



Item .....	
Meeting .....	2016 September 19

## COUNCIL REPORT

**TO:** CITY MANAGER 2016 September 14

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #16-23  
Mid-Rise Residential Building with Townhouse Podium

**ADDRESS:** 8940 University Crescent (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 17, DL 211, Grp 1, NWD Plan BCP 45523

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

**TO:** Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "Parcel 17 UniverCity" prepared by Ramsay Worden Architects Ltd.)

**APPLICANT:** Intergulf Development  
880-700 West Georgia Street  
Vancouver, BC V7Y 1B6  
(Attention: Kaylen Crosse)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 October 25.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 October 03 and to a Public Hearing on 2016 October 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 Section 219 Covenants, including covenants restricting enclosure of balconies and providing that all disabled parking remains as common property.
- e. The review of a detailed Sediment Control System by the Director Engineering.
- f. 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.
- g. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- h. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- i. Compliance with the guidelines for underground parking for visitors.
- j. The deposit of the applicable GVS & DD Sewerage Charge.
- k. 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 this rezoning amendment is to permit the development of a 13 storey apartment building with a townhouse podium.

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## 2.0 BACKGROUND

- 2.1 The subject site is located on the north side of University Crescent, north of Highland Court, and is currently treed and undeveloped (Sketch #1 *attached*). To the east is the "Altitude" development, comprised of two 12 and 14 storey apartment buildings that were recently completed. To the southwest is the "Peak" development, a 17 storey apartment building adjoining a six-storey mid-rise that will be commencing construction shortly. The Water Tower Building and treed, undeveloped sites that are planned for future multi-family residential development are located to the south across University Crescent. To the north across University Drive is the Burnaby Mountain Conservation Area.
- 2.2 On 2016 May 25, Council received the report of the Planning and Building Department regarding the rezoning of the subject site, and authorized the Department to continue 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.
- 2.3 The subject site is located within a designated residential area of the Simon Fraser University Community Plan (Sketch #2 *attached*). It comprises Lot 17 within Phase 3 of the UniverCity community, which was created by Rezoning Reference #06-65 and Subdivision Reference #07-51. The site slopes significantly down towards the north. Riparian and tree retention covenant areas have been established at the rear and the east side of the property as part of the previous rezoning and subdivision approval processes. The development parameters and statistics established for the site through Rezoning Reference #06-65 permit a maximum development density of 2.6 FAR (providing a maximum gross floor area of 112,000 sq.ft.), up to 117 residential units, and a maximum building height of 12 storeys.
- 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 applicant is proposing to construct a 13 storey apartment building, including a two-storey townhouse podium fronting University Crescent. The requested height variance of one storey is supportable as it allows for a more terraced building form, reflecting the topographic nature of Burnaby Mountain. Additional terracing also provides more opportunities for outdoor living space, in accordance with design objectives for the UniverCity community. One hundred and seventeen units are proposed, including three two-storey townhouses fronting University Crescent. Twenty-seven units are adaptable, which exceeds the minimum 20% of single-level units that are required to be adaptable in accordance with Council adopted policy. As permitted under the adopted policy, 1.86 m<sup>2</sup>

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(20 sq.ft.) for each adaptable unit is exempt from gross floor area, resulting in a total adaptable unit exemption of 50.2 m<sup>2</sup> (540 sq.ft.). Eighteen units in the development have lock-off suites. All residential units include private outdoor space. Proposed finishing materials include glass, composite panel, metallic profile panel, and architectural finished concrete.

Vehicular access is at the west end of the site, off University Crescent. Four and a half levels of underground parking are proposed. As the site slopes approximately 15.89 m (52.13 ft.) from University Crescent to University Drive, the parkade structure extends up to 10.6 m (34.82 ft.) vertically above grade. The visual impact of exposed parkade walls at the rear of the property is mitigated by siting two levels of amenity space and decking directly adjacent the north side of the parkade. Exposed walls along the west and east sides of property are suitably treated with a vegetated wall system and metallic profile panel, with only limited areas of exposed painted concrete. Further, it is noted that there is extensive existing and proposed trees and landscaping along the west and east sides of the property, which provide a further screening function. Overall, the design of the parking structure has been well developed and is considered acceptable.

With respect to residential loading, it is proposed that the subject site share the residential loading space at the adjacent "Peak" development to the west, which will be commencing construction shortly by the same developer. This loading space is situated near the shared property line, would be easily accessible by future residents at the subject site, and would be protected by an easement. The proposed shared loading space is considered supportable as it enables a greater portion of the front yard on the subject site to be landscaped.

