



Item
Meeting 2017 March 27

COUNCIL REPORT

TO: CITY MANAGER 2017 March 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-14
Low Rise Apartment and Townhouse Development and Expanded Community Park

ADDRESS: 9411 and 9755 University Crescent (see *attached* Sketches #1 and #2)

LEGAL: Lots 31 and 32, DL 211, Group 1, NWD Plan EPP29187

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 "The Slopes Parcel 31, SFU - UniverCity" prepared by Perkins + Will Architects Canada Co.)

APPLICANT: Mosaic Avenue Developments Ltd.
500 – 2609 Granville Street
Vancouver, BC V6H 3H3
Attn: Chris Lee

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 April 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 April 03 and to a Public Hearing on 2017 April 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

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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 completion of the necessary subdivision.
- e. The granting or amendment of any necessary statutory rights-of-way, easements, or covenants.
- f. The review of a detailed Sediment Control System by the Director Engineering.
- 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 submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- i. 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.
- j. Compliance with the guidelines for underground parking for visitors.
- k. The deposit of the applicable GVS & DD Sewerage Charge.
- l. 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 transfer residential density potential from 9411 University Crescent to 9755 University Crescent; permit construction of an expanded community park at 9411 University Crescent; and permit construction of a low rise apartment building with attached garden townhomes, three townhouse buildings, and underground parking at 9755 University Crescent.

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2.0 BACKGROUND

- 2.1 The subject site, comprised of two properties, is located east of Tower Road, between University Crescent and Slopes Mews (Sketch #1 *attached*). 9755 University Crescent (Lot 31) has an area of 7,842.7 m² (84,419 sq.ft.). The northerly portion of this property is improved with a surface parking lot, while the southerly portion is primarily treed. 9411 University Crescent (Lot 32) has an area of 2,000.4 m² (21,532 sq.ft.) and is improved with a surface parking lot. To the north across Slopes Mews are low to mid-rise multi-family residential developments. To the east and south across University Crescent are sites that are currently treed and undeveloped or improved with surface parking lots, and planned for future multi-family residential development. 9633 University Crescent (Lot 38), located between the two subject properties, is primarily treed, undeveloped, and designated for community park development. To the west is a multi-family residential development that is currently under construction.
- 2.2 On 2016 March 30, 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 31 and Lot 32 within the Phase 4 "Slopes" neighbourhood of the UniverCity community, which was created by Rezoning Reference #11-36 and Subdivision Reference #11-47. The site slopes down towards the southeast.
- 2.4 The master rezoning for the Phase 4 lands envisioned Lot 31 to be developed with up to 102 residential units within two or more buildings stepping down from Slopes Mews to University Crescent. The maximum density specified is 1.21 FAR, or 9,489.8 m² (102,147 sq.ft.) of gross floor area. As part of the master rezoning, a 5.0 m statutory right-of-way crossing the centre of Lot 31 from east to west was secured, together with a shared 5.0 m north-south statutory right-of-way along the west property line (2.5 m on Lot 31 and 2.5 m on the adjacent property at 9877 University Crescent) to facilitate pedestrian movement and connectivity in the Slopes neighbourhood. Lot 32 was envisioned for smaller scale development with up to 36 residential units, a maximum density of 1.65 FAR, and a maximum gross floor area of 3,300.7 m² (35,528 sq.ft.). As aforementioned, Lot 38, located between the two subject properties, is designated for community park development, with construction based on an approved park plan, with construction to commence following completion of development at Lot 31 and Lot 32. It is noted that the park is to be owned and maintained by SFU Community Trust (the Trust).
- 2.5 In 2013, the City and the Trust discussed turning Lot 32 into an expansion of the community park at Lot 38, while transferring the available density from Lot 32 to Lot 31. This alternative was considered to have merit as it would provide additional park space in the Slopes neighbourhood and more efficient and cost-effective development of residential units

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on sloping terrain, while still generally meeting the intent and development guidelines specified in the Phase 4 master rezoning. The Trust has prepared an expanded park plan for Lot 32 and has reconfirmed its intent is commence park construction upon occupancy of Lot 31.

