

ITEM	19
MANAGER'S REPORT NO.	81
COUNCIL MEETING	1979 11 26

RE: PRELIMINARY INFORMATION - DISCOVERY PARKS INC. OFFICE/RESEARCH  
FACILITIES, B.C. DEVELOPMENT CORPORATION  
(A) SIMON FRASER UNIVERSITY SITE  
(B) WILLINGDON (BCIT) SITE

The following report from the Director of Planning contains information on proposed office/research facilities.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER

1979 NOVEMBER 16

FROM: DIRECTOR OF PLANNING

SUBJECT: PRELIMINARY INFORMATION — DISCOVERY PARKS INC. OFFICE/RESEARCH  
FACILITIES, B.C. DEVELOPMENT CORPORATION  
A) SIMON FRASER UNIVERSITY SITE  
B) WILLINGDON (BCIT) SITE

RECOMMENDATIONS

1. THAT Council approve in principle the establishment of Discovery Parks Inc. office/research facilities on the Simon Fraser University site in accordance with the general terms and concepts outlined in this report and authorize the Planning Department to continue working with Discovery Parks Inc. towards the development of a detailed Discovery Park Simon Fraser University Site - Community Plan suitable for submission to Council;
2. THAT Council approve in principle the establishment of Discovery Parks Inc. office/research facilities on the Willingdon (BCIT) site in accordance with the general terms and concepts outlined in this report and authorize the Planning Department to continue working with Discovery Parks Inc. towards the development of a detailed Discovery Park Willingdon Site - Community Plan suitable for submission to Council.
3. THAT a direct request be made by Council to the B.C. Development Corporation to ascertain whether the Province would be willing to consider the use of a 3.9 ha (9.8 acre) portion of Provincial property directly north of the Moscrop Junior High School for public open space purposes.

REPORT

1.0 INTRODUCTION

Over the past several months, preliminary discussions have taken place on the subject of Discovery Parks which are intended to be high technology research- and development-oriented office/laboratory/light industrial complexes in park-like settings. An initial architectural/planning concept and associated background studies have also been submitted.

In the preliminary documents received by the Municipality, it is indicated that:

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"Discovery Parks Incorporated has been created by the British Columbia Development Corporation in order to implement the Provincial Government objective of increasing the productivity of British Columbia industry, to enable it to compete effectively in the international market and to maintain a broad and strong economic base in the Province.

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The role of Discovery Parks is to attract capital intensive, high technology industry and investment to the Province by developing campus style industrial research parks adjacent to the educational institutions. Furthermore, Discovery Parks will facilitate greater interaction between industry and the Universities, and promote the growth of a reciprocal relationship enabling the Universities to orient their resources to serve industry and to secure employment for their graduates.

The intent of Discovery Parks Incorporated is to create a Research and Development oriented centre appropriate to the site and surrounding environment, reflecting a high standard of aesthetic values, ecological concerns and satisfying the Lessee's functional requirements. Discovery Parks Incorporated wishes the development to be a credit to the tenants, to the academic institution concerned and to the surrounding community."

In general, there would appear to be a number of evident benefits and multiplier effects accruing from this overall proposal. The proposed Discovery Parks if established in Burnaby would for example:

- a) Enhance the linkages between the Burnaby institutions of higher learning with the community at large.
- b) Provide employment for specialized scientists and technologists in our community, thereby extending the spectrum of employment opportunities in Burnaby.
- c) Enhance the access by educational institutions to specialized equipment, technical resources, and human talent which can contribute to their education programs.
- d) Provide possible specialized research and development expertise for industries located in Burnaby, and tend to attract or generate new industries to Burnaby which will utilize systems or manufacture products developed at the Discovery Parks, or which will provide materials and services required by research facilities within the Discovery Parks.
- e) Provide high quality development which would serve as a model for other similar scaled developments and which would further strengthen Burnaby's tax base.
- f) Indicate Burnaby's support for the general policy of developing new secondary industries in Canada and, in particular, in British Columbia and assist the overall economy in achieving a competitive edge through the promotion of creative research activities.

The four selected sites are at the University of British Columbia, Simon Fraser University, British Columbia Institute of Technology (Willingdon), and near the Institute of Oceanographic Sciences at Patricia Bay. At the end of an approximately 15 year development time period, it is anticipated that the four sites will accommodate the following approximate building floor areas: UBC site at 43,245 m<sup>2</sup> (465,000 gross square feet), Willingdon (BCIT) site at 110,557 m<sup>2</sup> (1,189,000 gross square feet), Simon Fraser University site at 55,986 m<sup>2</sup> (602,000 gross square feet), and the Patricia Bay site at 12,555 m<sup>2</sup> (135,000 square feet). It is noted that the two sites in Burnaby are to accommodate the largest total floor areas -- together 75 per cent of the total intended gross floor area of 222,363 m<sup>2</sup> (2,391,000 square feet). The initial pilot project will likely constitute a multi-tenant facility on the Willingdon site.

## 2.0 PRELIMINARY DEVELOPMENT ORIENTATION AND PLANNING CONCEPTS

Discovery Parks will be oriented to medium to large industrial research firms requiring a separate building, as well as to the small and medium sized firms requiring short term "incubator" space on a leased basis in a shared building. The small firm will be catered to in a multi-tenant facility with shared accessory facilities such as cafeteria and recreational areas. The facility will contain leasable office and laboratory areas and will have a transformation capability allowing the development of shared accessory services such as computer services.

