



Item.....
Meeting.....2010 January 25

COUNCIL REPORT

**TO:** CITY MANAGER 2010 January 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #06-65**  
**Master CD Rezoning for 14 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 and 9055 University High Street

**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, and Lot 25, D.L. 211, Group 1, NWD Plan BCP31371

**FROM:** P11e SFU Neighbourhood District

**TO:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District, P8 Parking District, C3 General Commercial District, and P1 Neighbourhood Institutional District 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 2010 February 16.

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**RECOMMENDATIONS:**

1. **THAT** the predecessor Rezoning Bylaws 12399, 12120 & 12329, Amendment Bylaws No. 1/08, 40/07 & 36/06 be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 February 01 and to a Public Hearing on 2010 February 16 at 7:00 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) 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 3.13, 3.14 and 3.15 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 2011 May.
  - 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.

4. **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.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of this rezoning is to establish the master CD zoning for Phase 3 of UniverCity as well as the concept plan for Phase 4, and specifically to:

- accommodate the creation and servicing of the next phase of UniverCity development sites, and to allocate the overall density of 1.70 Floor Area Ratio (based on P11e guidelines with full underground parking) which applies to Parcels 16, 17, 18, 19, 20, 21, 23, 27, 28, 29 and 43 (see *attached* Sketches #1, 2, 3, and 4).
- establish development statistics and conceptual development plans to permit the development of Parcels 16, 17, 18, 19, 20, 21, 23, 27, 28, and 29 for residential use.
- provide for the maintenance of the existing office, water tower, and public park development, and to accommodate a potential new water tower, on Parcel 26 (based on P11e guidelines).
- add an area to the existing neighbourhood park to accommodate a pumphouse and associated park facilities (based on P11e guidelines).
- establish development plans to permit the development of Parcel 22 for a childcare centre (based on P1 guidelines) and of Parcel 25 for temporary sales centres only (for developments in UniverCity) and for temporary surface parking (based on C3 and P8 guidelines).
- establish development guidelines for future amended CD rezoning of Parcel 24 for commercial (retail/office) use with a transit hub and bus layover component as well as a possible residential component (based on C3 and P11e guidelines) and of Parcel 25 for mixed commercial and residential use (based on C3 and P11e guidelines).
- establish overall density and concept plan for the future subdivision and rezoning of Parcel 43 (Phase 4) to create future development sites (based on P11e guidelines).

### **2.0 BACKGROUND**

- 2.1 The UniverCity community (or East Neighbourhood Phases 1 and 2) at SFU has developed into a high profile, award-winning community that has attracted regional, national, and worldwide attention as an innovative, sustainable and complete community.

Working in partnership, the SFU Community Trust (SFU CT) and City of Burnaby have achieved the following:

- a complete community with a village-style commercial High Street including a supermarket, a town square, a neighbourhood park, child care facilities, and elementary

school under construction, 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, resulting in significant energy and water conservation; the use of resource efficient materials; improved indoor air quality; and reduced waste.

UniverCity now has over 1300 housing units developed, and a population of about 2000. Its successful development in a relatively short period of time, and continuing growth, is a remarkable achievement by SFU CT and the City.

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

Building on these principles, SFU CT and the City have worked together to create UniverCity, which has received significant national and international 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:

- 2009 Urban Land Institute (ULI) Award for Excellence for best practices in land use and development in the Americas;
- 2008 International Liveable Communities Gold Award and overall world-wide third place ranking in the Sustainable Projects Category at the UN-backed LivCom;
- 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 two 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 2007, SFU CT and City staff pursued a neighbourhood planning process in order to improve the urban design of the community and to provide a variety of housing types in more appropriate locations. The intent was 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, with the support of City staff, initiated a rezoning application, which included 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. In addition, new green building initiatives were introduced to further advance the sustainability principles of UniverCity achieved in Phases 1 and 2. These included enhanced mandatory requirements, as well as optional green building strategies that were to be encouraged through the granting of additional density (within the overall density envelope established by the SFU community plan and P11e zoning district).

A Public Hearing was held for that rezoning application on 2008 January 22, and Second Reading was granted on 2008 February 04. Since then, SFU CT has decided not to pursue the previously planned development proposal for Parcel 25 (which was to include a childcare facility), but instead to pursue a freestanding childcare facility on its own legal parcel as the first development of Phase 3. In addition, the Burnaby Mountain Transit Hub Urban Design & Transit Planning Study was completed in 2009, with the participation of SFU CT, SFU, TransLink, and City staff.

Flowing from this, SFU CT in co-operation with City staff has amended the rezoning application. The most significant changes include the following:

- Change of a previously proposed residential site ('old' Parcel 22) into two development parcels (now Parcels 22 and 23) in order to create a dedicated permanent childcare site (Parcel 22) and a purely residential development site (Parcel 23).
- Change of one previously proposed residential site ('old' Parcel 23) plus one previously proposed mixed-use site ('old' Parcel 24) into a single larger development parcel (new Parcel 24) in order to accommodate a transit hub and bus layover facility as part of a future mixed-use development on Parcel 24, and establishment of development guidelines and conceptual CD plans to guide its future amendment rezoning.
- Minor road modifications on University High Street, University Crescent, Highland Court, and East Campus Road in order to accommodate the Parcel 24 transit hub and bus layover facility as well as on-street transit stops.
- Inclusion of Parcel 25 in the rezoning application, to accommodate temporary surface parking (with dedicated parking allocations and upgraded landscaping) and developer's sale centre use, and to establish mixed-use development guidelines for future amendment rezoning.

These changes necessitate a new Public Hearing. A revised 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. Because of its volume, this Phase 3 document has not been included with this report but is available for review at the Planning and Building Department.

