

**TO:** CITY MANAGER 2013 August 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #13-09**  
**Mixed-Use Development with a Six-Storey Commercial-Residential Building, a Seventeen-Storey Apartment Tower and Townhouses**  
**UniverCity – SFU Community Plan**

**ADDRESS:** 9055 University High Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 25, DL 211, Group 1, NWD Plan BCP45523

**From:** CD Comprehensive Development District (based on C3 General Commercial District and P8 Parking District)

**To:** Amended CD Comprehensive Development District (based on C3 General Commercial District, P8 Parking District, RM5 Multiple Family Residential District and SFU Community Plan guidelines and in accordance with the development plan entitled “CentreBlock“ prepared by Besharat-Friars)

**APPLICANT:** Liberty Homes (Parcel 25) Ltd.  
606 – 3292 Production Way  
Burnaby, BC V5A 4R4  
(Attention: Max Nobbs-Thiessen)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2013 September 24.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 August 26, and to a Public Hearing on 2013 September 24 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.
  - 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 Covenants.
- e) The granting of any necessary easements and statutory rights-of-way.
- f) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- g) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with this report.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- k) Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- l) Compliance with the Council-adopted sound criteria.
- m) The submission of a detailed Comprehensive Sign Plan.
- n) The submission of a written undertaking to distribute 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.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a mixed-use development with a 6-storey commercial-residential building, a 17-storey apartment tower, and townhouses.

## 2.0 BACKGROUND

2.1 On 2013 May 27, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

2.2 The site (see *attached* Sketches #1 and 2) fronts on the north side of University High Street and on the south side of Highland Court between Tower Road and University Crescent, within the East Neighbourhood area, and is designated in the adopted SFU-Official Community Plan for development as a commercial centre within a mixed-use context to serve both the University and residential communities. It is currently occupied by a parking lot and temporary sales centres for residential developments.

A mixed-use development with the Nesters Market is located across University High Street to the south, the University Highlands Elementary School is located across Tower Road to the east, and the UniverCity Childcare Centre and a residential development are located across Highland Court to the north.

2.3 The current CD zoning of the site (REZ #06-65) provides for the existing parking and sales centre uses. A future amendment rezoning to the Amended CD Comprehensive Development District (based on C3 General Commercial District and P11e SFU Neighbourhood District guidelines) was planned to accommodate future mixed-use development based on specified development guidelines. As noted in our previous report, further exploration of the potential of this key site, including commercial market and urban design studies, resulted in the following revisions to the development guidelines being supported by both City staff and the SFU Community Trust:

- The University High Street frontage of the development will include a mixed-use 6-storey concrete mid-rise building and a 17-storey landmark tower at the Tower Road corner, with 2 storeys of commercial totaling about 33,000 sq. ft.
- The residential component of the proposed CD Comprehensive Development District amendment rezoning is based on RM5 Multiple Family Residential District rather than P11e SFU Neighbourhood District guidelines, in order to accommodate a residential FAR of 2.00 instead of the P11e maximum FAR of 1.70. This is consistent with the CD (RM5, C3, P8) zoning designation and existing development directly to the south across University High Street.

2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 The proposed development is consistent with the adopted SFU Community Plan. It is supportive of the commercial high street concept providing services to the growing residential community. The proposed building massing is sensitive to adjoining properties, with the apartment tower providing an orientating landmark at a key corner, appropriately relating to other planned apartment towers as well as the water tower.

The University High Street frontage of the development includes a mixed-use concrete 6-storey mid-rise building, with 2 storeys of commercial with 4 storeys of residential above, and a 17-storey landmark tower at the Tower Road corner. The Highland Court frontage of the building consists of three-storey townhouses.