Discovery Parks at UBC and SFU will be oriented to firms engaged in research and development, whereas the Willingdon and Patricia Bay parks will attract industrial firms with production or manufacturing orientation. The multi-tenant facilities will be integrated into the various larger tenants' buildings.

The preliminary planning concepts outlined by the developer follow. The Planning Department generally supports these concepts with reservations on only a few relative to site-specific concerns.

- a) Create a park-like environment in the research park.
- b) Create an integrated campus style development by clustering units around a common open space.
- c) Develop a multi-tenant building that sets the stage for the cluster development.
- d) Locate shared facilities and user amenities in the multi-tenant building to facilitate opportunities for social and intellectual interaction.
- e) Locate parking below grade, wherever possible, to preserve open space.
- f) Utilize open space within a cluster as a visual and functional focus of pedestrian activity.
- g) Separate vehicular and pedestrian traffic within and between clusters.
- h) Provide pedestrian links and recreational opportunities between clusters to enhance the concept of the park.
- i) Preserve the natural landscape around and between clusters to the highest extent possible.
- j) Provide an entrance gateway into each cluster. (The SFU site may require a site specific adjustment to this concept).
- k) Locate service roads to the rear of the cluster, wherever possible. (The SFU site may require a site specific adjustment to this concept).
- l) Encourage compatible quality of design with the cluster buildings while allowing individual user identification.
- m) Provide opportunities for user visibility by clearing view corridors to major roads. (This concept would appear questionable for the SFU site).
- n) Phase development to complete a cluster before starting a new cluster.
- o) Develop a participatory approach to the management of the park.

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The developer's architectural consultant has pursued studies of a prototypical cluster development as indicated (attached Sketch No. 1). Each typical cluster would accommodate a multi-tenant facility, and up to three research facility buildings constructed by individual companies. Significant expansion of each research facility would be possible. The space between the buildings of each cluster would be developed as well landscaped formal and semi-formal areas for appropriate pedestrian activity. A flexible approach to this overall architectural concept is required to adjust to varying site specific conditions and the research needs of specific proposed tenants.

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### 3.0 SIMON FRASER UNIVERSITY SITE

An illustrative preliminary plan of the SFU site produced by the developer's architect is outlined on Sketch No. 2. This site is located on Burnaby Mountain, south of the existing Simon Fraser University buildings between a B.C. Hydro right-of-way to the north, the proposed ring road to the south and Gagliardi Way to the west. The approximately 80 acre gross site has a steep gradient which is most pronounced toward the southern and western boundary. Dense tree cover including some mature conifers and the potential of long range views over the Fraser Valley are attractive site features.

It is noted that the SFU Discovery Parks site is located within the University campus above the ring road, in the area which is currently zoned Regional Institutional District (P6). The proposal is not in conflict with the adopted Burnaby Mountain Conservation Area Plan and its attendant current Park and Public Use District (P3) zoning.

#### 3.1 General Objective

Any development of the subject site must consider the dominant natural aspects of the Burnaby Mountain environment. The success and appropriateness of any proposed research complex will depend on how well the affinity with the conservation environment is reinforced through the preservation of existing trees, the preservation of creeks and ravines, and respect for the steeply sloping grade conditions in the area while maintaining all requisite University and Municipal standards relative to the proposed development. Development areas should not be readily visible from other parts of the Municipality. The key element of the overall community plan would be the minimization of site coverage (buildings, roads, parking, driveways, cleared areas) and the maximization of the retention of existing vegetation. The proposed uses at the SFU site will be restricted to research office/laboratory uses only. No manufacturing facilities will be permitted on the SFU site.

#### 3.2 Leasehold Arrangement

It is our understanding that the SFU site will be leased from Simon Fraser University and will not be subdivided off the University property.

#### 3.3 General Comments Towards a Community Plan

- a) The general architectural concept should conform to a "pavilion among the trees" approach emphasizing lower scaled buildings and use of natural appearing building materials.



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- b) The established maximum building statistics for each of the major segments of Discovery Park should conform to the overall community plan concepts.
- c) It is expected that the cluster development prototype would be compacted for the Simon Fraser University site in order to optimize the retention of surrounding conservation buffer areas and respond to its environmentally sensitive location on Burnaby Mountain.
- d) The provision of as much underground parking under the building clusters as possible is particularly relevant to the SFU site.
- e) A major portion of the gross site area will be retained as a protected conservation area.
- f) The main access road for the SFU site is a long cul-de-sac which would be operationally improved by linking it to the existing Simon Fraser University development directly to the north. It is desirable that the existing B.C. Hydro overhead wiring along the access road alignment be placed underground in conjunction with the construction of the main access road.

#### 3.4 Ring Road/Gagliardi Way Intersection

The environmental ramifications of the construction of the ring road and the possible relocation of the Gagliardi Way/ring road intersection are of some concern. It is expected that the ring road will be located within the right-of-way cleared at some time in the past. The proposed relocation of the Gagliardi Way/ring road intersection further south to encroach upon the Trans-Mountain tank farm in order to provide a more "efficient" intersection would remove a desirable screen of existing trees and further expose the mountain at a sensitive location. The existence of difficult steep slopes immediately to the east of this intersection is acknowledged but the Planning Department has urged that an intersection solution more environmentally attuned to this location be pursued.

