

TO: CITY MANAGER 2012 April 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #11-36
Master CD Rezoning for 8 Development Sites and Neighbourhood Park in
UniverCity Phase 4; UniverCity at SFU

ADDRESS: 9525 University Crescent

LEGAL: Lot 43, District Lots' 101, 102, 147 and 211, Group 1, NWD Plan BCP45523

FROM: CD Comprehensive Development District

TO: Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan guidelines, and in accordance with the development plan entitled "UniverCity Phase 4 Parameters & 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 2012 May 29.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 May 07 and to a Public Hearing on 2012 May 29 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- 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, including, but not necessarily limited to those listed in Sections 3.8 and 3.9 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) The provision of sufficient car co-op spaces to serve the neighbourhood.
- h) 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

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, 3, and 4); and,

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- provide for the development and maintenance by the SFU Community Trust of a neighbourhood park on Parcel 38.

2.0 **BACKGROUND**

- 2.1 The subject site will comprise Phase 4 of the UniverCity community at SFU, which has developed into a high profile, award-winning community that has attracted regional, national, and worldwide attention as an innovative, sustainable and complete community. Phases 1 and 2 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 (see Sketch #3 attached). Phase 3 included the Highlands neighbourhood to the west of Phase 1, as well as the residential sites on the south side of University High Street north of the subject Phase 4 “Slopes” area. The Phase 4 site is currently occupied by parking lots.
- 2.2 Rezoning Reference #06-65, which was given Final Adoption by Council in 2010 July 26, established CD zoning for Phase 3 of UniverCity as well as the concept plan for Phase 4, including density allocation provisions transferring density to the Phase 3 Highlands area from the Phase 4 Slopes area, in order 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, while maintaining the total overall density of 1.70 Floor Area Ratio (based on P11e guidelines with full underground parking) for the East Neighbourhood of UniverCity as a whole.

Rezoning Reference #06-65 also introduced new green building initiatives 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 are encouraged through the granting of additional density within the overall density envelope established by the SFU community plan and P11e zoning district.

Based on the above approach, the total density allocation for Phase 4, as established by Rezoning Reference #06-65, comprises a maximum Gross Floor Area of 720,425 sq.ft. (including green building bonus) which equates to an average Floor Area Ratio of 1.24. Based on massing studies, in the current rezoning the SFU Community Trust is proposing a slight reduction to a maximum Gross Floor Area of 693,504 sq.ft. (including green building bonus) which equates to an average Floor Area Ratio of 1.20.

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Phase 4 will include up to 714 dwelling units, which added to the maximum of 1,080 units in Phase 1 and maximum of 1,255 units in Phase 3, equates to the 3,049 dwelling unit maximum (not including the units developed on the mixed-use High Street Parcels¹) specified for the East Neighbourhood in the SFU Community Plan.

The purpose of the current master CD rezoning application is to accommodate the creation and servicing of the individual Phase 4 development sites through a related subdivision application, and to establish development statistics and guidelines for the individual sites (based on allocation of the overall Phase 4 density). A future amended CD rezoning based on a specific architectural plan of development conforming to the development statistics and guidelines will be pursued by the developer of each of the individual Phase 4 Parcels 30 through 37.

3.0 **GENERAL COMMENTS**

- 3.1 The rezoning is consistent with the adopted SFU Community Plan and with the overall density and concept plan for Phase 4 of UniverCity established by Rezoning Reference #06-65. The site has a total net area of 5.4 ha (13.3 acres). As noted, it is currently occupied by parking lots.
- 3.2 The rezoning includes 8 proposed development parcels, plus one park parcel (to be owned and maintained by the SFU Community Trust), in the UniverCity Slopes neighbourhood south of the existing parcels fronting on the south side of University High Street (see Sketch #4 **attached**). The CD rezoning establishes development statistics and the form and density of development for each parcel. Green building requirements, landscape requirements, stormwater requirements, riparian and tree covenants, a pathway network, driveway locations, and descriptions of building character are also being established through the proposed rezoning and subdivision. A future amended CD rezoning based on a specific architectural plan of development conforming to the development statistics and guidelines will be pursued by the developer of each individual Phase 4 parcel.
- 3.3 Creation and servicing of the subject parcels is being pursued through the related subdivision application Subdivision Reference #11-47.
- 3.4 As in the case of UniverCity Phase 3, SFU Community Trust has established and will administer Green Building Requirements and incentives for Phase 4 in partnership with the City. The maximum, as distinct from base Floor Area Ratios and Gross Floor Areas for development parcels specified in Section 4 can only be achieved upon certification by the

¹ Parcels 15 and 25 on University High Street comprise Phase 2; Parcel 14 (Cornerstone) has 115 units and Parcel 15 (The Hub) has 146 units on University High Street, while Parcels 24 and 25 on the north side of University High Street have not been developed yet.

