



Item
Meeting2012 June 18

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2012 June 13

FROM: ACTING DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ#11-36

SUBJECT: REZONING REFERENCE #11-36
9525 University Crescent
Master CD Rezoning for 8 Development Sites and Neighbourhood Park in
UniverCity Phase 4; UniverCity at SFU
RESPONSE TO PUBLIC HEARING ISSUES

PURPOSE: To respond to issues raised at the Public Hearing for Rezoning Reference #11-36.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the applicant and to those persons who made submissions to the Public Hearing for Rezoning Reference #11-36.

REPORT

1.0 BACKGROUND

On 2012 May 29, a Public Hearing was held for Rezoning Reference #11-36. The purpose of this rezoning is to establish the master CD zoning for Phase 4 of UniverCity, and specifically to:

- accommodate the creation and servicing of the next phase of UniverCity development sites, and to establish development statistics (based on P11e guidelines with full underground parking) for Parcels 30, 31, 32, 33, 34, 35, 36, and 37 (see attached Sketches #1, 2, and 3); and,
- provide for the development and maintenance by the SFU Community Trust of a neighbourhood park on Parcel 38.

A number of letters were received, and speakers raised concerns at the Public Hearing, primarily regarding the lack of housing options for growing families at UniverCity and requesting larger units be developed in Phase 4, and play/active spaces for pre-teens and teenagers. At the Public Hearing, Council directed that staff prepare a report in response to the issues raised at the Public Hearing.

2.0 SIZE OF UNITS

A number of submissions were received requesting that Phase 4 provide options for growing families by including larger family-oriented units with adequate storage space. The development guidelines for Phase 4 would be able to accommodate such units, with the details for each development determined through the required site-specific amendment rezoning. Most notably, it is anticipated that Lots 31, 34, 35, and 36 would provide a range of housing forms including townhomes, rowhomes, or stacked townhomes, which would be suitable for larger units.

In this regard, the SFU Community Trust has made a commitment to add language to future Phase 4 RFP's that encourages developers to provide a variety of unit sizes, with ground oriented units provided in 2 segments: 3 bedroom units between 1,100 and 1,400 square feet and 3 or greater bed units between 1,400 and 1,600 square feet. In the RFP submission, developers would be requested to provide a range of unit numbers they think is viable to meet these size formats based on the development form of the site and market conditions.

Furthermore, the Trust will have the developer host a pre-design open house where the community can "meet the developer" and provide pre-design input to better respond to community needs and determine market support for the development of larger units.

In addition to the greater amount of storage space that would be included in larger units, SFU Community Trust has advised that in response to this issue it will explore the possibility of including a self-storage component as one of the uses in the mixed-use development that it intends to pursue on Lot 25 in the near future. Lot 25, which is located across University High Street from Nester's Market and across Tower Road from the School, will also accommodate a public parking component (including off-site visitor parking for various residential developments).

3.0 TEEN-BASED RECREATIONAL OPPORTUNITIES

A letter was also received requesting that recreational opportunities for pre-teens and teenagers from 10 to 17 years old be included in the design of the neighbourhood park planned in Phase 4.

The park will be developed and maintained by SFU Community Trust. The design currently includes preservation of existing trees, children's play area, community gardens, and pedestrian pathway links. The Trust has advised that, at its public consultation on the park design, attendees spoke very strongly in favor of the community gardening elements. The added 'play' features were to allow entertainment and opportunity for a family experience in the park – sunning, gardening, and playing. Trust staff have advised, however, that they are willing to explore opportunities to integrate more teen-based activities into other play/active spaces. City staff will work with the Trust and the park designers to see how this might be accomplished as UniverCity continues to develop.