#### 4.0 WILLINGDON (BCIT) SITE

An illustrative preliminary plan of the Willingdon site produced by the developer's architect is outlined on Sketch No. 3. The Willingdon site, consisting of three parcels of land, totalling approximately 100 acres is centrally located in the Greater Vancouver Region and served by the major arterial roads, Willingdon Avenue and Canada Way. The largest parcel is located west of Willingdon Avenue between Canada Way and Moscrop Road, and borders on a single family residential neighbourhood on the west, the Moscrop Junior High School on the south, and the BCIT campus on the east and north. The two smaller parcels are located north-east and south-east of the Willingdon-Moscrop intersection. A parking lot for BCIT, providing 800 parking spaces on the north-east parcel will be relocated prior to the development of the site.

The slope of the large parcel, west of Willingdon, is moderately level at the north and south edges, but fairly steep in the mid portion, with the direction of the gradient running from west to east. The two smaller parcels are moderately graded. The entire site, with the exception of the north-east parcel is treed with immature secondary growth of predominantly alder and cottonwood, with occasional stands of mature trees. Two creeks, one east and one west of Willingdon will have to be taken into consideration. The small parcels east of Willingdon provide prime locations for specific tenants requiring high visibility as do those portions of the large parcel that abut Willingdon Avenue on the west, and Canada Way on the north.

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#### 4.1 General Objective

The development of the site is based on the provision of high quality low site coverage office/laboratory buildings in a well landscaped park-like setting. Substantial existing treed areas in the vicinity of the west property lines are to be preserved. Uses for this site would include the capability of accommodating high technology light manufacturing activities related to the primary office/laboratory research functions.

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#### 4.2 General Comments Towards a Community Plan

- a) A subdivision application for the overall development site will be pursued by the developer. The construction of and the dedication of appropriate rights-of-way to accommodate the Kincaid Extension to Willingdon Avenue and the Gilmore Extension to the Kincaid Extension are required. Protection of the future extension of Carlton Avenue north from Spruce Street would require a right-of-way dedication. Requisite servicing of the overall site will be the responsibility of the developer.
- b) The general architectural concept should conform to an "office/industrial park" approach emphasizing lower scaled buildings and use of high quality building materials.
- c) The established maximum building statistics for each of the major segments of Discovery Park should conform to the overall community plan concepts.
- d) In order to maintain a significant amount of open green space and a high quality development, surface parking lots would be minimized.
- e) A major portion of the gross site area will be protected by covenant as conservation area.

#### 4.3 Willingdon/Huxley District Park Site

The subject property (see Sketch No. 4) was considered at one time for the expansion of building and field facilities for the Moscrop Junior High School. From a parks viewpoint, the expanded school site was considered appropriate for combined development with a district playfield.

Since the expansion of the Moscrop School site is no longer considered necessary for school purposes due to a sizable reduction in future enrolments, the Burnaby Park Study 1977, which was approved as a general guide for park development by the Parks and Recreation Commission, recommended the future purchase and development of the block of land immediately north of the Moscrop Junior High School site for district park and playfield purposes. The Burnaby Park Study 1977 indicates that the West Burnaby Community is a park-deficient area insofar as district level recreation facilities are concerned. The West Burnaby area has 8.5 ha (21.1 acres) of existing district park area but the existing requirement is for 16.4 ha (40.6 acres) and the 1986 projected requirement is for 21.6 (53.4 acres). As indicated, this current deficiency will increase significantly in the future unless measures are taken to provide additional active recreational space. The opportunities for satisfying the anticipated future demands are limited within this rapidly developing area.

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The northeast corner of Central Park now eases this shortage to some degree by providing additional district facilities but this relief is only a short term basis since the Metrotown report has recommended this area be eventually redeveloped for uses more complementary to the Metrotown concept.

In addition to the need for park based solely on acreage standards the Parks and Recreation Department has identified the following recreational facilities which are deficient in the area at the present time:

- 1) Ball diamonds
- 2) Tennis courts
- 3) Field hockey pitch
- 4) Playing fields

Future needs which could be met by a district park site might include a neighbourhood centre similar to the one now being developed at Willingdon Heights Park.

For both programming and maintenance reasons it is preferable that these facilities be provided in one location. The proposed Willingdon/Huxley site would appear to provide the only centrally located undeveloped land in this area.

Should the position of the Province become that it is willing to consider the use of a portion of its Willingdon property for district park use on condition that it be acquired at this time, then sources of funding to acquire the district park area would be required to be pursued. The Willingdon/Huxley Park site of 3.9 ha (9.8 acres) has been identified in the updated Burnaby Parkland Acquisition Program (1979 August) and is outlined in the Second Priority Program. This acquisition program has been submitted to the Parks and Recreation Commission for consideration but as yet has not been approved.

This Willingdon/Huxley District Park site proposal has been outlined to Discovery Parks Inc. (B.C. Development Corporation). The Managing Director of Discovery Parks Inc. has stated an unequivocal opposition to the setting aside of 9.8 acres for the Willingdon/Huxley District Park site. Preliminary concept site plans for the Willingdon site prepared by Discovery Parks Inc. have not shown this district park use.

In light of the stated opposition of the Managing Director of Discovery Parks Inc., it is recommended that a direct request be made by Council to the B.C. Development Corporation to consider whether the Province would be willing to consider the use of a 3.9 ha (9.8 acre) portion of Provincial property directly north of the Moscrop Junior High School for public open space purposes.