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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. These will guide the amended CD rezonings for the individual Phase 4 parcels.

- 3.5 The rezoning includes a specific plan of development for the neighbourhood park to be built on Parcel 38. The plan for the park includes preservation of existing trees, a children's play area, community gardens, and pedestrian pathway links.
- 3.6 Servicing requirements for this rezoning and associated Subdivision Reference #11-47 will include, but not necessarily be limited to, the following:
- construction of University Crescent and the pathway network in Phase 4, and the upgrading of adjacent SFU roads (University Drive, University High Street, and Tower Road);
 - water supply, fire hydrants, sanitary sewer, storm sewer, and underground wiring as determined by the Engineering Department, Fire Department, BC Hydro, Telus, etc.;
 - design and construction of park improvements on the neighbourhood park site (Parcel 38); and,
 - communal stormwater management facilities serving the neighbourhood, and provisions for riparian landscaping.
- 3.7 Water supply has been an important servicing issue for UniverCity. The completion of the secondary water supply required for UniverCity Phases 3 and 4, the Westerly Supply Line, is currently being pursued by the SFU Community Trust as a servicing requirement for Phase 3. Development of one of two water reservoirs and the booster pump station located in Richard Bolton Park as previously planned, will be a servicing requirement for Phase 4, subject to further review and agreement with the City regarding timing.
- 3.8 Statutory Rights of Way including, but not necessarily limited to, the following are required:
- for utilities for City purposes, for BC Hydro, telecommunications, and for the Neighbourhood Energy Utility;
 - for pathways on Parcels 30, 31, 33, 34, 35, 36, and 37; and,
 - for public park facilities and pathway with lighting and landscaping on Lot 38.

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3.9 Section 219 Covenants including, but not necessarily limited to, the following are required:

- on Lots 30 to 37, allocating each a specified maximum Gross Floor Area from the pooled overall maximum of 630,395 sq. ft. based on full underground parking,
- on Lots 30 to 36 and 38 to ensure that the existing surface parking is removed within 6 months of the registration of the subdivision,
- for tree preservation on Lots 32, 36, and 38,
- for communal stormwater management features and riparian areas on Lots 33, 34, 35, 36, and 37,
- regarding specific on-site stormwater management and bonding requirements for individual developments on Lots 30 to 37 at time of amendment CD rezoning for each lot
- on Lots 30 to 37 restricting enclosure of balconies,
- on Lots 30 to 37 providing that all disabled parking remain as common property,
- on Lots 30, 31, 33, 34, 35, 36, and 37 to ensure that development of wood frame buildings and mezzanines meets the requirements of the Chief Building Inspector and Fire Chief,
- on all Lots to remain in University ownership and to be developed as leasehold,
- on Lots 30 to 37 to ensure that developers of all sites will comply with area plan notification requirements.


3.10 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) applies and is to be paid at the time of CD rezoning for individual parcels. Parkland Acquisition Charges and School Site Acquisition Charges do not apply, as school and park sites have been provided in conjunction with the Phase 1 subdivision for the neighbourhood.

3.11 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 4 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.