### **3.0 GENERAL COMMENTS**

- 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 12.0 ha (29.7 acres). It includes vacant lands and parking lots.
- 3.2 The proposed rezoning comprises the final two phases of the East Neighbourhood at SFU. An average maximum Floor Area Ratio of 1.70 in accordance with the P11e zoning is being maintained for the residential sites (also including the new childcare site, the park expansion area, and the pathway area between Parcels 28 and 29). Varying densities are allocated to specific residential parcels in accordance with the overall plans that have been prepared for the UniverCity Highlands and Slopes neighbourhoods.
- 3.3 To date, developments totalling 1,080 residential units (of the 3,049 total maximum planned) have been developed on residential sites in the East Neighbourhood. An additional 261 units have been developed in two mixed-use developments on University High Street (these units are permitted in addition to the 3,049 unit total). This rezoning includes an additional 1,906 units for the East Neighbourhood allocated as follows: 1,255 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 (which are permitted in addition to the specified East Neighbourhood maximum) may potentially be included in the future amendment rezonings for mixed-use developments on Parcels 24 and 25 on University High Street in Phase 3.
- 3.4 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, 23, 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 1,091 of 1,255 residential units to specific sites, include a floating pool of 164 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).

- 3.5 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 (for enhanced stormwater management and energy efficiency) 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.

- 3.6 The current rezoning includes a specific plan of development for the childcare facility to be built on Parcel 22.

This facility will be run by the SFU Childcare Society, an award winning not-for-profit society that has run childcare services at SFU for over 30 years; they also operate the Infant Childcare Facility in UniverCity's Verdant building. The new facility is being designed for fifty 3 to 5 year-olds, and will be run under the support and supervision of SFU's Faculty of Early Childhood Education, utilising the Reggio Emilia approach as a demonstration model of childcare delivery that focuses on the environment, the parent, and the operator as co-teachers in the establishment of positive childhood growth. SFU CT also intends the facility to be a showcase of green design, striving to meet the Living Building Challenge and be carbon and water neutral, making it the greenest building in Canada.

Parcel 22 Development Statistics:

Site Area:	-	2,009.0m <sup>2</sup> (21,625 sq.ft.)
Site Coverage:	-	22%
Building Area:		
Main level:	-	450m <sup>2</sup> (4,844 sq.ft.)
Mezzanine level:	-	103m <sup>2</sup> (1,109 sq.ft.)
Total:	-	553m <sup>2</sup> (5,953 sq.ft.)
Yard Area:		
Covered:	-	143m <sup>2</sup> (1,539 sq.ft.)
Uncovered:	-	1,507m <sup>2</sup> (16,222 sq.ft.)



Occupancy Load:

50 children age 3 to 5 years

7 full time staff, 2 part time staff

Required Parking: - 10 spaces (provided on Parcel 25)

- 3.7 The current rezoning includes a specific plan of development for temporary sales centres (for developments in UniverCity) and for temporary surface parking on Parcel 25. Future re-development of Parcel 25 for mixed commercial and residential use will require a CD amendment rezoning (based on C3 and P11e guidelines and the development guidelines in the UniverCity Phase 3 Conceptual Development Plans document). Floor Area Ratio will be determined at the time of amendment rezoning based on a specific architectural plan conforming to the development guidelines established by this rezoning.

Parcel 25 Interim Development Statistics:

Gross Floor Area (two sales centres) - 780.0m<sup>2</sup> (8,396 sq.ft.)

Parking Required and Provided:

Sales Centres:	-	18 spaces including 1 disabled
Childcare:	-	10 spaces
Car Co-op	-	10 spaces
Short-term pay parking	-	110 spaces including 3 disabled
TOTAL	-	148 spaces

The short-term pay parking satisfies requirements for 20 off-site parking spaces for the church in the Cornerstone Building, 41 required off-site visitor parking spaces for existing residential development and up to 49 off-site visitor parking spaces for planned residential developments. The car co-op spaces will be allocated as required by Co-operative Auto Network or other provider and can be used as short-term pay parking until required.

- 3.8 The current rezoning includes a conceptual development plan for commercial (retail/office) use with a transit hub and bus layover component as well as possible residential component for Parcel 24. Development of Parcel 24 will require a CD amendment rezoning (based on C3 and P11e guidelines and the conceptual development plan in the UniverCity Phase 3 Conceptual Development Plans document), as well as a servicing agreement providing for completion of adjacent roads and the public transit facilities. Floor Area Ratio will be determined at the time of amendment rezoning based on a specific architectural plan conforming to the development guidelines established by this rezoning.
- 3.9 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 Parcels 19 and 20, between Parcels 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 Parcel 26;
- detailed designs for two new underground reservoirs and a pump station and related park facilities on west portion of enlarged park site (Parcel 42 and associated statutory ROWs);
- design and construction of park improvements on enlarged park site (Parcel 42);
- communal stormwater management facilities serving the neighbourhood, and associated riparian landscaping;
- resolution of interim bus passenger loading and unloading activity and bus layover issues pending development of the planned transit hub and bus layover facility on Parcel 24;
- design and statutory rights-of-way for on-site bus stop facilities on Parcel 24.


- 3.10 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 2,600 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 security (and possibly demand) reasons, provision of a second water supply to the UniverCity development is an important condition of the current Phase 3 rezoning and subdivision. The Director Engineering advises that the alternative water supply should be constructed and in service by 2011 May. SFU CT have been aware of this requirement since 2007 December.
- 3.11 SFU CT is to submit inventory of all existing overhead wiring within and abutting subdivision area to assist in determination of whether any undergrounding is required.

- 3.12 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.
- 3.13 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 Parcel 19, Parcel 20, and between Lots 28 and 29;
  - for expanded public park and reservoir facilities on Parcels 20, 22, and 26;
  - on Parcel 26 providing for a future new or replacement water tower;
  - on Parcel 24 providing for on-site bus stop facilities.
- 3.14 Section 219 Covenants including, but not necessarily limited to, the following are required:
- on Parcels 16, 17, 18, 19, 20, 21, 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 Parcel 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 Parcels 27, 28, and 29 to ensure that the existing surface parking is removed within 6 months of the registration of the subdivision;
  - on Parcel 20 to provide required separation to existing development on Lot 26;
  - for tree preservation on Parcels 16, 17, 18, 19, 21, and 43;
  - for riparian areas on Parcels 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): Parcels 16 to 29;
  - on Parcels to be specified by Engineering requiring developments to include water supply booster pumps;
  - on Parcel 25 to provide for allocation of parking spaces in the temporary parking lot, and to require the future development to include 10 co-op car parking spaces, 10 child care parking spaces and 232 off-site visitor parking spaces for existing and planned residential developments;

- on Parcels 16 to 21, 23, 27 to 29, and 43 to ensure that development takes place only after commencement of construction of the childcare facility on Parcel 22 (replacing existing covenant);
  - on Parcel 21 to ensure that it is not developed prior to completion of the transit hub and bus layover facility on Parcel 24;
  - on Parcel 24 to require its development to include the planned transit hub and bus layover facility;
  - on all Parcels to remain in University ownership and to be developed as leasehold;
  - on Parcels 16 to 21, 23, and 27 to 29 restricting enclosure of balconies.
- 3.15 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 Parcel 42;
  - legal agreements for the developer to construct reservoirs and associated park facilities on the parksite (Parcel 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.
- 3.16 The GVS & DD 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.
- 3.17 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 public parking facilities to be constructed on Parcel 25 on University High Street. Co-op car parking spaces are also being provided for the UniverCity community.