If it is concluded that the subject property is not available from the Province, the Planning Department would be prepared to pursue the preparation of a report on district park alternatives for submission to the Parks and Recreation Commission.

#### 4.4 Deer Lake Park — Property South of Moscrop

One of the conditions of transfer of 64.08 hectares (158 acres) of the Oakalla lands from the Province to the Municipality which was unanimously approved by Council on 1979 April 30, was that the Corporation irrevocably put aside the transferred lands, adjacent Municipal land, and those properties designated for acquisition within the Deer Lake Park boundaries, in perpetuity, for the benefit of all the citizens of British Columbia. With respect to the



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Provincial property on Willingdon Avenue, this property at a prominent location as noted on the attached Sketch No. 5 was included in the boundaries of Deer Lake Park by the Province and approved by Council. Portions of this property will accommodate park/trail linkages with the balance of the property being retained as a natural conservation area serving as a gateway to the Deer Lake Park. An existing creek over the property also requires protection. Therefore, this approximately 1.73 ha (4.27 acre) parcel of property south of Moscrop and east of Willingdon Avenue should be noted as park on any subdivision plan.

Discovery Parks Inc. has also expressed its opposition to this 4.27 acres being developed as park as well. However, Discovery Parks Inc. would agree to this area becoming a park providing the Willingdon/Huxley District Park site is no longer a requirement by the Municipality. However, it is stressed that the issue of providing district park facilities for the West Burnaby area is not related to the use of this subject property for public conservation park purposes. The exchange of one park area for another is not acceptable to the Municipality.

#### 4.5 Overall Subdivision of Provincial Lands

Concern has been expressed about ad hoc subdivision of Provincial lands in this area which do not conform to an overall coherent long term land use concept which will optimize various Provincial uses (BCIT, PVI, Discovery Parks, ICBC) and be beneficial developments for the community at large. The long term plans and options for the major institutions in this area (BCIT, and PVI in particular) should be protected. Some existing uses such as the Provincial works yards which are considered anomalies and not of long term benefit to the community in their present sites should not be further entrenched through legal designations.

No objection has been expressed to the expansion of BCIT and PVI to the west of Willingdon provided this expansion is based on an overall planned concept. Any expansion to the west of Willingdon would be coupled to the construction of an appropriately designed (i.e. ramped, good quality, sufficient width to handle high pedestrian volumes) pedestrian overpass of Willingdon Avenue.

#### 5.0 GENERAL COMMENTS

##### 5.1 Taxes

Discovery Parks Inc. has been informed to date the full property taxes (or equal grant in lieu of taxes) would be payable to the Municipality for developed Provincial property regardless of its detailed ownership (BCIT, PVI, Discovery Parks, B.C. Buildings Corporation, etc.).



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5.2 Plans Review  
Procedure (Municipal)

The determination of appropriate Community Plans for both the Simon Fraser University site and the Willingdon (BCIT) site would be pursued and be submitted to Council for its consideration and adoption.

A Zoning Text Amendment is required to the Comprehensive Development District (CD) to permit the Regional Institutional District (P6) to be used in combination with the Light Industrial District (M5) to accommodate the Discovery Park office/research development within the overall Simon Fraser University site and Willingdon site. No manufacturing or other industrial uses would be considered on the SFU site. Certain high technology manufacturing uses related to the primary office/laboratory research functions would be accommodated on the Willingdon site.

Specific development proposals for portions of the overall Discovery Park sites would be zoned to the Comprehensive Development District (CD) in accordance with the adopted Community Plan and subject to compliance with the usual rezoning prerequisites.

Proposals as part of the rezoning process will be reviewed by the Engineering, Fire, and Environmental Health Departments. The developer would also ensure that any requirements of the Building Department are also met. Preliminary Plan Approval from the Planning Department follows the Final Adoption of the requisite Zoning By-law. Building Permits would be released after Preliminary Plan Approval has been granted.

5.3 Tentative Scheduling

Providing the issue of the Willingdon/Huxley Park site can be resolved in the near future, it is intended that a Community Plan report covering the Willingdon site be submitted to Council in early December of this year with a Community Plan report on the SFU site to follow shortly thereafter.

Discovery Parks Inc. wish to pursue the detailed rezoning of an initial development on the Willingdon site in January of 1980 to enable a construction start by early summer.

6.0 SUMMARY

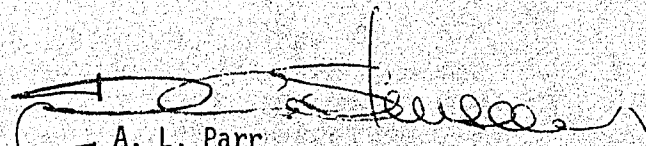
The role of Discovery Parks Inc. is to attract capital intensive, high technology industry and investment to the Province by developing campus style industrial research parks adjacent to the educational institutions. If developed according to the proposed concept to their planned 15 year size, the Discovery Parks would certainly be of benefit to Burnaby and provide a significant contribution to the quality of development in this Municipality. The development should also be seen in its context of providing research facilities of importance to the long term economic growth and stability of this Province.

PRELIMINARY INFORMATION  
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The detailing of an appropriate Community Plan is being pursued on a cooperative basis between the Discovery Park Inc. consultants and Municipal staff. One of the primary objectives is to assure that the qualitative features and environmental controls outlined in the initial concepts are carried through in the final Community Plan. The unique characteristics of each of the two sites in Burnaby would also be taken into consideration.