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From: Acting Director Planning and Building
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4.0 CONCLUSION

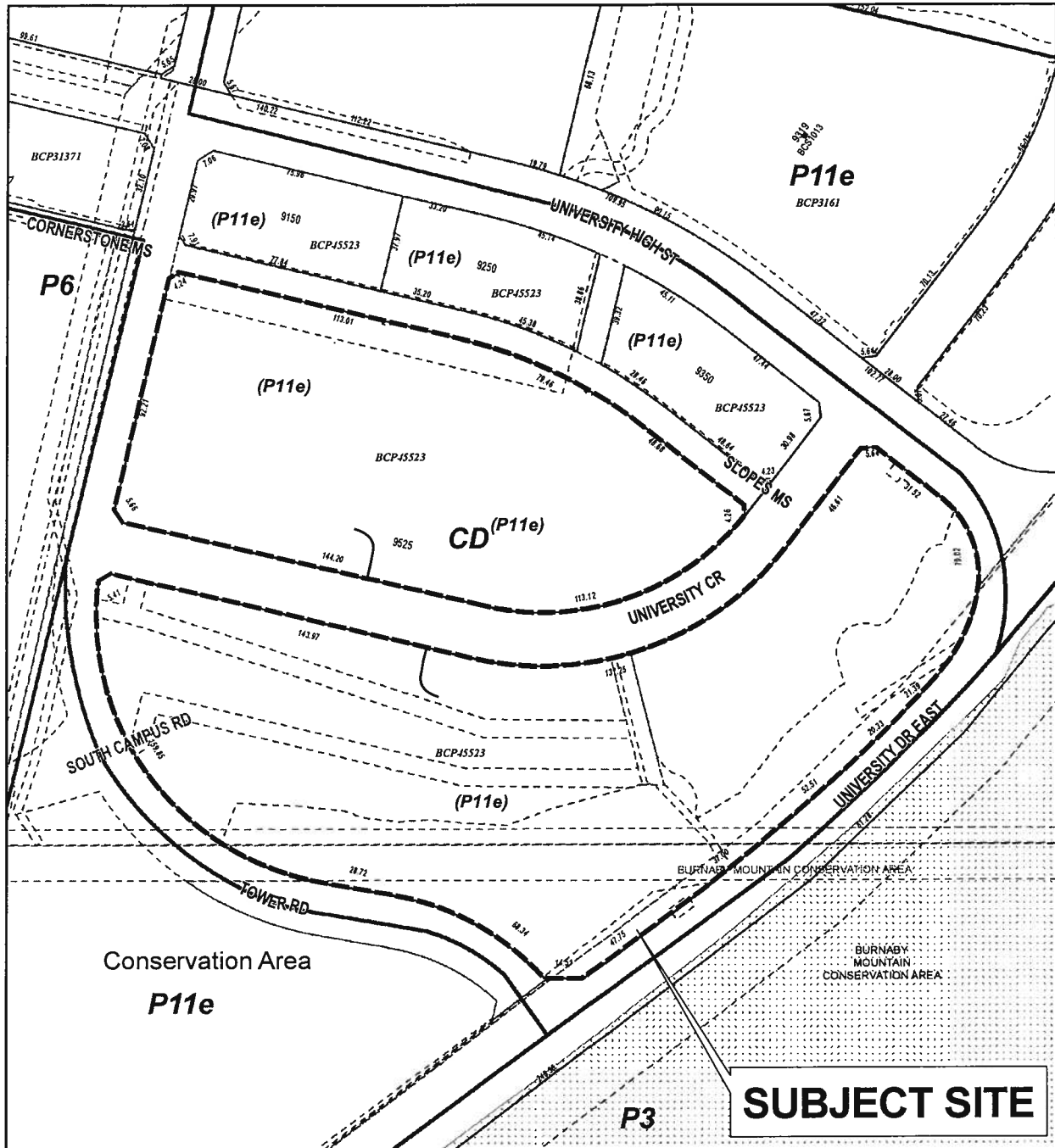
It is recommended that a copy of this report be sent to the applicant and to all persons who spoke or made submissions at the Public Hearing for Rezoning Reference #11-36.

This is for the information of Council.