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

3.0 GENERAL COMMENTS

3.1 The proposed density transfer would enable up to 12,790.4 m² (137,675 sq.ft.) of residential gross floor area to be developed on Lot 31, translating to an FAR of 1.63. The maximum number of units permitted would be 138, in line with the combined maximum number of units specified for Lots 31 and 32 in the master rezoning. All other development parameters that have been established for Lot 31 through the master rezoning, including maximum building height, building character, and building form, remain unchanged.

As part of this application, the applicant is proposing to subdivide Lot 31 along the east-west pedestrian statutory right-of-way into two smaller lots and distribute density in four buildings that step from north to south to follow the site's contours. The northerly parcel is proposed to be developed with a five-storey wood frame apartment building fronting Slopes Mews, with attached, three-storey garden townhomes at the rear and fronting the east-west pedestrian pathway. The garden townhomes will also share a common, secondary access off the east side yard, with a pathway connecting to Slopes Mews via the community park, to be secured by easement. Two levels of underground parking, accessed off Slopes Mews, will be provided. In total, the northerly parcel will accommodate 99 units. The southerly parcel is proposed to be developed with two four-storey townhouse buildings fronting University Crescent and one three-storey townhouse building facing the east-west pedestrian pathway. All units within these buildings will have direct access to a single-level underground parkade, which will be accessed off University Crescent. Thirty-two units are proposed for the southerly parcel.

A total of 131 units are proposed, of which 84 units are single-level apartment units and 47 are multi-level townhouse units. Of the single-level units, 19 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 m² (20 sq.ft.) for each adaptable unit is exempt from gross floor area, resulting in a total adaptable unit exemption of 35.3 m² (380 sq.ft.).

The buildings are proposed to be primarily clad with brick and hardiplank, with metal and wood detailing. All residential units include private outdoor space. Extensive landscaping is proposed throughout the site, including raingardens, planter beds, pathways, an adventure play zone for children, and a group picnic area. The development will be required to meet UniverCity's current stormwater, habitat protection, building, and energy requirements.

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With respect to expanded community park uses on Lot 32, the Trust is proposing to develop a ball hockey court, a park pavilion and picnic shelter, seating terraces, and lawn areas. These facilities would, in part, provide teens and youth with additional active recreation and play space, and complement the facilities for young children and the broader community that are available at Richard Bolton Park and University Highlands Elementary School and those planned for the community park on Lot 38. The park pavilion and picnic shelter also provide a weather-protected venue for community events and gatherings. In order to integrate the two park parcels, gravel pathway connections and a stair case are proposed to be located within the stand of trees between Lots 32 and 38. A minor adjustment to an existing Tree Retention Covenant will be necessary to permit such works, with all proposed works subject to the City Arborist's review and approval to ensure continued protection of the trees. The Trust will be required to commence construction of the community park on Lots 32 and 38 within six months of completion of development of Lot 31.

Overall, the rezoning proposal is supportable as it is generally consistent with the Simon Fraser University Community Plan and the combined development parameters and statistics established for Lots 31 and 32. It also achieves development of an expanded community park in the Slopes neighbourhood.

- 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; and,
 - provision of a concrete curb and gutter, boulevard grass, landscaping, trees, paver sidewalk, paver driveway, and streetlighting adjacent Lots 31, 32, and 38.
- 3.3 Subdivision of Lot 31 into two smaller parcels, as described in Section 3.1 of this report will be required.
- 3.4 Any necessary statutory right-of-ways and easements are to be provided, including:
- blanket statutory right-of-way, including indemnification agreement, over Lots 32 and 38 for public access, with design, operations, and maintenance of the community park to remain the responsibility of SFU Community Trust; and,
 - easement over a portion of pathway area on Lot 38 in favour of Parcel 31 for residential pedestrian access.
- 3.5 Any necessary covenants are to be provided, including, but not necessarily limited to Section 219 Covenants:
- reallocating residential development potential from Lot 32 to Lot 31;
 - ensuring density of development on Lot 31 complies with the approved CD zoning;