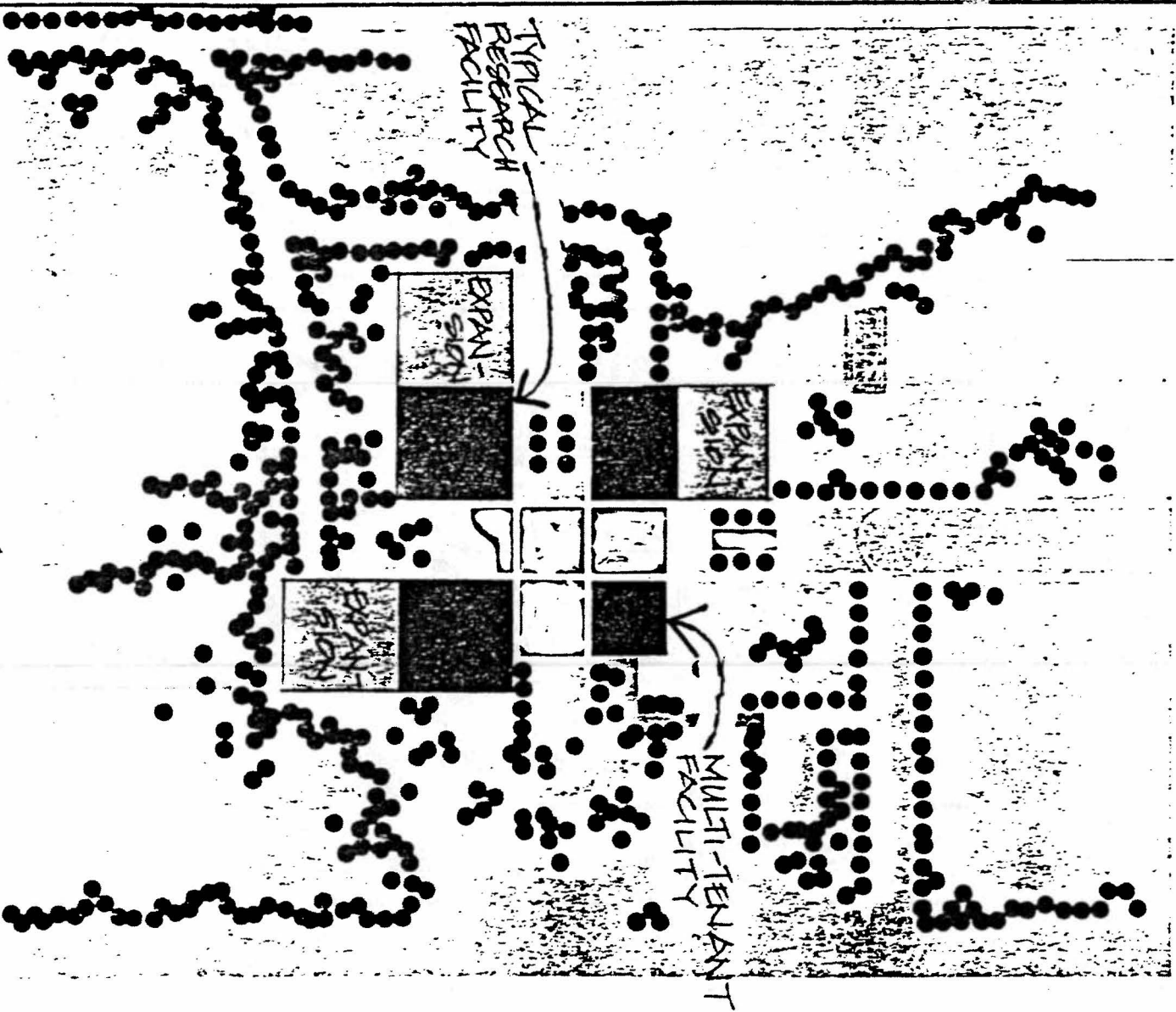
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A. L. Parr  
DIRECTOR OF PLANNING

*ALP*  
KI/ds

attachment

cc Municipal Engineer  
Municipal Treasurer  
Municipal Solicitor  
Parks and Recreation  
Administrator  
Chief Building Inspector



Typical Cluster

Date

NOV/79.

Scale

NTS.

