



Item
Meeting 2013 May 27

COUNCIL REPORT

TO: CITY MANAGER 2013 May 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #12-37**
5 to 6-Storey Residential Development with Underground Parking
UniverCity – SFU Community Plan

ADDRESS: Portion of 9525 University Crescent (see *attached* Sketches #1 and #2)

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

FROM: CD Comprehensive Development District (based on P11e SFU Neighbourhood)

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 "Veritas" prepared by Raymond Letkeman Architects Inc.)

APPLICANT: Polygon Development 291 Ltd.
900 – 1333 West Broadway
Vancouver, BC V6H 4C2
(Attn: Robin Glover)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2013 June 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2013 June 10, and to a Public Hearing on 2013 June 25 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.

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- 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 Acting 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 Acting 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 visitors.
- l) Compliance with green building requirements and green building bonusing provisions as outlined in Section 3.5 of this report.
- m) The finalization of the subdivision creating the subject lot (Subdivision Reference #11-47) and the rezoning bylaw establishing development guidelines for it (Rezoning Reference #11-36).
- 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 5 to 6 storey residential development (158 units) with underground parking.

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2.0 BACKGROUND

- 2.1 On 2012 November 19, 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 subject site is located on the east side of Tower Road between Slopes Mews and University Crescent, and is currently occupied by a parking lot (Sketches #1 and #2 *attached*). To the north across Slopes Mews is a five storey residential development. The sites to the east and south, currently occupied by parking lots, are also planned for future residential development. To the west across Tower Road is a parking lot that also accommodates the temporary Neighbourhood Energy Utility facility for the UniverCity neighbourhood.
- 2.3 The site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 30 of Subdivision Reference #11-47 which is being pursued to create the Phase 4 lots of the UniverCity community (Sketch #3 *attached*). It is included in Rezoning Reference #11-36, which was granted Third Reading by Council on 2012 June 18, and establishes development parameters and statistics for the Phase 4 lots. The subject application is in accordance with these development parameters and statistics.
- 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 plan is for two 5 to 6-storey apartment buildings, one fronting on Slopes Mews and one fronting on University Crescent, with a public pathway running east-west through the site between the two buildings from Tower Road to the north-south pathway on the site's east property line. The proposed development concept indicates a strong street-oriented relationship on both these frontages. A total of 158 apartment units is proposed. All required parking is proposed to be located underground with vehicular access to the underground parking garage from University Crescent. Overall, the subject proposal is considered to embody a high quality of urban design and architectural expression in terms of the building's siting, massing, and pedestrian orientation.
- 3.2 Basic servicing of the site is being provided for as a condition of the subdivision (Subdivision Reference #11-47) and the subdivision to create the subject lot will need to be finalized prior to completion of the rezoning. As part of the current rezoning, the developer will be required to construct public pathways running east-west through the middle of the site, and on the east boundary of the site, within statutory rights-of-way. The existing statutory rights-of-way will be revised as necessary to accommodate the pathway designs incorporated in the plan of development.

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- 3.3 The submission of a suitable on-site stormwater management system to the approval of the Acting 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 is required.
- 3.4 The GVS&DD Sewerage Development Charge of \$1,082.00 per apartment unit applies.
- 3.5 The developer will comply with green building requirements as well as providing enhanced storm water management and enhanced energy efficiency provisions to qualify for the green building bonus established by the SFU Community Trust within the overall density envelope established by the City.
- 3.6 The City Engineer will assess the need for any further required services to the site, including, but not necessarily limited to, revision of the Slopes Mews private road design to provide residential loading for the development's north building
- 3.7 A suitable engineered design to the approval of the Acting Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- 3.8 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.9 All existing improvements are to be removed from the site prior to finalization of the subdivision and rezoning.
- 3.10 Provision of an adequately sized and sited garbage and recycling area, as well as two separate car wash stalls is required.

4.0 DEVELOPMENT PROPOSAL

- | | | | |
|-----|---|---|--|
| 4.1 | <u>Site Area</u> | - | 7,980.5 m ² (85,901 sq.ft.) |
| 4.2 | <u>Density</u> | | |
| | F.A.R. Permitted & Provided: | - | 1.77 F.A.R.(inclusive of 10% green building bonus) |
| | Maximum Gross Floor Area Permitted & Provided | - | 14,125.4 m ² (152,045 sq.ft.) |
| | Site Coverage: | - | 36% |
| 4.3 | <u>Height</u> | - | 5 to 6 storeys |