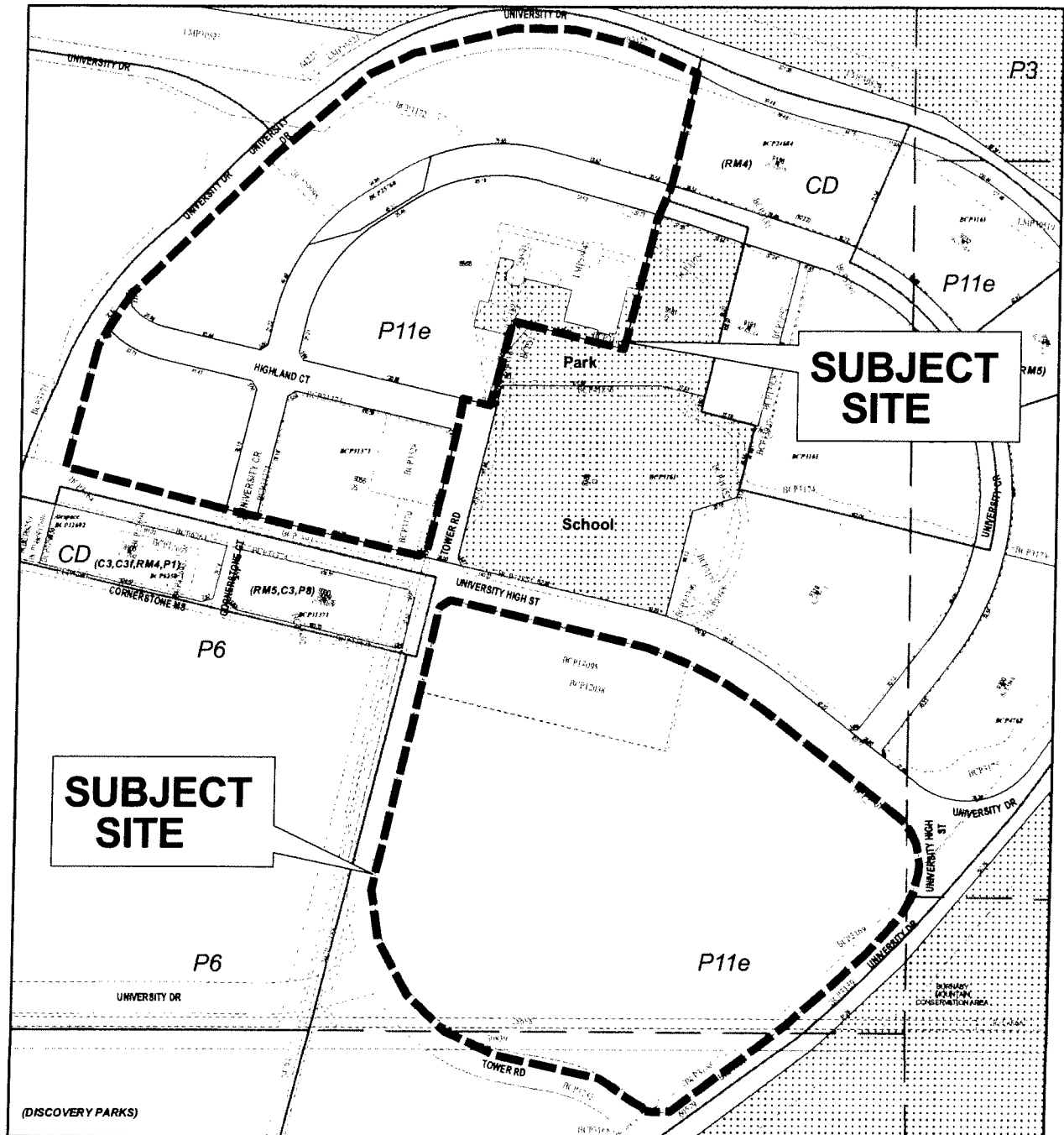
#### **4.0     CONCLUSION**

Over the past seven 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 SFU Community Trust deserves considerable credit for attaining its position at the forefront of Green Community Planning and Development at both the national and international levels. The next phases of UniverCity will build on this success and achieve an even higher level of sustainable development.

  
B. Luksun  
Director Planning and Building

RR:gk  
***Attachment***

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



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 07 2010

SCALE:

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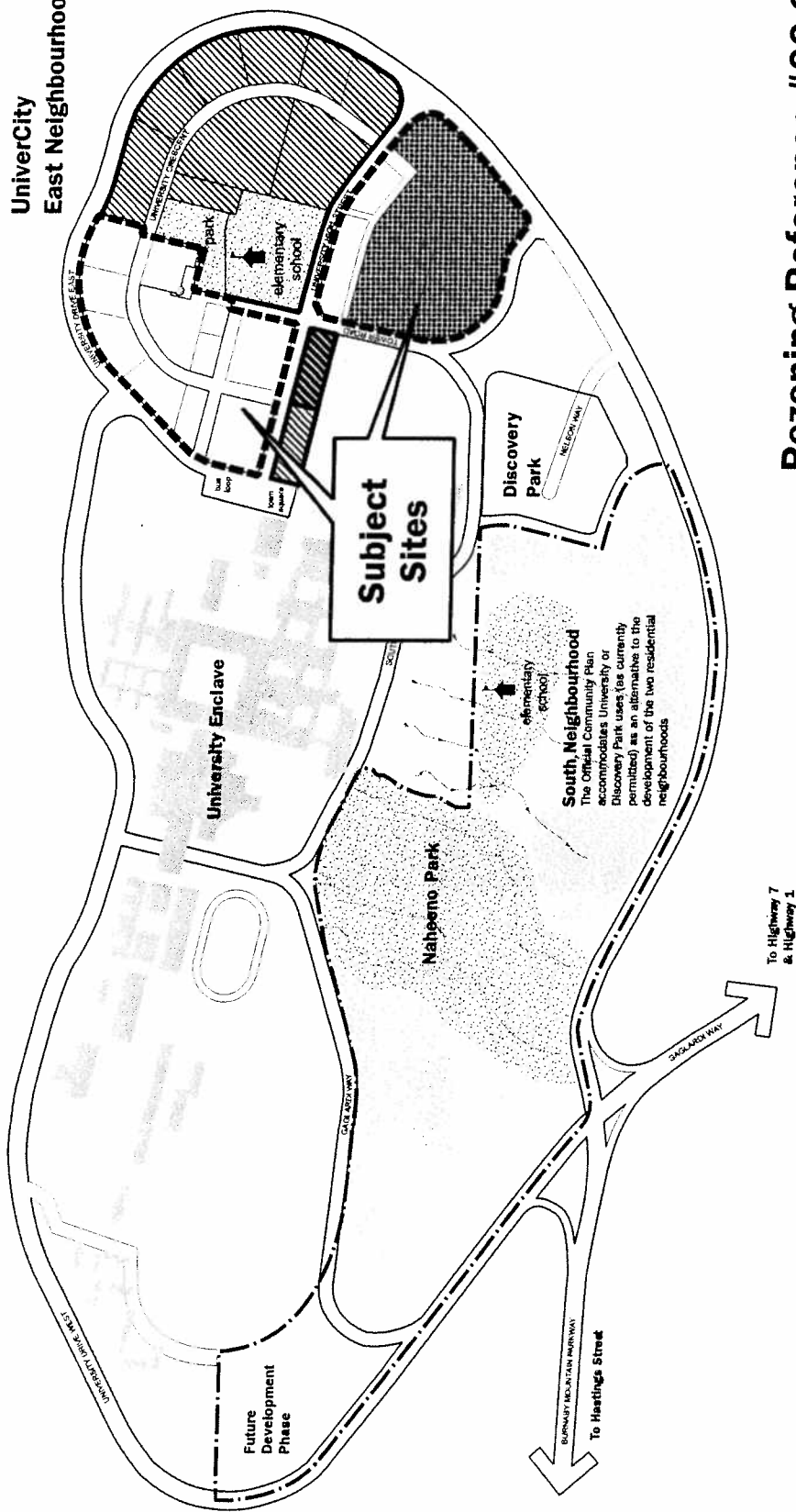
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REZONING REFERENCE # 06 -- 65

Sketch # 1

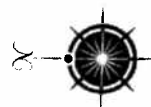
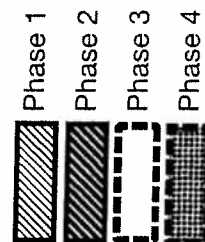
UniverCity  
East Neighbourhood



## Rezoning Reference #06-65

### Simon Fraser University

#### UniverCity Phasing - East Neighbourhood



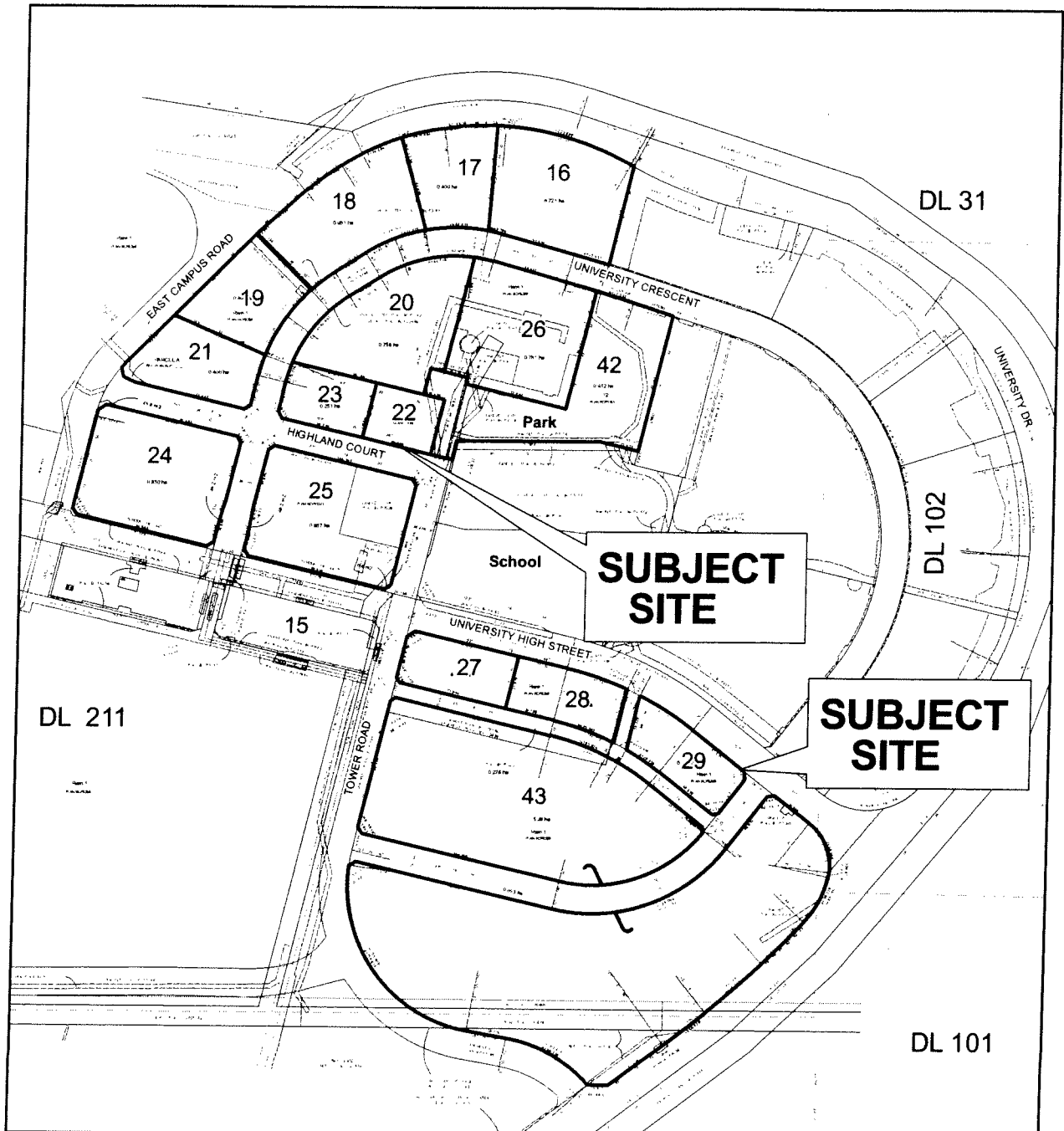
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PLANNING & BUILDING DEPARTMENT