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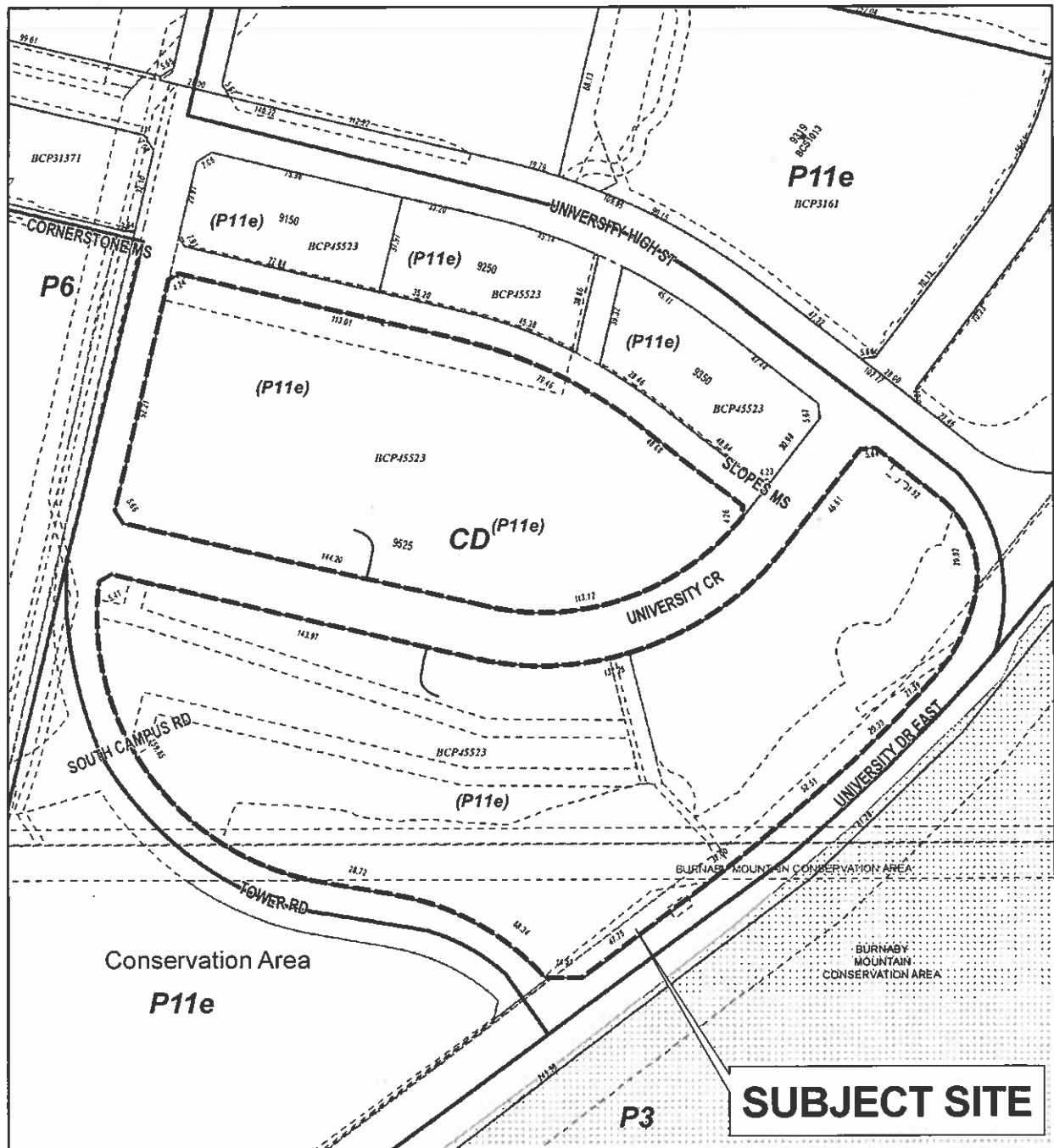
4.0 PROPOSED DEVELOPMENT STATISTICS

| Parcel | Lot Area (m ²) | Lot Area (sq. ft.) | Base FAR | Maximum FAR (w/bonus) | Base GFA (sq. ft.) | Maximum GFA (sq. ft.) (w/bonus) | Maximum Unit Count | Maximum Building Height |
|--------------|-------------------------------|--------------------------|-------------|-----------------------------|-----------------------|--|--------------------------|-------------------------------|
| 30 | 7,980.5 | 85,901 | 1.61 | 1.77 | 138,209 | 152,045 | 160 | 6 |
| 31 | 7,842.7 | 84,419 | 1.10 | 1.21 | 92,851 | 102,147 | 102 | 5 |
| 32 | 2,000.4 | 21,532 | 1.50 | 1.65 | 32,295 | 35,528 | 36 | 4 |
| 33 | 5,521.6 | 59,435 | 1.54 | 1.69 | 91,304 | 100,444 | 106 | 6 |
| 34 | 7,775.2 | 83,690 | 1.10 | 1.21 | 92,050 | 101,265 | 101 | 5 |
| 35 | 7,673.3 | 82,595 | 0.73 | 0.80 | 60,063 | 66,076 | 66 | 5 |
| 36 | 6,821.3 | 73,423 | 0.85 | 0.94 | 62,737 | 69,018 | 72 | 5 |
| 37 | 5,606.0 | 60,343 | 1.01 | 1.11 | 60,885 | 66,981 | 71 | 5 |
| 38 Parksite | 2,620.2 | 28,204 | 0.00 | 0.00 | 0 | 0 | 0 | 0 |
| Total | 53,841.2 | 579,542 | 1.09 | 1.20 | 630,395 | 693,504 | 714 | |