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4.4 Residential Unit Mix

<u>Unit Type</u>	<u>Unit Size</u>
2 - Studio	- 513 sq.ft.
19 - 1 Bedroom/ Den	- 643 - 645 sq.ft.
16 - 1 Bedroom/Loft	- 738 sq.ft.
108 - 2 Bedroom	- 754 - 979 sq.ft.
9 - 2 Bedroom/Den	- 954 sq.ft.
4 - 2 Bedroom/Loft	- 983 sq.ft.
TOTAL: 158 UNITS	

4.5 Parking

Vehicle Parking

158 Apartment Units

Required

Provided

Required and Provided Spaces

- 171 (inclusive of 32 visitor spaces)

- 175 (inclusive of 32 visitor spaces)

Car Wash Stalls

- 2

Bicycle Parking

Resident - 1/unit @ 158 units

Visitor - 0.1/unit @ 158 units

Required and Provided Spaces

- 158 in storage lockers

- 16 in racks

4.6 Communal Facilities

(Excluded from F.A.R. Calculations)

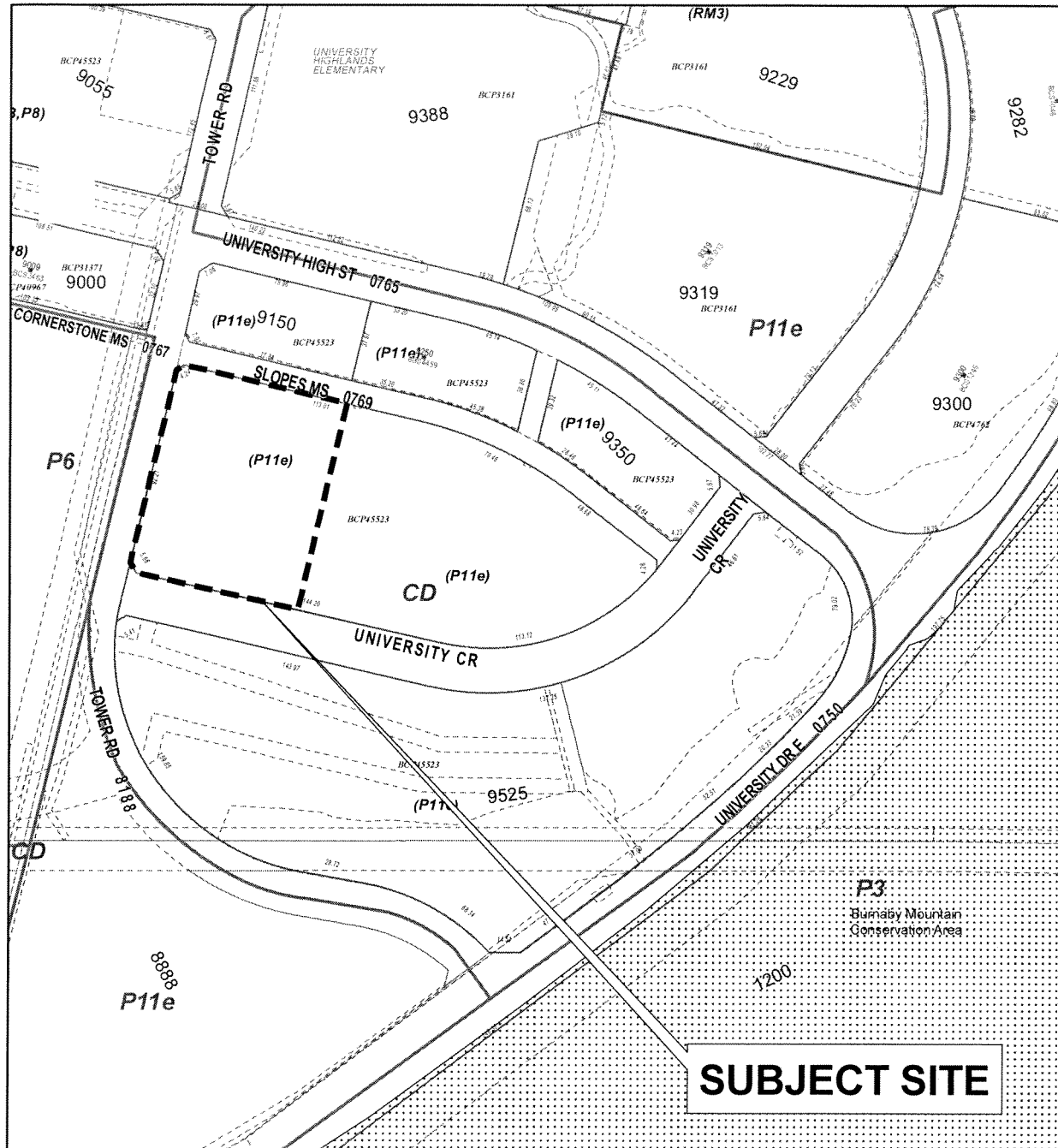
Facilities include amenity areas in both buildings totalling 278.1 m² (2135 sq.ft.), which are permitted exemptions from Gross Floor Area. The applicant has also provided a generous central public pathway/open space area with an adjacent children's play area and allotment garden area.