Date: 2010 January 13  
Drawn by: rcn

SKETCH #2



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 07 2010

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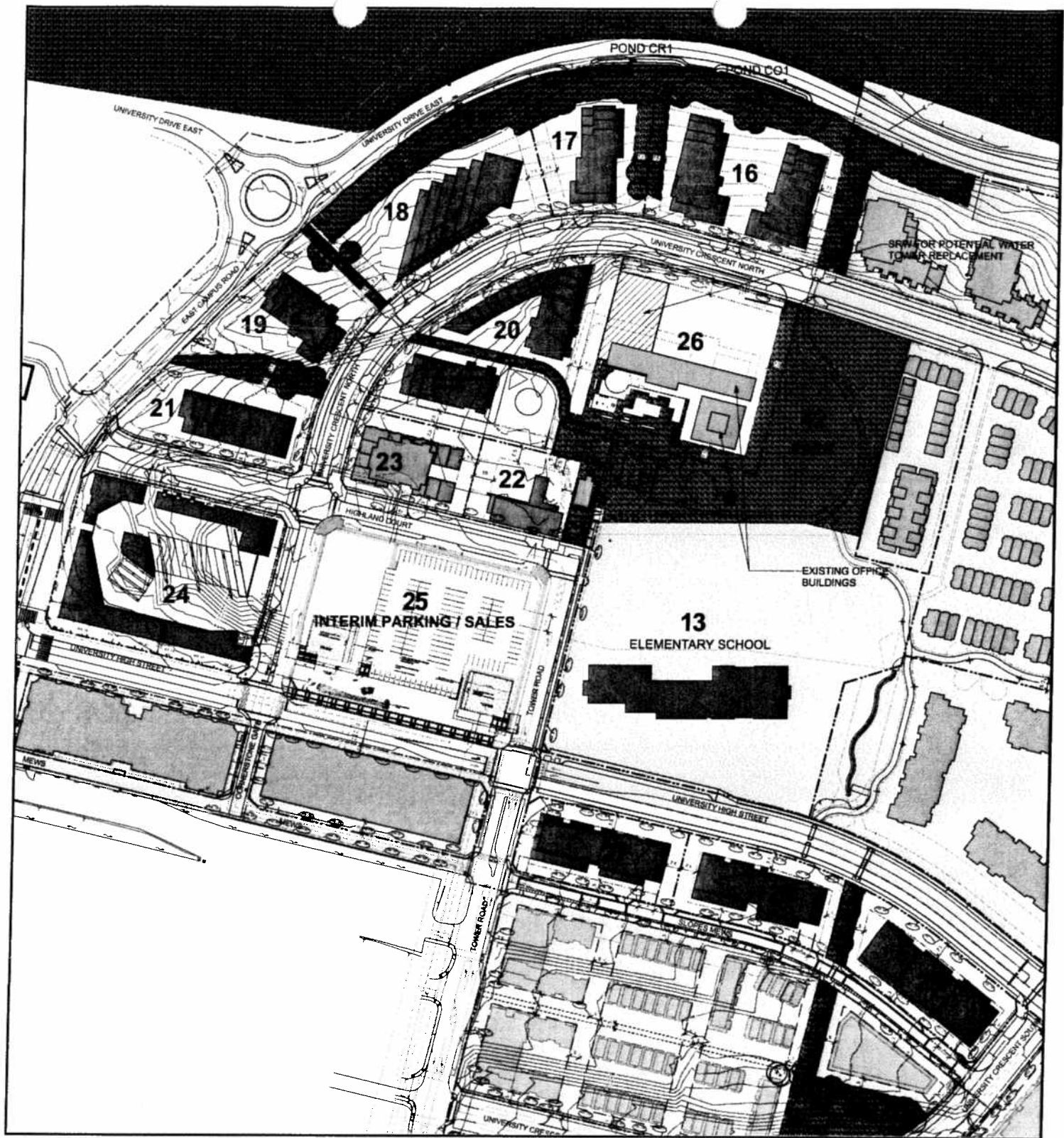
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**REZONING REFERENCE # 06 -- 65**

Proposed Subdivision

Sketch # 3





**Rezoning Reference #06-65**  
**Phase 3 Concept Plan**  
**Sketch #4**



*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, 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** document 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 22 for child care use (based on P1 guidelines) will be in accordance with the development plan in the **UniverCity Phase 3 Conceptual Development Plans** document.
- 1.4 Development of Parcel 24 will be for commercial (retail/office) use with a transit hub and bus layover component as well as possible residential component (based on C3 and P11e guidelines and the conceptual development plan in the **UniverCity Phase 3 Conceptual Development Plans** document), and will require a CD amendment rezoning as well as a servicing agreement providing for completion of adjacent roads and the public transit facilities. Floor Area Ratio will be determined at the time of amendment rezoning based on a specific architectural plan.
- 1.5 Interim development of Parcel 25 for temporary sales centres (for developments in UniverCity) and for temporary surface parking (based on C3 and P8 guidelines) will be in accordance with the development plan in the **UniverCity Phase 3 Conceptual Development Plans** document. Future re-development of Parcel 25 for mixed commercial and residential use (based on C3 and P11e guidelines) will require a CD amendment rezoning (based on C3 and P11e guidelines and the development guidelines in the **UniverCity Phase 3 Conceptual Development Plans** document). Floor Area Ratio will be determined at the time of amendment rezoning based on a specific architectural plan.
- 1.6 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.