In addition to front yard landscaping, which includes a stormwater raingarden feature, extensive landscaping is proposed on the P1 roof deck along the west side of the property to complement the built form and to provide common outdoor amenity space for residents. Existing riparian and tree covenant areas along the rear and east sides of the property will be protected. The development will be required to meet UniverCity's current stormwater, habitat protection, building, and energy requirements.

Overall, the proposal generally meets the development guidelines established for the UniverCity neighbourhood and is considered suitable for presentation to Public Hearing.

- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- standard requirements for water main, sanitary sewers, and storm sewers;

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- provision of a concrete curb and gutter, boulevard grass, landscaping, trees, paver sidewalk, paver driveway, and streetlighting adjacent the development site;
  - upgrade of the University Crescent road pavement adjacent the development site to a final standard;
  - completion of all boulevard works adjacent 9001 University Crescent (Lot 26) to a final standard; and,
  - maintenance of the lineal ponds adjacent to 9060, 8940, and 8850 University Crescent (Lots 16, 17, and 18).
- 3.3 Any necessary statutory right-of-ways and easements are to be provided, including the registration of an access easement on the adjacent 8850 University Crescent (the "Peak" development) to allow shared residential loading.
- 3.4 Any necessary covenants are to be provided, including, but not necessarily limited to Section 219 Covenants:
- restricting enclosure of balconies; and,
  - ensuring that all accessible parking spaces remain as common property to be administered by the Strata Corporation.
- 3.5 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.6 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.7 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as separate car wash stalls are required.
- 3.8 The GVS&DD Sewerage Charge of \$1,082 per apartment unit and \$1,515 per townhouse unit applies. The Parkland Acquisition Charge and School Site Acquisition Charge do not apply as park and school sites have been provided in conjunction with the overall subdivision of the neighbourhood.

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#### 4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 4,002.0 m<sup>2</sup> (43,077 sq.ft.)
- 4.2 Site Coverage - 24% excluding parking structure  
 - 43% including parking structure
- 4.3 Density and Gross Floor Area - 2.6 FAR, 10,405 m<sup>2</sup> (112,000 sq.ft.)
- 4.4 Unit Mix
- |                           |  |
|---------------------------|--|
| 2 One BR units            | - 55.1 m <sup>2</sup> (593 sq.ft.) per unit                      |
| 19 One BR adaptable units | - 50.7 to 54.7 m <sup>2</sup> (546 to 589 sq.ft.) per unit       |
| 10 One BR + den units     | - 60.7 to 64.9 m <sup>2</sup> (653 to 699 sq.ft.) per unit       |
| 57 Two BR units           | - 77.6 to 118.1 m <sup>2</sup> (835 to 1,271 sq.ft.) per unit    |
| 8 Two BR adaptable units  | - 83.1 m <sup>2</sup> (895 sq.ft.) per unit                      |
| 18 Two BR lock off units  | - 79.4 to 82.1 m <sup>2</sup> (855 to 884 sq.ft.) per unit       |
| 2 Two BR units + den      | - 120.9 to 123.9 m <sup>2</sup> (1,301 to 1,334 sq.ft.) per unit |
| <u>1 Three BR units</u>   | - 126.7 m <sup>2</sup> (1,364 sq.ft.) per unit                   |
| <b>117 units total</b>    |  |
- 4.5 Building Height - 13 storeys, 38.9 m (127.6ft.)
- 4.6 Vehicle Parking – Required and Provided
- |                          |              |
|--------------------------|--------------|
| <b>Total</b>             | - 153 spaces |
| - Residential            | - 128 spaces |
| - Visitor @ 0.2 per unit | - 25 spaces  |
- 4.7 Bicycle Parking
- |                            |              |
|----------------------------|--------------|
| <b>Total Required</b>      | - 141 spaces |
| - Residential @ 1 per unit | - 117 spaces |
| - Visitor @ 0.2 per unit   | - 24 spaces  |
| <b>Total Provided</b>      | - 146 spaces |
| - Residential              | - 122 spaces |
| - Visitor                  | - 24 spaces  |
- 4.8 Residential Loading
- |                                      |  |
|--------------------------------------|--|
| <b>Total Required &amp; Provided</b> | - 1 space (shared with 8850 University Crescent) |
|--------------------------------------|--|