Drawn By



Burnaby Planning Department

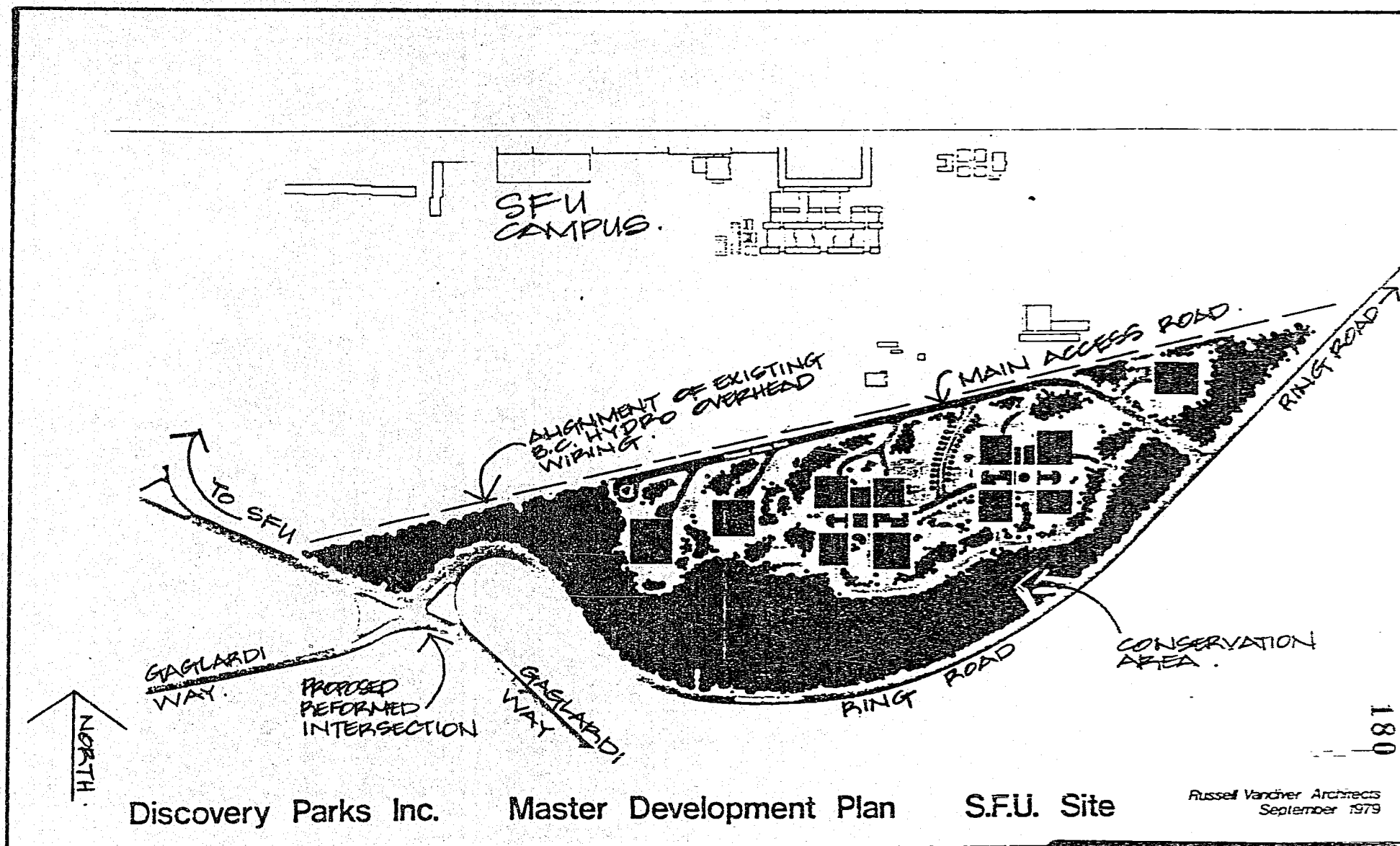
GENERALIZED  
TYPICAL CLUSTER CONCEPT  
DISCOVERY PARKS INC.

SKETCH # 1

Date	NOV/79.
Scale	N.T.S.
Drawn By	DISCOVERY PARKS INC. SIMON FRASER UNIVERSITY SITE ILLUSTRATIVE SKETCH.

Burnaby Planning Department

SKETCH # 2.



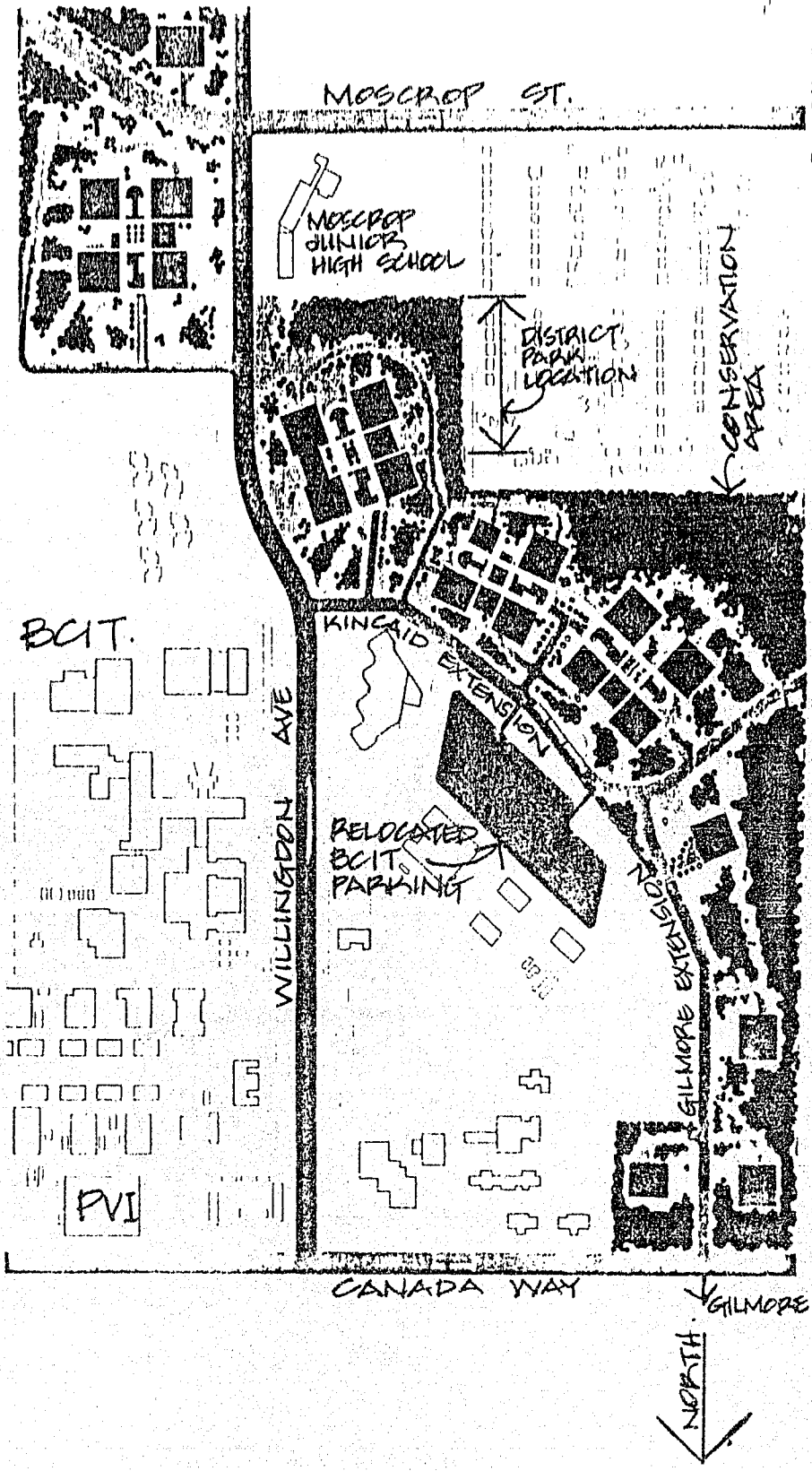
Russell Vandiver Architects  
September 1979