- 1.7 Parcel 42 is being created by SUB #07-51 as the enlarged neighbourhood park parcel replacing existing Parcel 12. 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. The new portion of Park, which will house the pumphouse and associated park facilities, is included in this rezoning.
- 1.8 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**  
**2010 January 20**

Parcel	Lot Area (m2)	Lot Area (sq.ft.)	Max Site Coverage	Base FAR	Max FAR w/ bonus	Base GFA (sq.ft.)	Maximum GFA (sq.ft.) w/bonus	Maximum Unit Count	Maximum Building Height
16	7,212.5	77,635	35%	2.36	2.60	183,219	201,851	183	12 (e) 14 (w)
17	4,002.0	43,077	35%	2.36	2.60	101,662	112,000	102	12
18	6,610.6	71,156	35%	2.27	2.50	161,524	177,890	162	16
19	4,044.5	43,535	35%	1.91	2.10	83,152	91,424	83	12
20	7,559.9	81,374	45%	2.36	2.60	192,043	211,572	192	20 (s); 14 (n/entry plaza)
21	4,000.0	43,056	35%	1.82	2.00	78,362	86,112	78	8
22 (childcare)	2,009.0	21,625							2
23	2,507.2	26,987	75%	2.36	2.60	63,689	70,166	95	12
27	3,055.1	32,885	65%	2.27	2.50	74,649	82,213	75	8 (Mews); 7 (High St.)
28	3,055.1	32,885	65%	2.27	2.50	74,649	82,213	75	7 (Mews); 6 (High St.)
29	3,341.8	35,971	70%	1.27	1.40	45,683	50,359	46	4 (Mews); 4 (High St.)
28/29 path SROW	390.8	4,207							
New Park Area	1,450.3	15,611							
<b>Phase 3 Subtotal</b>	<b>49,238.8</b>	<b>530,002</b>		<b>2.00</b>	<b>2.20</b>	<b>1,058,632</b>	<b>1,165,800</b>	<b>1091</b>	
<i>Pooled Phase 3 Residential Units (15% of total allowable):</i>									
<b>Phase 3 Total</b>	<b>49,238.8</b>	<b>530,002</b>		<b>2.00</b>	<b>2.20</b>	<b>1,058,632</b>	<b>1,165,800</b>	<b>1255</b>	
43 (Future Phase 4)	53,841.2	579,542		1.13	1.24	654,882	720,425	651	
<b>Phase 3 + 4 Total</b>	<b>103,080.0</b>	<b>1,109,544</b>		<b>1.55</b>	<b>1.70</b>	<b>1,713,514</b>	<b>1,886,225</b>	<b>1906</b>	

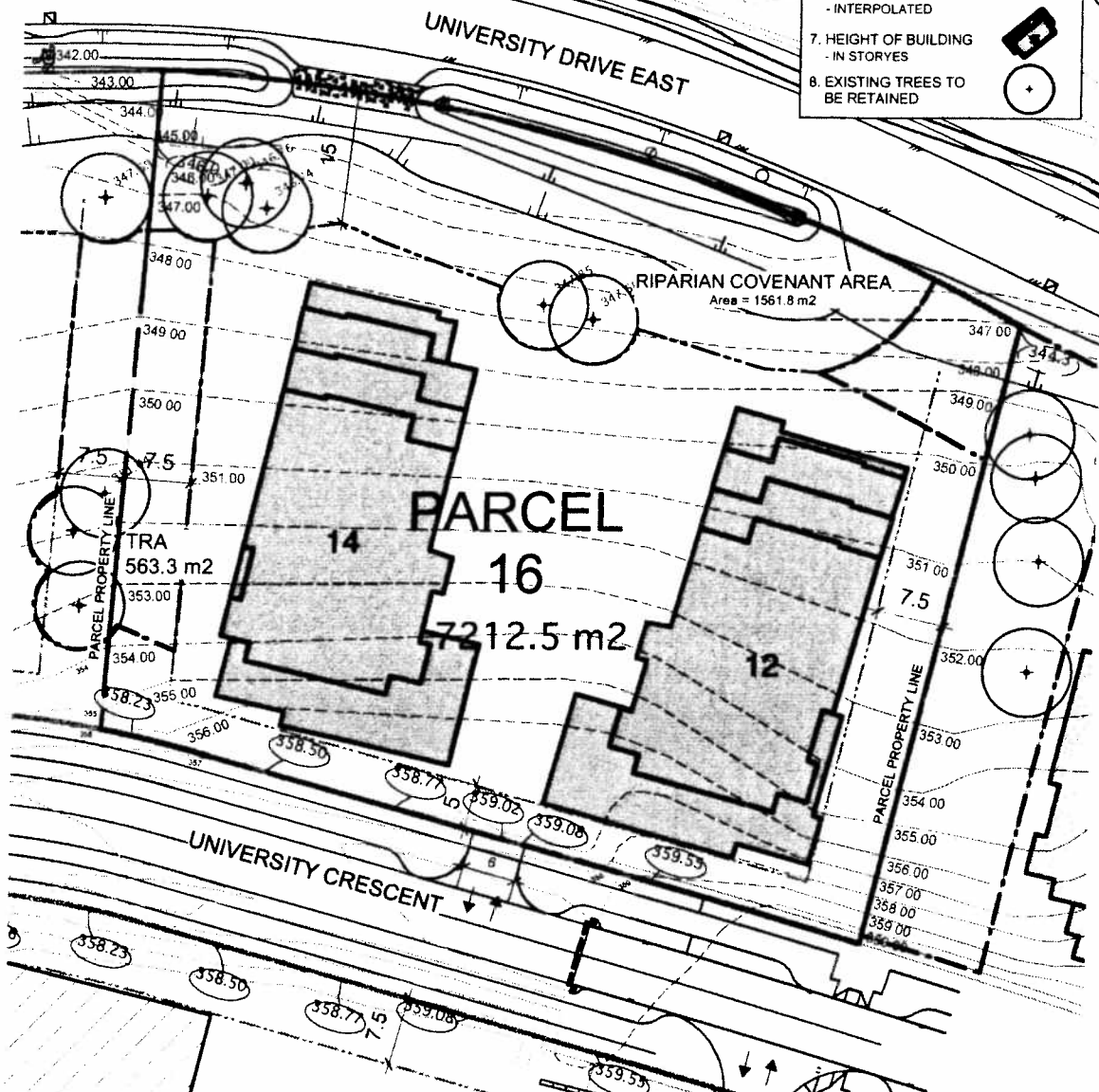
**NOTES:**

- Maximum FAR and GFA are achievable only where SFU CT has certified that the development satisfies the green building bonusing provisions.
- Maximum Unit Count can be increased by up to 15% for a specific parcel (utilizing the 164 pooled units) subject to no increase to the GFA for the site, and to applicable minimum unit sizes.
- Parcels 24 and 25 (which require Amended CD rezoning prior to development and are intended to be mixed-use) may include residential units in addition to the specified East Neighbourhood total; these sites do not form part of the above table because they are 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

