 9191 University Crescent. Accommodation of an out-of-school component at the facility could be examined at a future date, after the elementary school planned across Tower Road opens. As in the previous plans, the child care centre is located on the parkade roof and includes an outdoor play area.
- 3.7 An easement will be registered to provide a minimum twenty specific parking spaces for the planned elementary school site across Tower Road. Section 219 Covenants will be registered to allocate ten specific spaces for the child care centre in the development and for two car co-op spaces, and to ensure sufficient public pay parking is maintained to provide required off-site visitor parking spaces for existing and planned residential developments in the neighbourhood. The parkade is also intended to provide twenty off-site parking spaces for the church in the Cornerstone Building (Rezoning Reference #06-24) across University High Street.

- 3.8 Servicing of the site has generally been provided for as a condition of Subdivision Reference #06-53 which created the site. The Director Engineering will review the provision of services and determine any other requirements which will need to be finalized prior to completion of the rezoning. This will include, but not necessarily be limited to, finalizing the replacement in a new location of the existing pump station on the subject site. Undergrounding of existing overhead wiring abutting the site has already been provided for as a condition of Subdivision Reference #06-53.
- 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 A special comprehensive sign plan is included as part of the plan of development for the site. The intent of this sign plan is to accommodate more signage variety than usual for a single building in order to further the SFU Community Trust's goal (which is supported by City staff), of creating a village style High Street with a variety of neighbourhood shops, each with a unique character and its own individualized storefront with varying colours, materials and design. The number and variety of desired signs is not permitted by the Burnaby Sign Bylaw but can be permitted through a specific Comprehensive Sign Plan adopted through an amendment rezoning process. This approach, as well as the proposed signage, is similar to that utilized for the two mixed-use buildings across the street.
- 3.12 Approval by Engineering Environmental Services Division of a detailed plan of an engineered Sediment Control System will be a requirement of Preliminary Plan Approval.
- 3.13 A suitable stormwater management plan to the approval of the Director Engineering is required.
- 3.14 Adequate facilities for garbage and recycling and a car wash space are to be provided.
- 3.15 A Section 219 Covenant has already been registered to ensure the retention of open balconies.
- 3.16 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	<u>Net Site Area</u>	-	8,893 m ² / 95,730 sq.ft.
	<u>Site Coverage:</u>	-	90 %

4.2	<u>Floor Area Ratio</u>		
	Retail	-	0.17
	Office	-	0.19
	Childcare Centre	-	0.06
	Residential	-	1.15
	Parking above ground	-	2.80
	Total FAR	-	4.37

4.3	<u>Gross Floor Area</u>		
	Retail	-	1,509 m ² / 16,243 sq.ft.
	Office	-	1,717m ² / 18,478 sq.ft.
	Childcare Centre	-	527 m ² / 5,668 sq.ft.
	Residential	-	10,254m ² /110,372 sq.ft.
	Parking above ground	-	24,932m ² /268,373 sq.ft.
	Total Gross Floor Area	-	38,938 m²/419,134 sq.ft.

4.4	<u>Height</u>	-	7 storeys
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4.5 Residential Unit Mix

33 - 1 Bedroom Apartment (High Street)	-	672 – 820 sq.ft. (62-76 m ²)
12 - 2 Bedroom Apartment (High Street) (including 2 flex-units)	-	883 – 1,078 sq.ft.(82-100 m ²)
18 - 2 bedroom townhouses (Highland Crt) (all flex-units)	-	1,460 sq.ft. to 1,512 sq.ft. (136-140m ²)
26 - 2 bedroom townhouses (Rooftop)	-	924 sq.ft. (86 m ²)
13 - 3 bedroom townhouses (Rooftop)	-	1,085 sq.ft.) (101 m ²)
102 units total (including 20 flex-units)		

4.6 Vehicle Parking Provisions:

Resident:

(1 space/1-bedroom unit, plus 1.25 space/flex unit,
plus 0.1 space per additional bedroom)

Residential Visitors on-site (0.2 space/unit)

Residential Visitors for existing off-site developments

-	116 spaces
-	21 spaces
-	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:	-	890 spaces
TOTAL PARKING	-	1,171 spaces
(plus 2 car wash spaces)		

4.7 Bicycle Parking Provided:

Secure Resident Parking	-	102 spaces
Secure Employee Parking	-	10 spaces
Commuter/Visitor/Customer Parkade Rack Parking	-	50 spaces
Visitor and Customer Outdoor Rack Parking	-	29 spaces
Total Bicycle Parking	-	191 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).