 B. Luksun, Director
 PLANNING AND BUILDING

RR:spf/tn
Attachments

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



PLANNING & BUILDING DEPARTMENT



DATE:

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SCALE:

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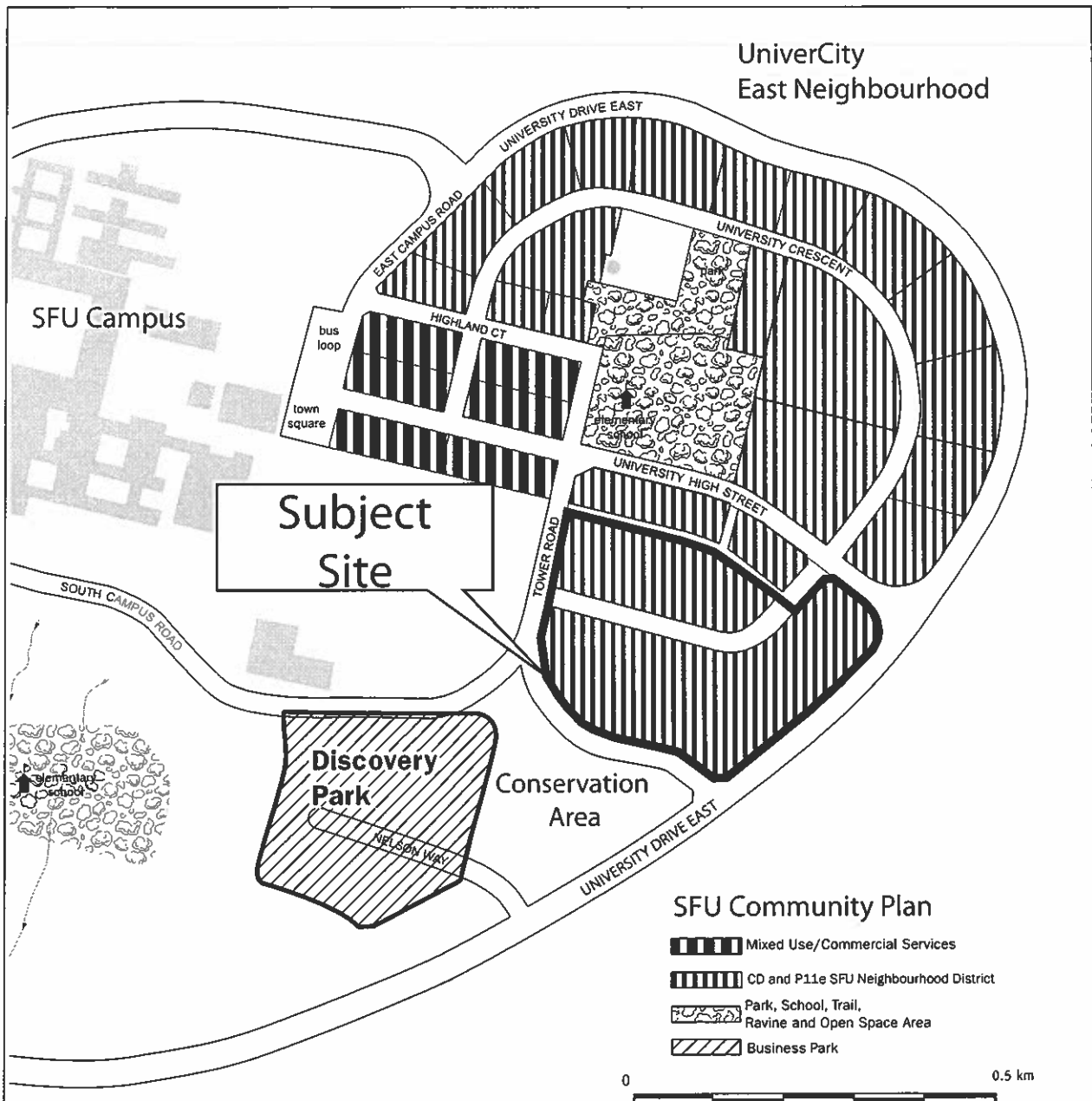