- 3.2 In addition to the required parking for the commercial and residential components of the development itself, existing easements and covenants on the property require it to provide 10 specific spaces for the child care centre, 10 specific spaces for co-op cars, and at least 112 hourly-paid or free public parking spaces to accommodate 92 required off-site visitor parking spaces for existing and planned residential developments in the neighbourhood plus 20 off-site parking spaces for the church in the Cornerstone Building (Rezoning Reference #06-24) across University High Street.
- 3.3 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.
- 3.4 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 3.5 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.
- 3.6 Vehicular access will be from Tower Road and University Crescent.
- 3.7 A suitable stormwater management plan to the approval of the Director Engineering is required.
- 3.8 Approval by Engineering Environmental Services Division of a detailed plan of an engineered Sediment Control System will be a requirement of Preliminary Plan Approval.
- 3.9 Adequate facilities for loading, garbage and recycling, and car wash spaces are to be provided.

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #13-09  
 2013 August 21..... Page 5

3.10 A Section 219 Covenant has already been registered to ensure the retention of open balconies.

3.11 Submission of a detailed Comprehensive Sign Plan is required.

#### 4.0 DEVELOPMENT PROPOSAL

4.1 Site Area - 8,671 m<sup>2</sup> (93,334 sq.ft.)

##### 4.2 Residential Density

Max. Residential F.A.R. Permitted & Provided - 2.00 F.A.R.  
 Max. Residential Gross Floor Area Permitted & Provided 17,342 m<sup>2</sup> (186,668 sq.ft.)

##### Commercial Density

Max. Commercial F.A.R. Permitted & Provided - 0.36 F.A.R.  
 Max. Commercial Gross Floor Area Permitted & Provided 3,140 m<sup>2</sup> (33,797 sq.ft.)

Total F.A.R. Permitted & Provided - 2.36 F.A.R.  
Total Gross Floor Area Permitted & Provided - 20,482- m<sup>2</sup> (220,465 sq.ft.)

Site Coverage: - 39%

##### 4.3 Height

University High Street - 6 and 17 storeys  
 Highland Court - 3 storeys

##### 4.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
95 - 1 Bedroom	- 553 - 846 sq.ft.
63 - 2 Bedroom	- 926 - 1,916 sq.ft.
26 - 3 Bedroom	- 1,550 - 1,644 sq.ft.

**TOTAL: 184 UNITS** (including 98 in the tower, 60 midrise, and 26 townhomes)

##### 4.5 Parking

###### **Vehicle Parking**

###### Required and Provided Spaces

###### Residential

Required	- 234 (inclusive of 37 visitor spaces)
Provided	- 255 (inclusive of 37 visitor spaces)

###### Commercial

Required	- 69
Provided	- 69

To: City Manager  
From: Director Planning and Building  
Re: Rezoning Reference #13-09  
2013 August 21 ..... Page 6

Other (required and provided)  
Car Co-op - 10  
Childcare - 10  
Public Parking (hourly-paid or free) - 112

Car Wash Stalls - 2

**Bicycle Parking**

Resident - 1/unit @ 184 units  
Visitor - 0.2/unit @ 184 units  
Commercial

Required and Provided Spaces

- 184 in storage lockers  
- 37 in racks  
- 34 in racks

4.6 Loading

Dedicated Commercial  
Shared Commercial / Residential  
Total

Required and Provided

- 2  
- 1  
- 3

4.7 Communal Facilities

*(Excluded from F.A.R. Calculations)*

Facilities include a rooftop amenity area in the midrise building as well as an amenity room in the tower totalling 360.0 m<sup>2</sup> (3,875 sq.ft.), which are permitted exemptions from Gross Floor Area. The applicant has also provided a generous landscaped courtyard with a children's play area.