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Russell Vandiver Architects  
September 1979



Discovery Parks Inc. Master Development Plan Willingdon Site

Date  
NOV/79



Burnaby Planning Department

Scale  
NTS

DISCOVERY PARKS INC.  
WILLINGDON (BCIT) SITE  
ILLUSTRATIVE SKETCH.

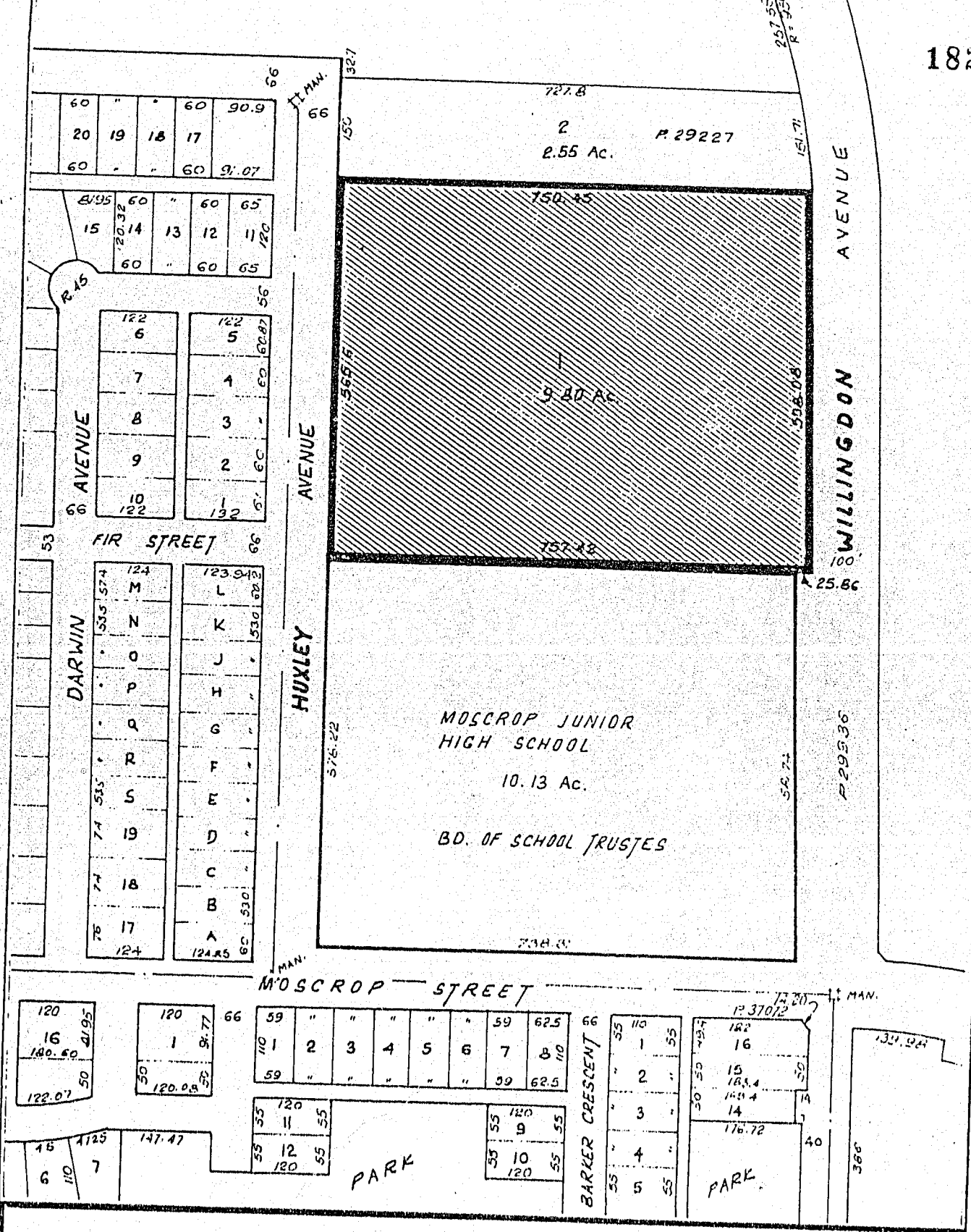
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
SKETCH #3.