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4.9 Communal Facilities (Excluded from FAR Calculations)

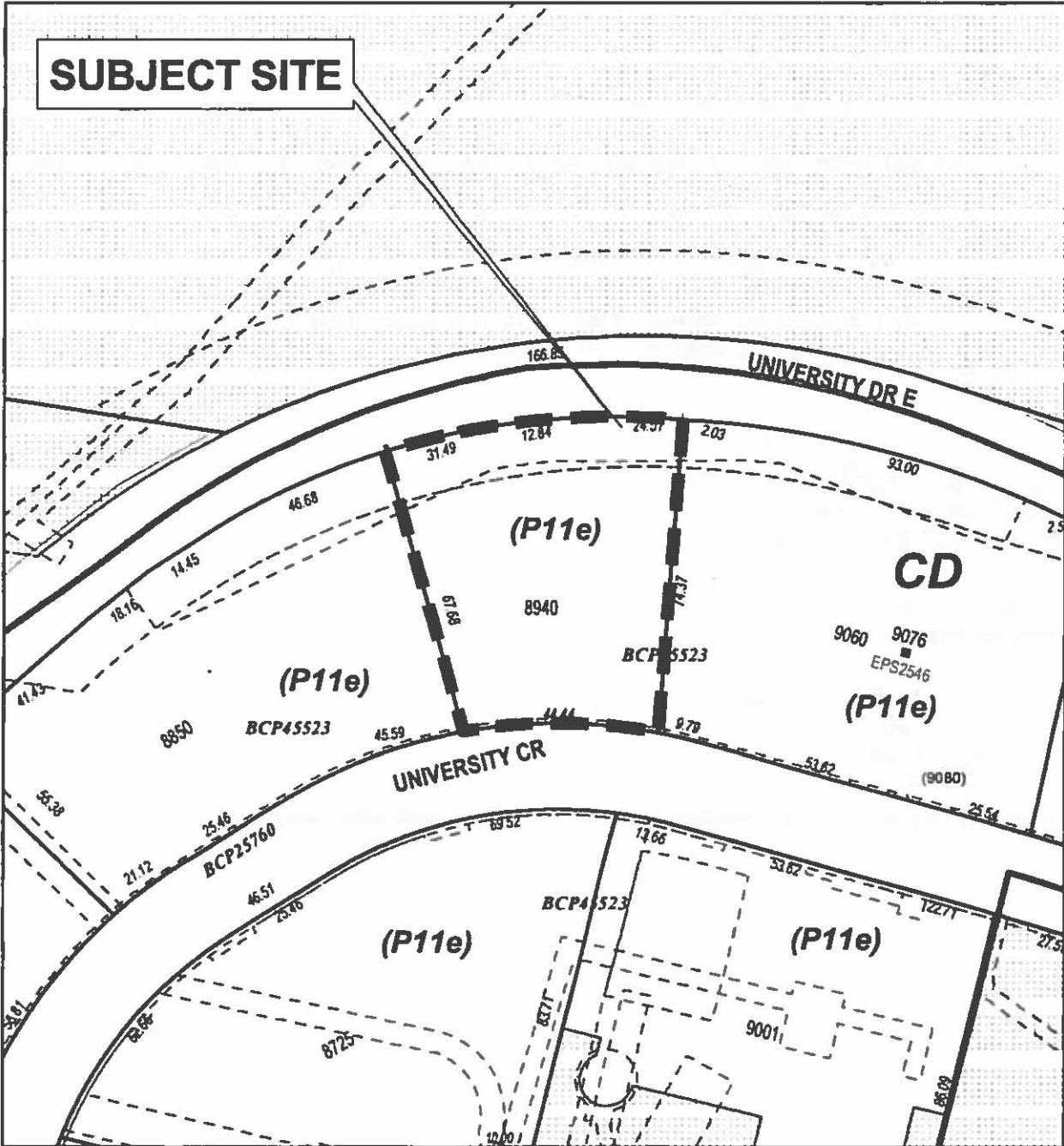
Communal facilities for residents include: two large amenity rooms at the P1 and P2 levels, an amenity lobby and lounge, and two communal laundry rooms. The amenity area amounts to 365.4 m<sup>2</sup> (3,933 sq.ft.), which is within the 5% (520.3 m<sup>2</sup> or 5,600 sq.ft.) gross floor area exemption permitted by the Zoning Bylaw. The development proposal also includes amenity patios at the P1 and P2 levels, including a barbecue area, child-friendly play area, and seating areas. Extensive landscaping is also proposed throughout the site, including a stormwater raingarden feature at the southeast corner of the site.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