Subject Site

REZONING REFERENCE #11 -- 36

9525 UNIVERSITY CRESCENT

Sketch #1



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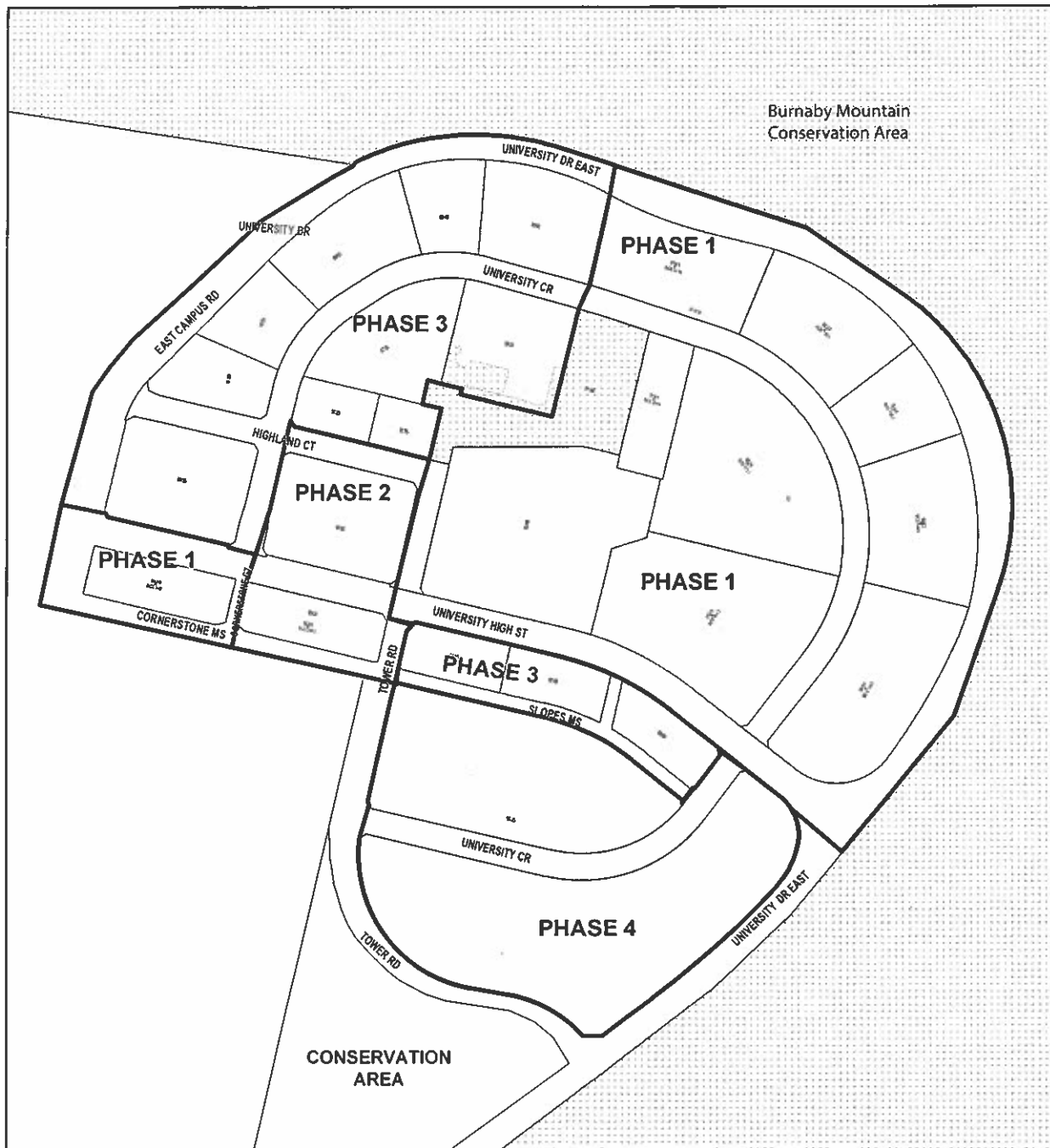
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REZONING REFERENCE #11-36