Lou Pelletier, Director
PLANNING AND BUILDING

RR:spf

Attachments

cc: Acting Director Engineering
Acting City Clerk
City Solicitor



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 16 2013

SCALE:

1:3,000

DRAWN BY:

AY



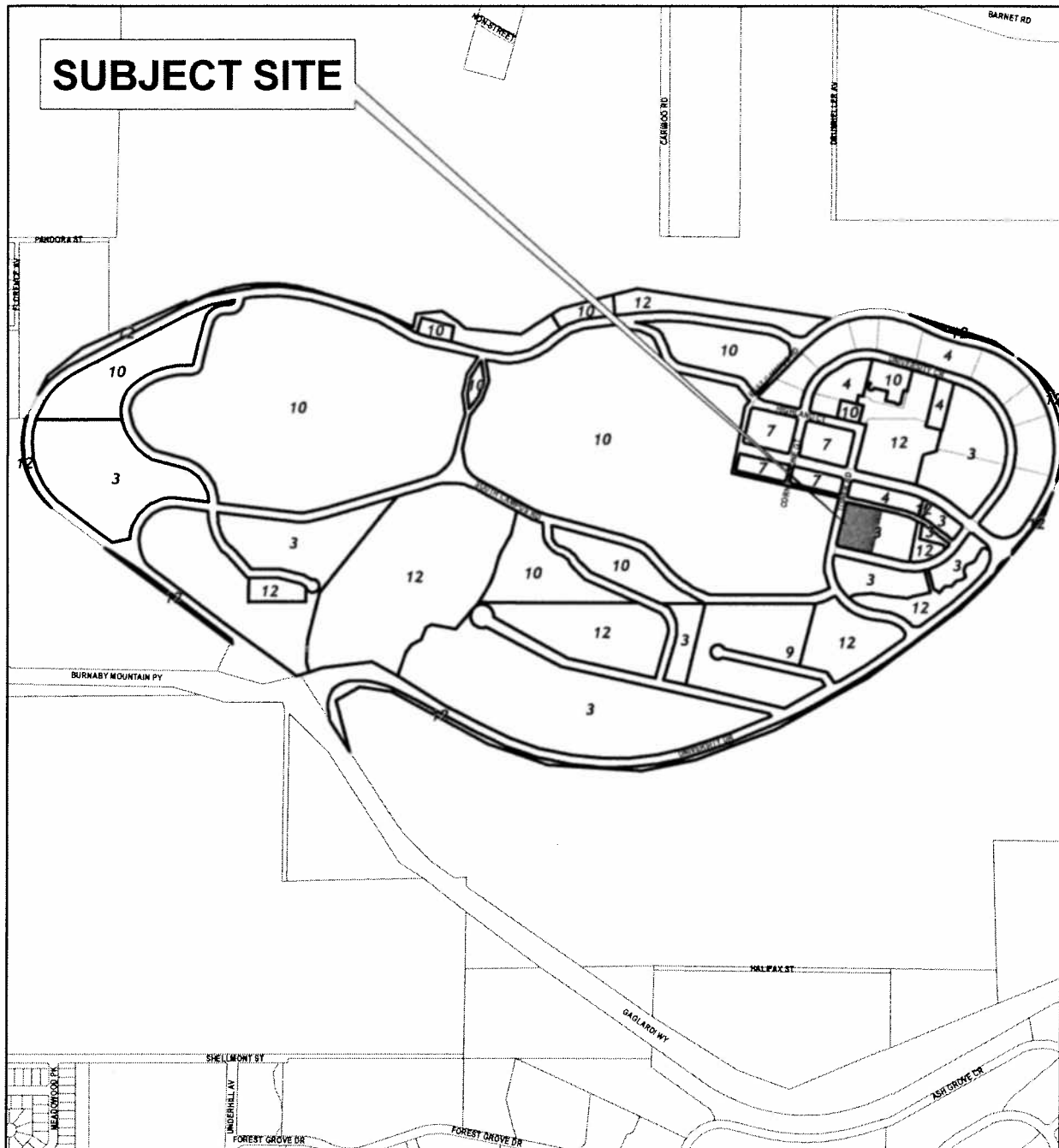
Subject Site

REZONING REFERENCE #12 -- 37

PORTION OF 9525 UNIVERSITY CRESCENT

Sketch #1

SUBJECT SITE

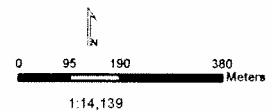


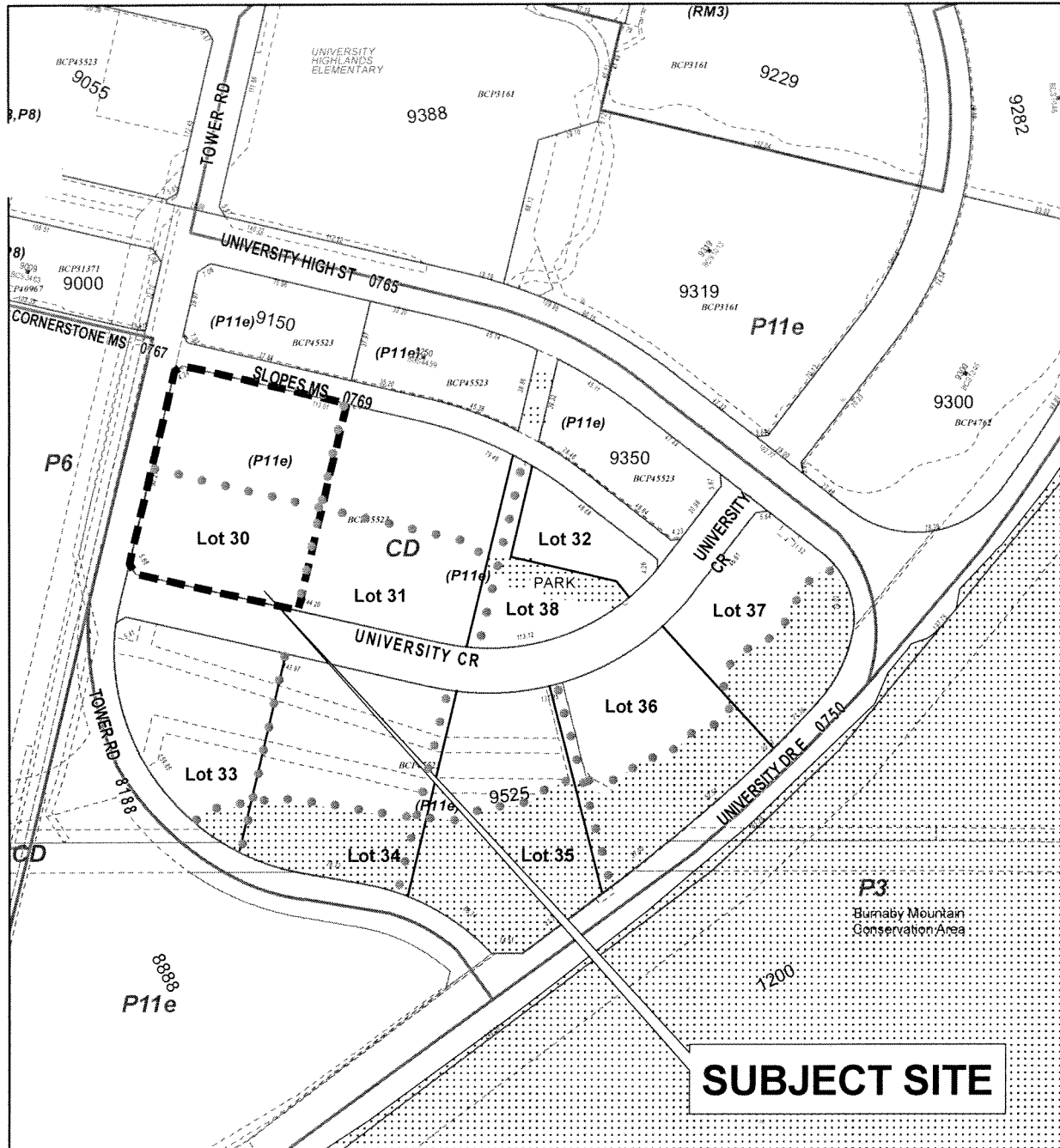
Simon Fraser University Community Plan





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





		PLANNING & BUILDING DEPARTMENT		
DATE: MAY 16 2013		PROPOSED SUBDIVISION		
SCALE: 1:3,000		<div style="display: flex; align-items: center;"> <div style="border: 2px dashed black; width: 40px; height: 20px; margin-right: 10px;"></div> <div style="margin-right: 20px;">Subject Site</div> <div style="margin-right: 20px;">••••••••</div> <div>Proposed Walkway</div> </div>		
DRAWN BY: AY		SUBDIVISION REFERENCE #11 -- 47 REZONING REFERENCE #11 -- 36 SUBJECT SITE LOT 30		