

CITY OF BURNABY

BYLAW NO. 11347

A BYLAW to amend the Simon Fraser University Official Community Plan

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **SIMON FRASER UNIVERSITY OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 2002.**

2. The Simon Fraser University Official Community Plan as adopted under Bylaw No. 10391 is amended as follows:

(a) by adding after the words “Maximum Unit Density” where they appear in section 2.5.5, the words “(Neighbourhood Average)”;

(b) by adding the following section immediately after section 2.5.7:

“2.5.8 The inclusion of student and other affordable housing within the residential neighbourhood is encouraged. The University and the City will facilitate the inclusion of secondary suites within condominium apartments and townhouses as one means of achieving this. The secondary suites are not included in the maximum unit counts specified above.”;

(c) by adding after the words “of the site.” where they appear in section 2.6.2, the following:

“Based on mutual agreement by the University and the School District, the East Neighbourhood School may have a site area of less than 2.8 ha (6.9 acres), reflecting the University’s commitment to provide parking for the school on an adjacent site and the potential for conversion of the existing building on the site to school use, as well as the University’s commitment to

provide the second school site within the South Neighbourhood as soon as it is required.”

- (d) by striking out the word “development.” where it appears in section 2.6.3 and substituting in its place the words “development, except that the defined playfield and playground area of the East Neighbourhood School site is to be incorporated into the adjacent park site.”;
- (e) by adding after words “at no cost.” where they appear in section 2.7.1, the following:

“Alternatively, by mutual agreement, the University may continue to manage the Naheeno Park parcel as a conservation area for an interim period, subject to registration (at the time of subdivision) of a covenant protecting it as a natural undeveloped park area, and of a statutory right-of-way providing for public access for passive recreation purposes.”;

- (f) by striking out the last part of section 2.7.2 commencing with the words “adjacent East Neighbourhood School” and substituting the following:

“adjacent East Neighbourhood School 0.79 ha (2.0 acres) plus a 0.18 ha (0.46 acres) statutory right-of-way including the B.C. Hydro plaza and building setback area which is to be upgraded and made available for public use in conjunction with the Park; if school use of the adjacent site is not commenced or is discontinued, the playfield and playground area of the school site will be incorporated into the Neighbourhood Park.”;

(g) by adding the following section immediately after section 2.9.3:

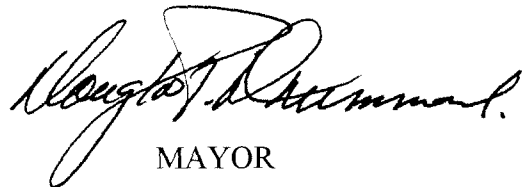
“2.9.4. Although the maximum Floor Area Ratio under the existing P11e zoning is 1.7, higher densities for mixed-use developments along the East Neighbourhood’s commercial “Main Street” may be accommodated by rezoning specific sites to Comprehensive Development District based on commercial and multiple-family zoning district use and density guidelines.”

Read a first time this 4th day of March 2002

Read a second time this 8th day of April 2002

Read a third time this 15th day of April 2002

Reconsidered and adopted this 15th day of April 2002



MAYOR



CLERK