9525 University Crescent

Sketch #2



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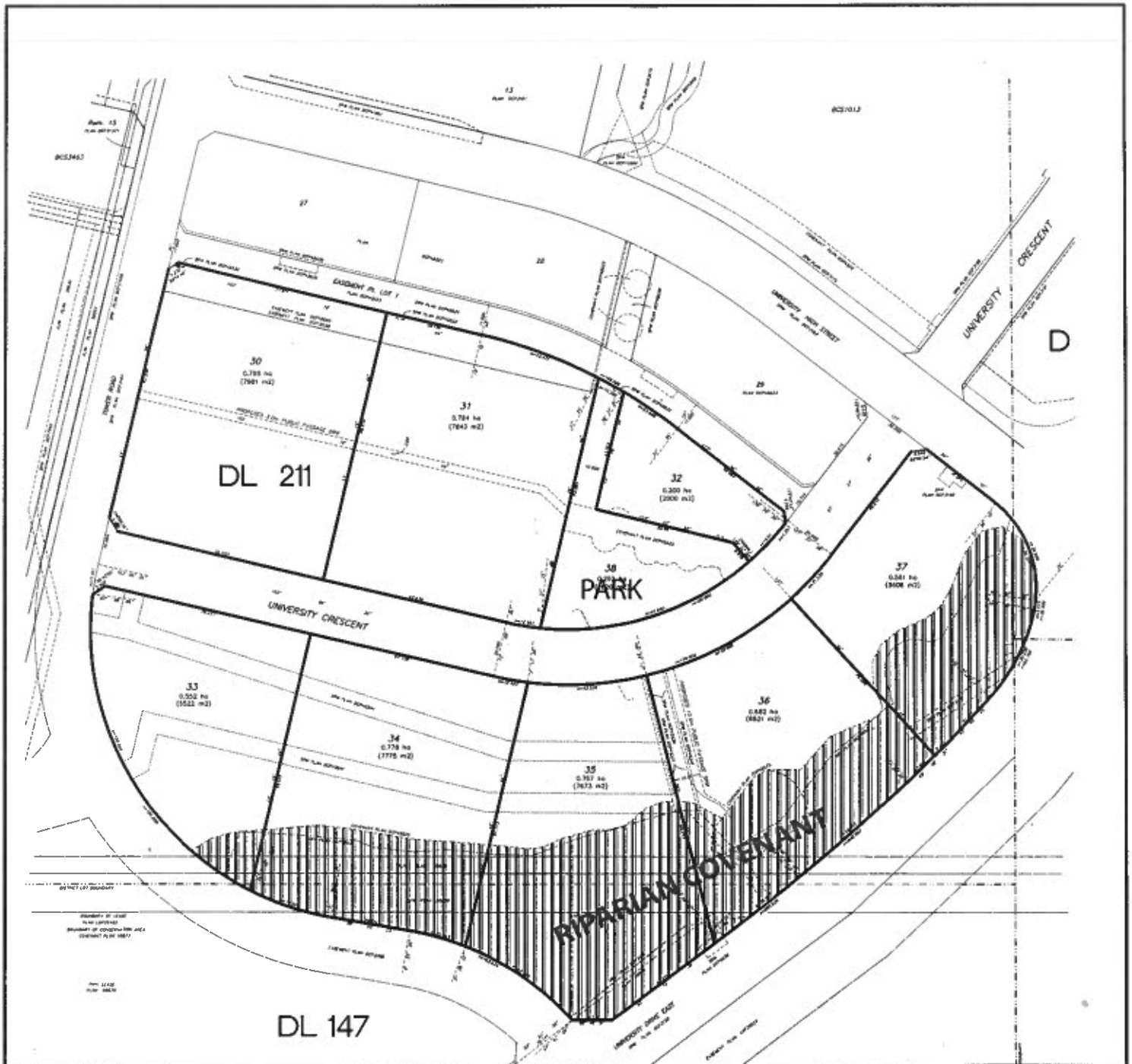
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REZONING REFERENCE #11 -- 36
9525 UNIVERSITY CRESCENT

Sketch #3



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PROPOSED SUBDIVISION
SUBDIVISION REFERENCE
#11-47

SKETCH #4