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- restricting enclosure of balconies;
 - ensuring that all accessible parking spaces remain as common property to be administered by the Strata Corporation; and,
 - ensuring that SFU Community Trust commits to commence construction of the community park on Lots 32 and 38 within six months of issuance of the occupancy permit of Lot 31.
- 3.6 The required Community Association Covenant, which includes the Community Amenities Agreement, will need to be submitted and reviewed by the City Solicitor.
- 3.7 An amendment to the existing Tree Retention Covenant over Lots 31, 32, and 38 is required, in order to permit pedestrian connections between the two park parcels, with all proposed work subject to the City Arborist’s review and approval.
- 3.8 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.
- 3.9 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.
- 3.10 Provision of an adequately sized and sited garbage handling and recycling material holding space, as well as separate car wash stalls are required.
- 3.11 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.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Lot 31 – North Site	- 4,278.7 m ² (46,056 sq.ft.)
<u>Lot 31 – South Site</u>	<u>- 3,564.0 m² (38,363 sq.ft.)</u>
Lot 31 Total	- 7,842.7 m ² (84,419 sq.ft.)
Lot 32 – New Park	- 2,000.4 m ² (21,532 sq.ft.) (no change)
Lot 38 – Existing Park	- 3,055.1 m ² (32,885 sq.ft.) (no change)

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4.2 Site Coverage

- Lot 31 – North Site - 42.8%
- Lot 31 – South Site - 34.2%

4.3 Density and Gross Floor Area

- Lot 31 – North Site - 1.96 FAR, 8,365.3 m² (90,043 sq.ft.)
- Lot 31 – South Site - 1.24 FAR, 4,421.7 m² (47,595 sq.ft.)
- Lot 31 Total - 1.63 FAR, 12,787.0 m² (137,638 sq.ft.)
- Lot 32 – New Park - No development potential
- Lot 38 – Existing Park - No development potential (no change)

4.4 Unit Mix

Lot 31 – North Site

- 20 Studio units - 50.4 m² (543 sq.ft.) per unit
- 2 One BR units - 56.3 m² (606 sq.ft.) per unit
- 9 One BR adaptable units - 56.2 m² (605 sq.ft.) per unit
- 43 Two BR units - 68.6 m² to 79.0 m² (738 to 850 sq.ft.) per unit
- 10 Two BR adaptable units - 79.0 m² (850 sq.ft.) per unit
- 7 Two BR + den townhouse units - 114.1 m² (1,228 sq.ft.) per unit
- 1 Three BR townhouse units - 121.6 m² (1,309 sq.ft.) per unit
- 7 Three BR + den townhouse units - 123.7 m² (1,332 sq.ft.) per unit
- 99 units total**

Lot 31 – South Site

- 16 Three BR townhouse units - 141.4 m² to 147.5 m² (1,522 to 1,588 sq.ft.) per unit
- 11 Three BR + den townhouse units - 147.6 m² (1,589 sq.ft.) per unit
- 2 Four BR townhouse units - 155.8 m² (1,677 sq.ft.) per unit
- 3 Four BR + den townhouse units - 147.5 m² to 155.4 m² (1,588 to 1,673 sq.ft.) per unit
- 32 units total**

4.5 Building Height

- Lot 31 – North Site - 5 storeys, 15.4 m (50.5 ft.)
- Lot 31 – South Site - 4 storeys, 14.4 m (47.2 ft.)

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4.6 Vehicle Parking – Required and Provided

- Lot 31 – North Site - 118 spaces, plus 10 spaces offsite
 - Residential - 107 spaces
 - Car wash stall - 1 space
 - Visitor @ 0.2 per unit - 10 spaces, plus 10 spaces offsite*

- Lot 31 – South Site - 44 spaces, plus 3 spaces offsite
 - Residential - 39 spaces
 - Car wash stall - 1 space
 - Visitor @ 0.2 per unit - 4 spaces, plus 3 spaces offsite*

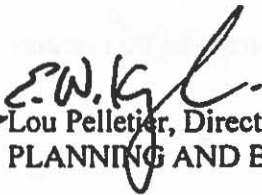
4.7 Bicycle Parking

- Lot 31 – North Site - 109 spaces
 - Residential @ 1 per unit - 99 spaces
 - Visitor @ 0.1 per unit - 10 spaces

- Lot 31 – South site - 36 spaces
 - Residential @ 1 per unit - 32 spaces (in unit)
 - Visitor @ 0.1 per unit - 4 spaces