Lou Pelletier, Acting Director
PLANNING AND BUILDING

RR:tn
Attachments

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

APR 16 2012

SCALE:

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DRAWN BY:

DJ

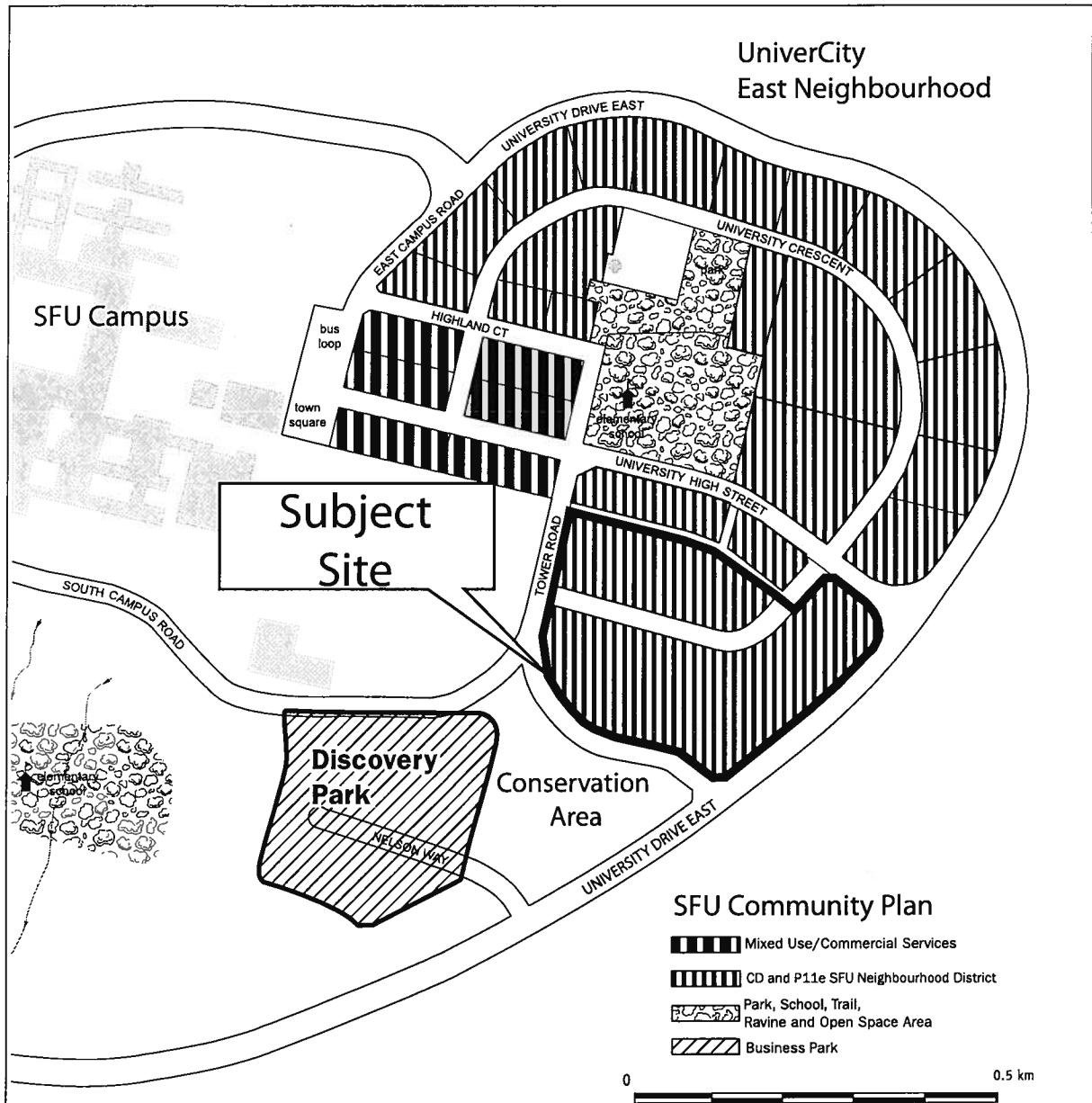


Subject Site

REZONING REFERENCE #11 -- 36

9525 UNIVERSITY CRESCENT

Sketch #1



PLANNING & BUILDING DEPARTMENT



DATE:

2012 04 16

SCALE:

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REZONING REFERENCE #11-36

9525 University Crescent

Sketch #2