Conceptual Development Plans for other Phase 3 parcels are contained in the document entitled  
**UniverCity Phase 3 Conceptual Development Plans**

Revised:



Hunter

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 Parcel 16 Plan  
Drawn: NBM Reviewed: JW

RZ 216

# Sketch B-2

## PARCEL 16 - RESIDENTIAL

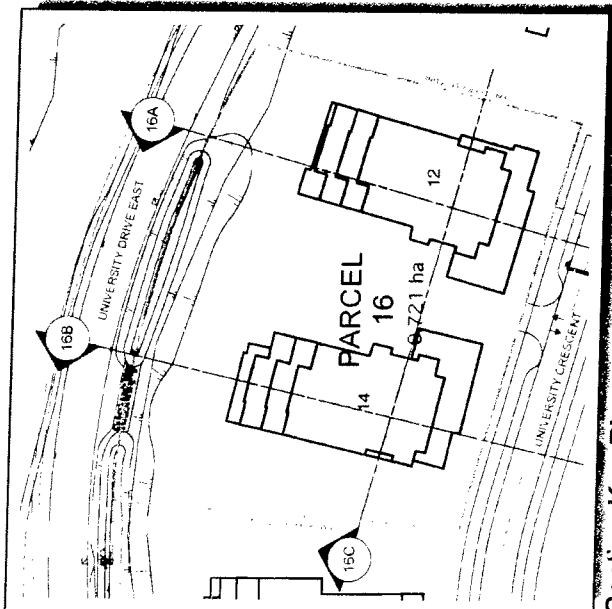
Two terraced tower forms are planned, up to 12 and 14 storeys in height (for the east and west towers respectively), with two and three storey townhouse units at their base facing University Crescent. Building entries are to be oriented towards the street. The tower forms shall be terraced, particularly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

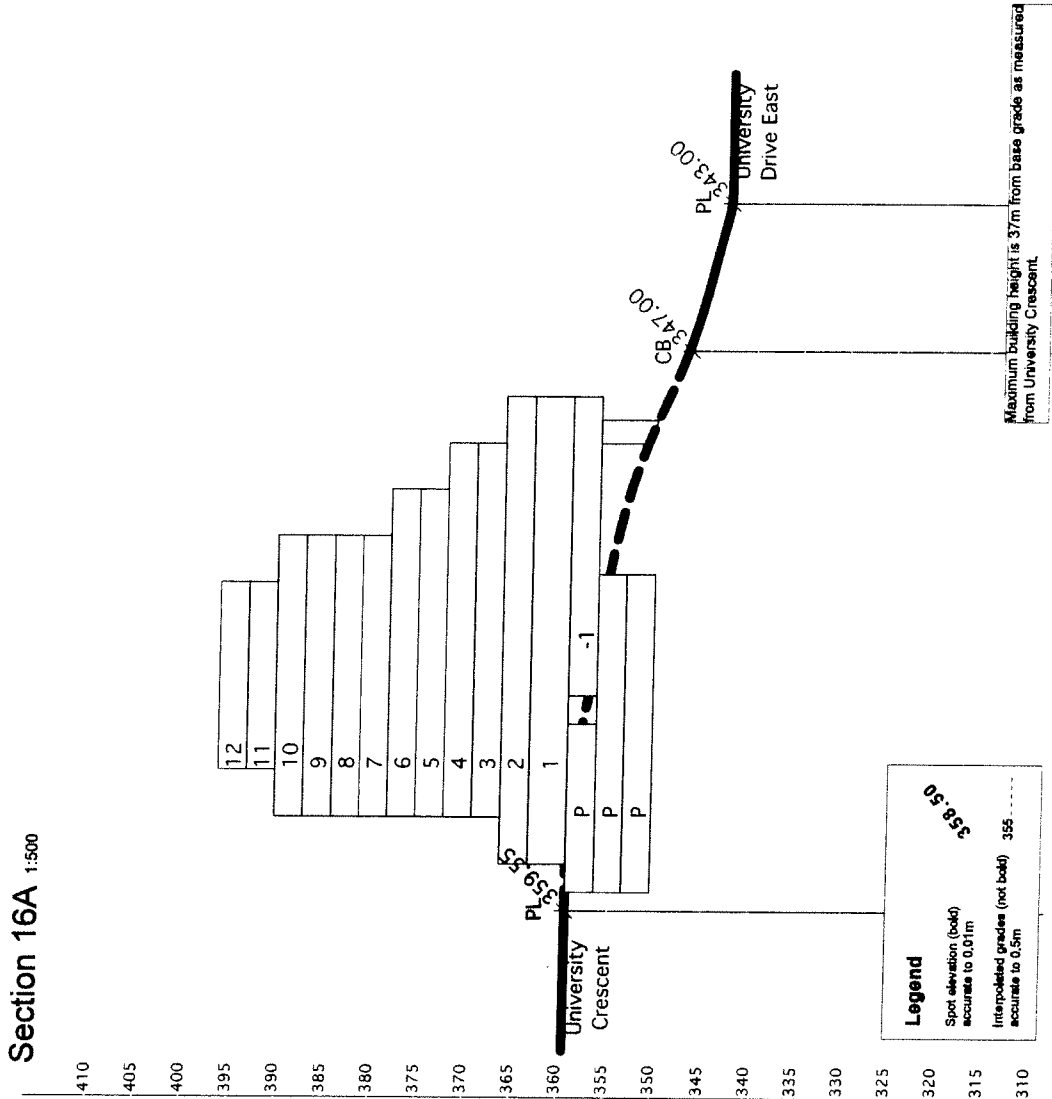
### Development Statistics

Lot Area:	77635 sf (7212.5 m2)
Maximum Site Coverage:	35%
Base Residential FAR:	2.34
Max Residential FAR (w/ bonus):	2.80
Base GFA:	181667 sf
Max GFA (w/ bonus):	201852 sf
Max Unit Count:	164 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 150 additional 'pooled' residential units can be assigned to any Parcel, provided that the total number of units does not exceed the maximum number of units permitted by the Base FAR. The Max Unit Count in Phase 3 cannot be used for any Parcel in Phase 4.