4.9 Communal Facilities (Excluded from FAR Calculations)

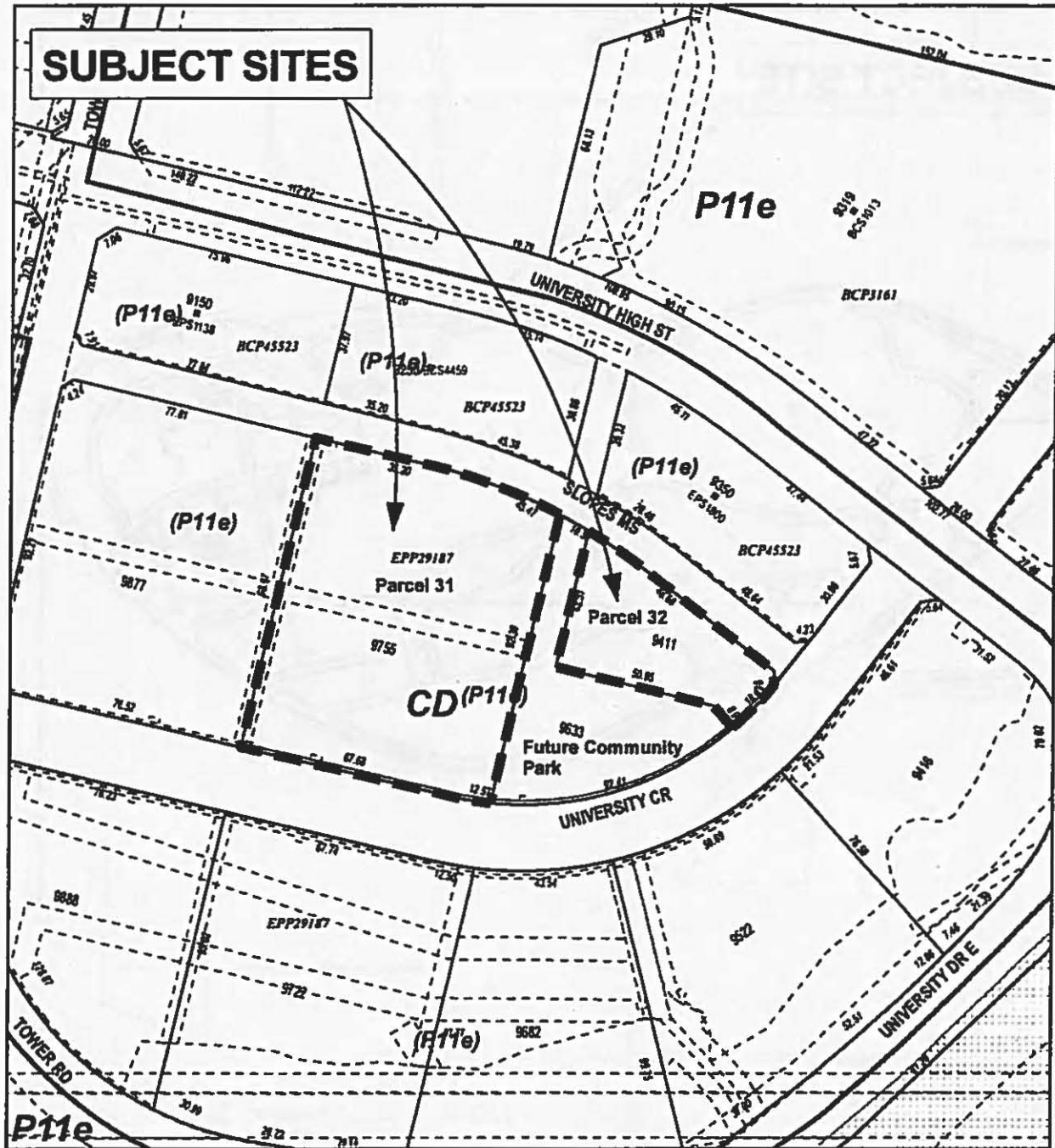
Residents of the five storey apartment have access to an 18.3 m² (197 sq.ft.) amenity room on the ground floor, which is well within the 5% gross floor area exemption permitted by the Zoning Bylaw. Extensive landscaping is also proposed throughout the site, including a children’s adventure play zone within a 5.0 m public access statutory right-of-way crossing the centre of Lot 31 from east to west.


Lou Pelletier, Director
PLANNING AND BUILDING

KH:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk

* These offsite visitor parking spaces are provided within the public parking area at the Lot 25 “Centreblock” development, in accordance with the provisions of the P11e District and Rezoning References #11-36 and #13-09.