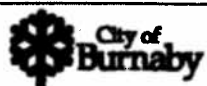
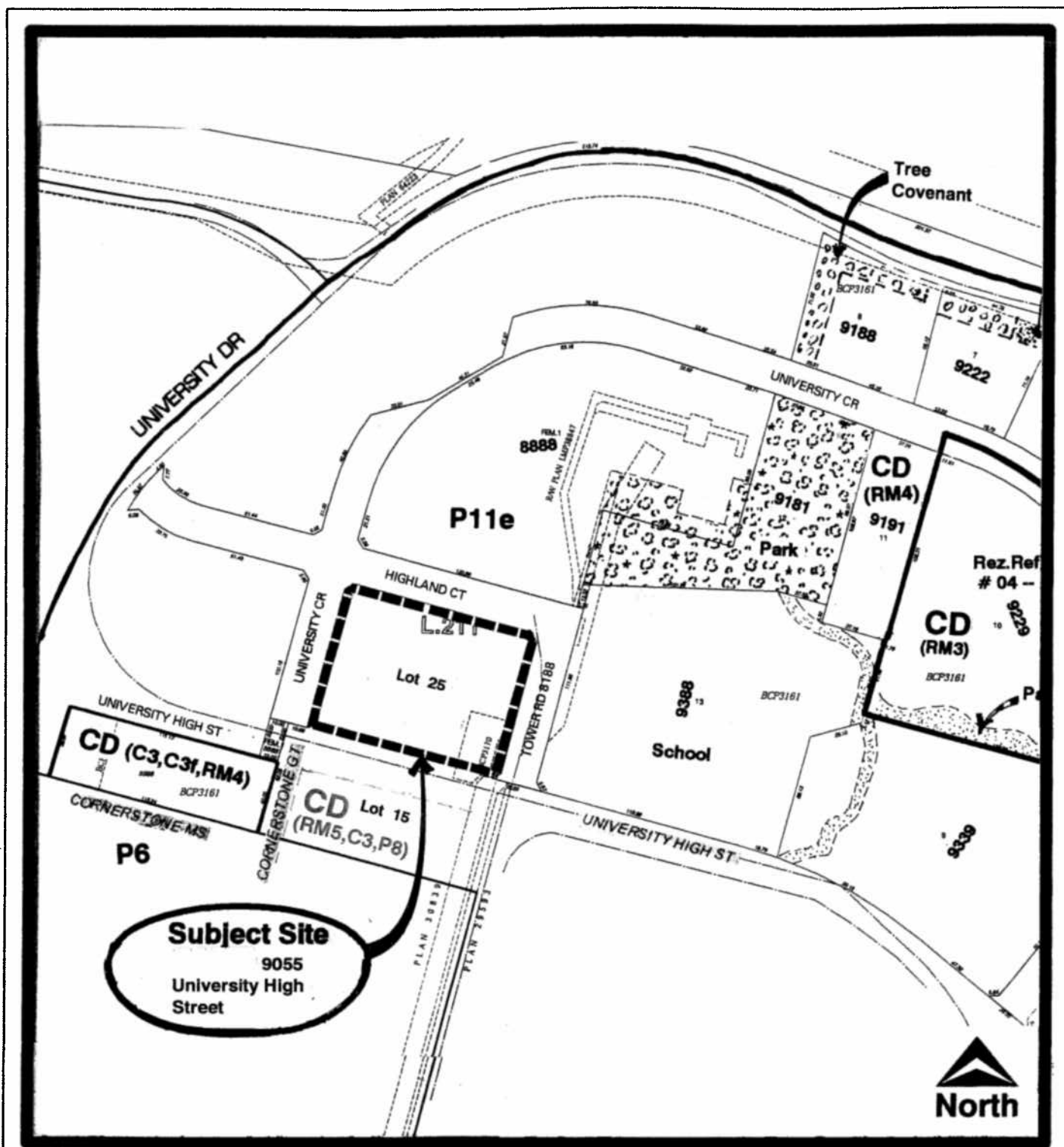


B. Luksun
Director Planning and Building

RR:gk

Attachment (Sketches)

cc: City Clerk
Director Engineering
City Solicitor
Director Finance



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: September 2007

REZONING REFERENCE # 06 -- 07

9055 University High St.

Sketch # 1

Sketch # 2