KH:tn  
*Attachments*

cc: Director Engineering  
City Solicitor  
City Clerk

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PLANNING & BUILDING DEPARTMENT



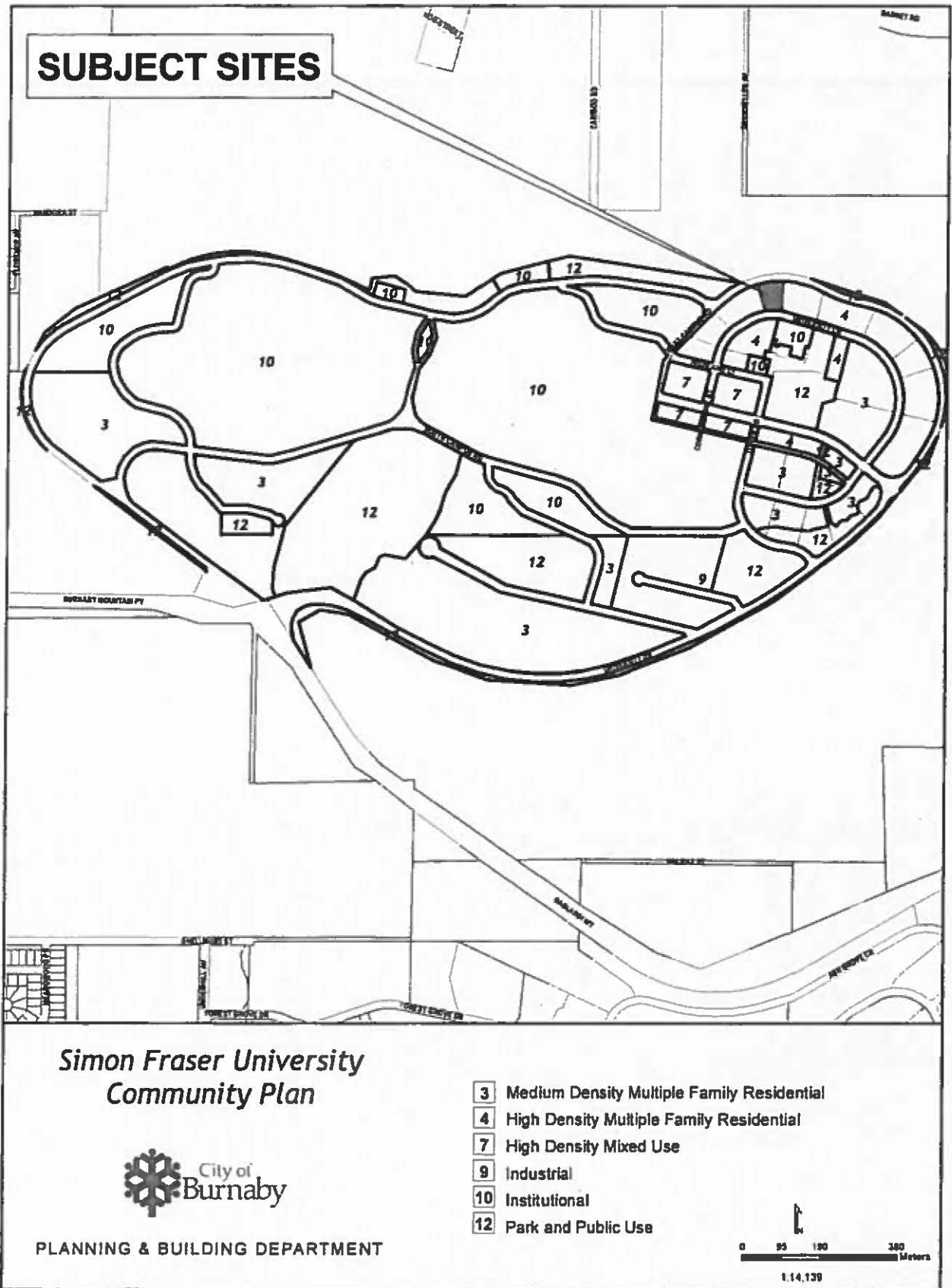
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8940 UNIVERSITY CRESCENT

 Subject Site

Sketch #1





Printed on May 6, 2016

Sketch #2