PLANNING & BUILDING DEPARTMENT




DATE:
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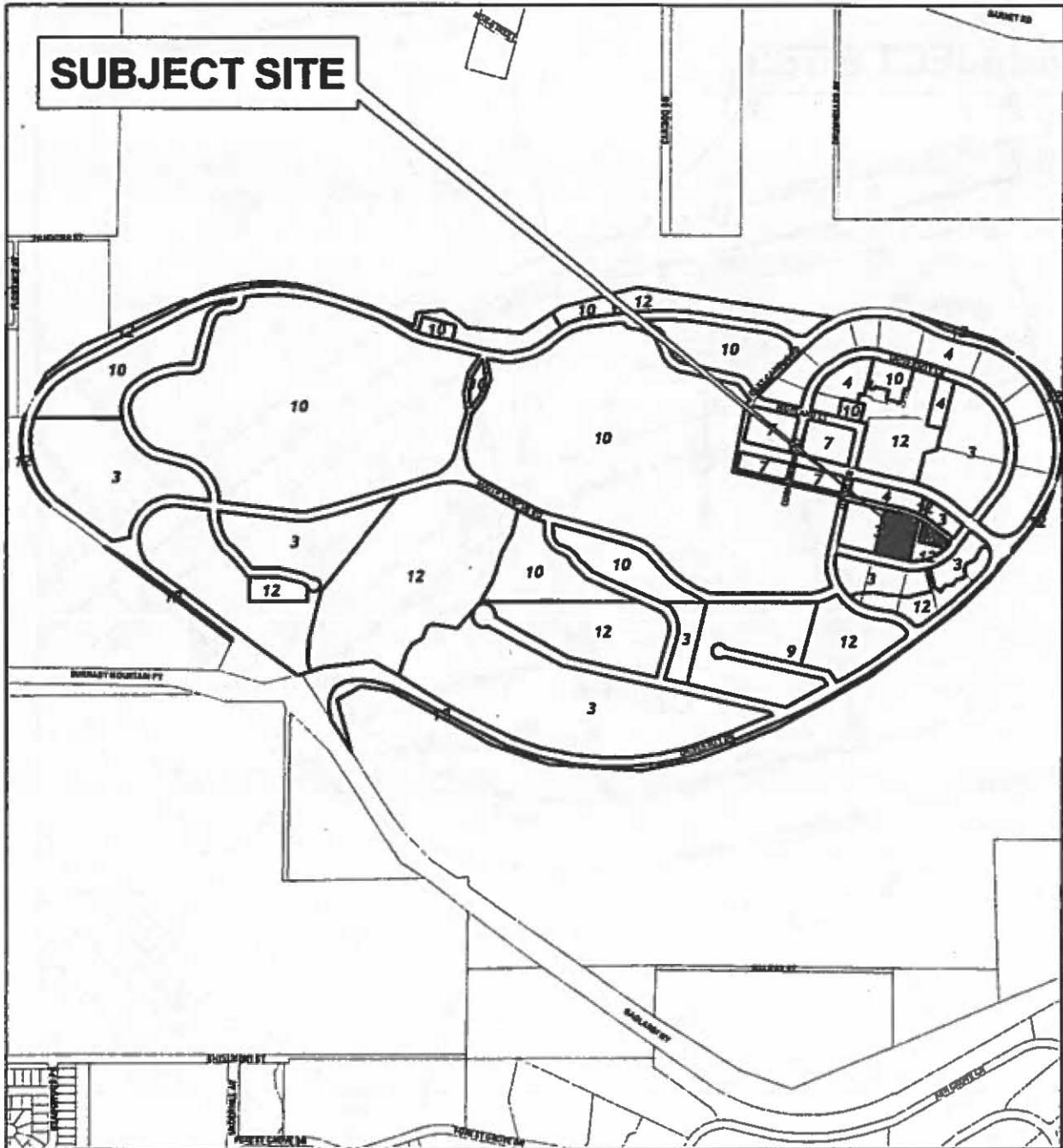
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REZONING REFERENCE #16-14
9411 AND 9755 UNIVERSITY CRESCENT

 Subject Site

Sketch #1



*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
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use