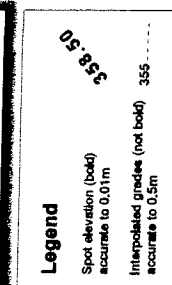
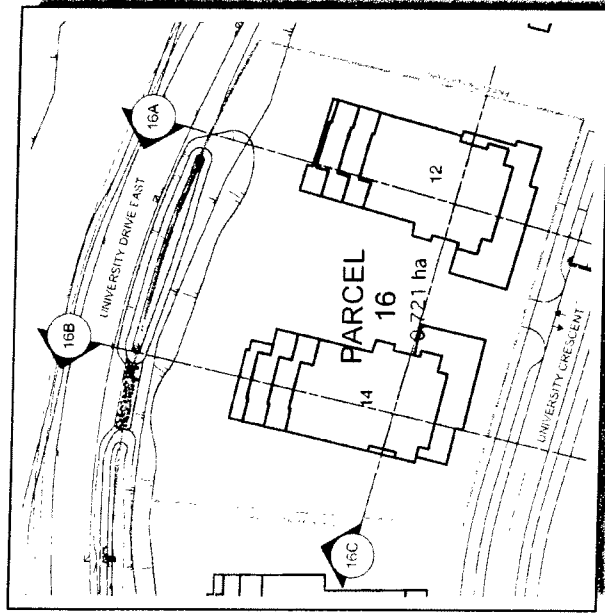


Section Key Plan 1:1000



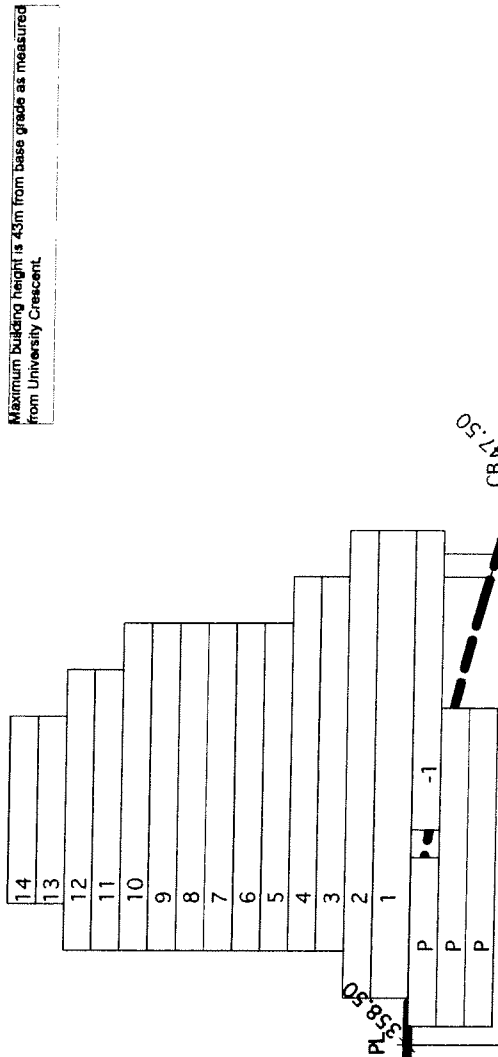
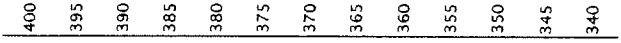
# Sketch B-3

## PARCEL 16 - RESIDENTIAL



### Section 16B

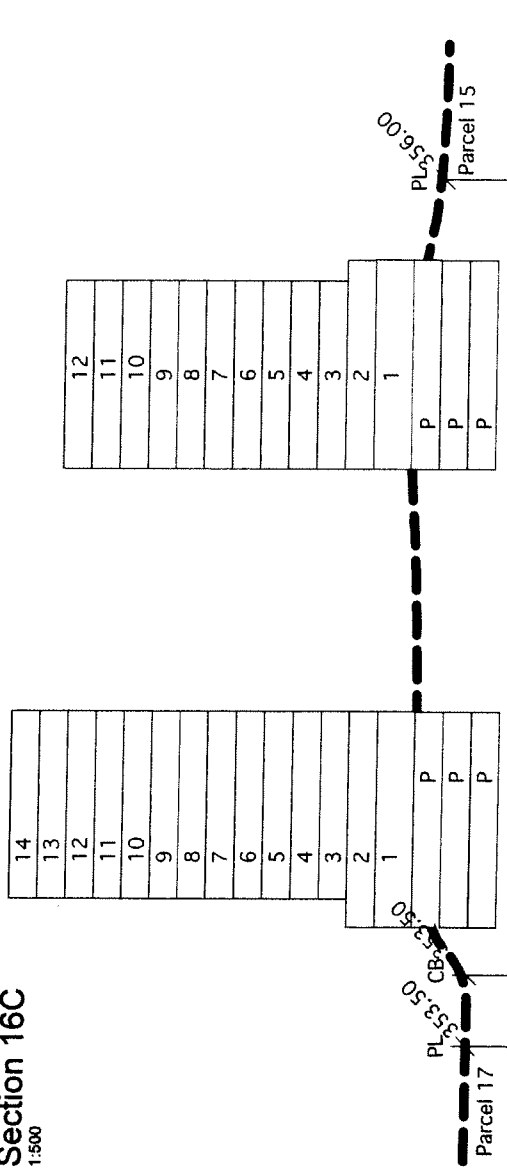
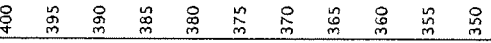
1:500



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.