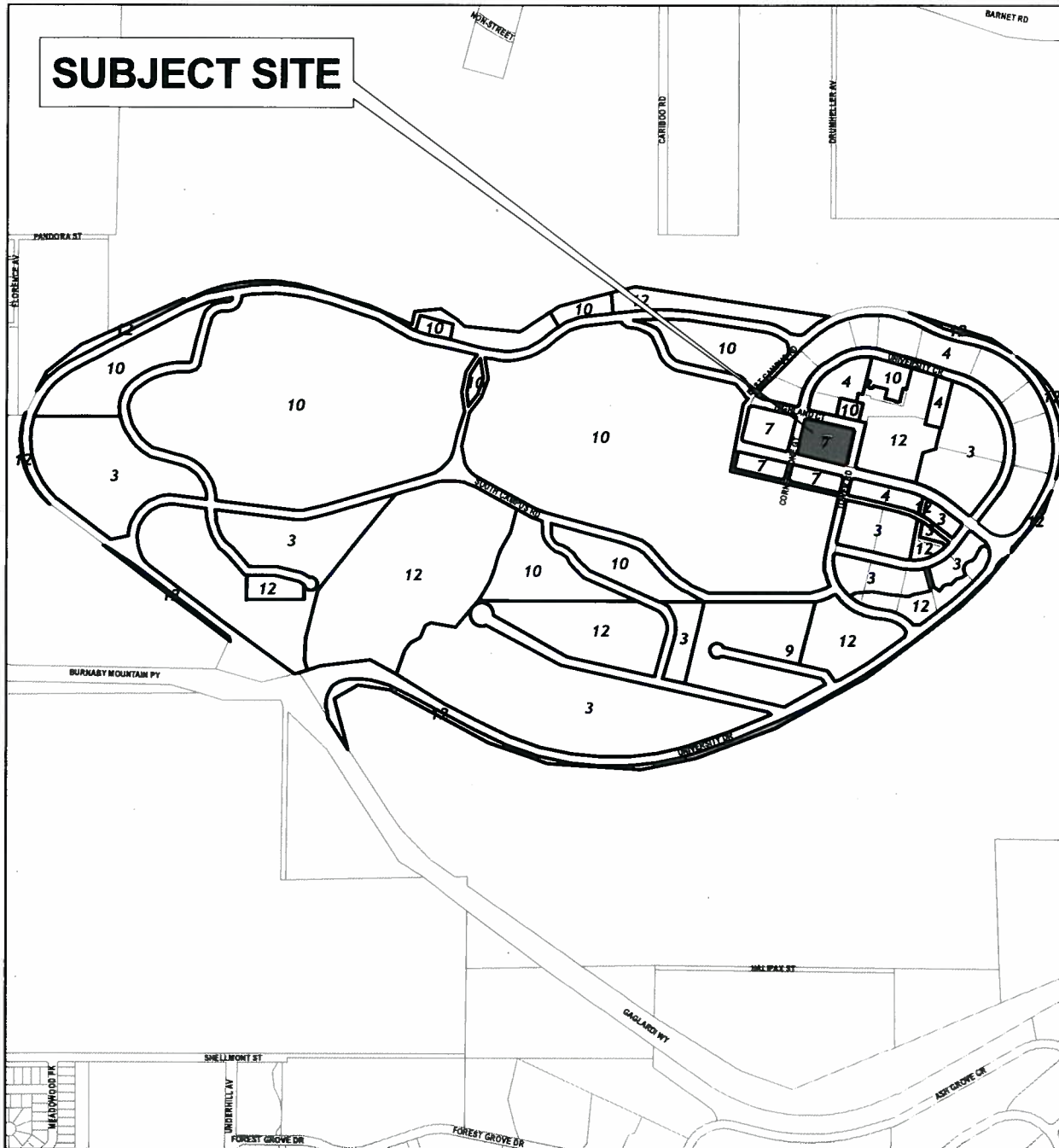
  
Lou Pelletier, Director  
PLANNING AND BUILDING

RR:spf  
**Attachments**

cc: Director Engineering  
City Solicitor  
Acting City Clerk



# SUBJECT SITE



## Simon Fraser University Community Plan



PLANNING & BUILDING DEPARTMENT

- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 7** High Density Mixed Use
- 10** Institutional
- 12** Park and Public Use