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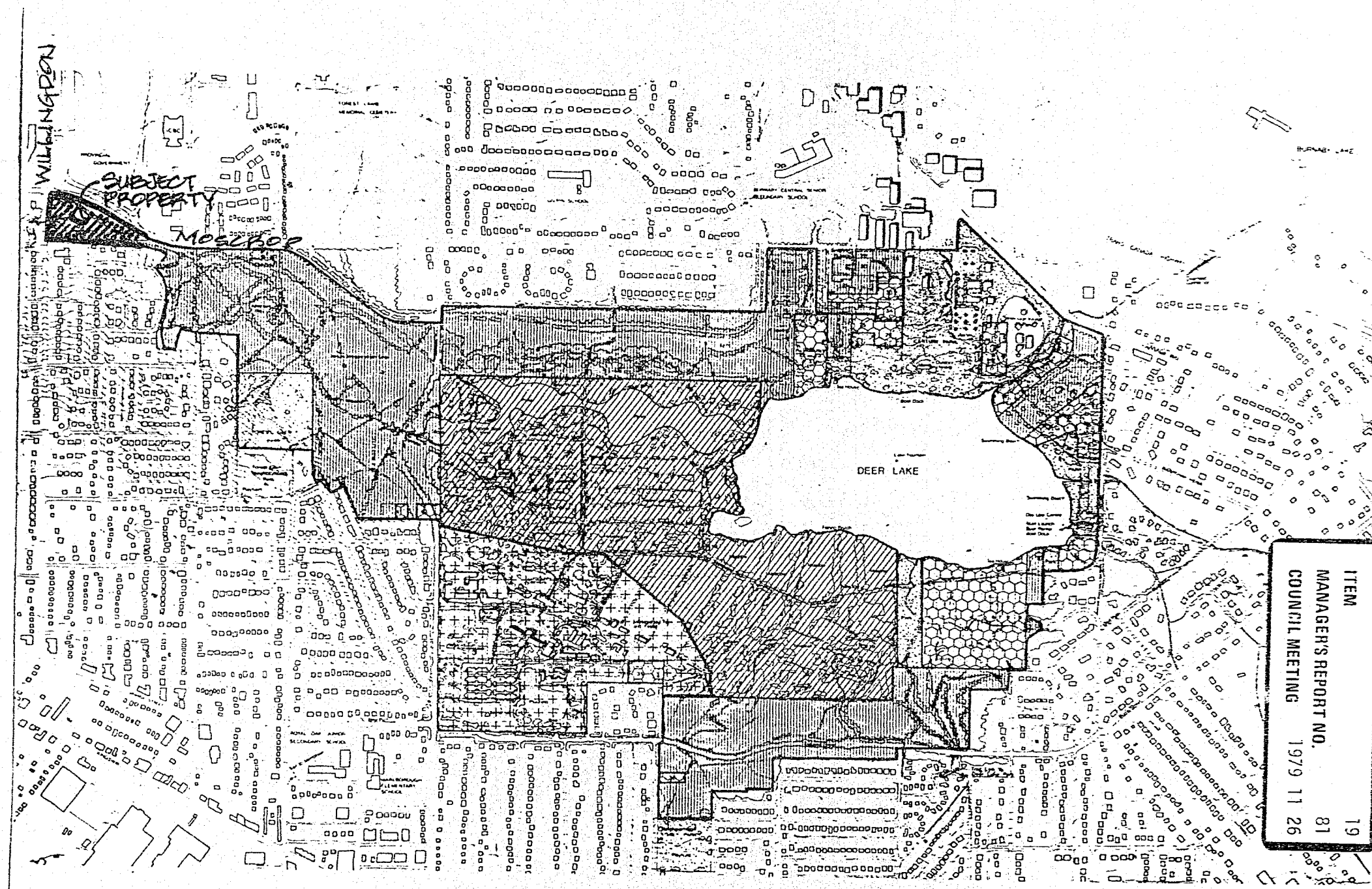
# WILLINGDON/HUXLEY DISTRICT PARK SITE

-  Proposed Acquisition
-  Proposed Park Area

Scale: 1" = 200'

SKETCH # 4





# Deer Lake Park

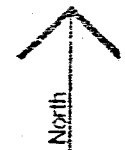
The Corporation of the District of Burnaby

- Proposed or Realign Streets & Access Rd.
- Proposed or Recycled Buildings
- Trails
- Bike Paths
- Parking
- Toilet Buildings or Shelter

- Proposed Deer Lake Park Boundary
- Private Land
- Existing Park Land
- Municipal Land
- Transferred Land
- Remaining Crown Land

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FIGURE 2

Feet  
Meters



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SKETCH #5