

ITEM	15
MANAGER'S REPORT NO.	29
COUNCIL MEETING	1980 04 14

RE: DISCOVERY PARK RESEARCH AND DEVELOPMENT FACILITIES  
SIMON FRASER UNIVERSITY SITE  
PROPOSED COMMUNITY PLAN  
(ITEM 19, REPORT NO. 81, 1979 NOVEMBER 26)

Following is a report from the Director of Planning regarding the Discovery Park Community Plan for the Simon Fraser University Site.

Discovery Parks Incorporated and its consultants and municipal staff have been closely involved in the development of this Community Plan. General concurrence has been reached with Discovery Parks Incorporated on the submitted Community Plan.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER

1980 APRIL 03

FROM: DIRECTOR OF PLANNING

SUBJECT: PROPOSED COMMUNITY PLAN  
SIMON FRASER UNIVERSITY SITE — DISCOVERY PARKS  
RESEARCH AND DEVELOPMENT FACILITIES

RECOMMENDATIONS:

1. THAT Council receive the attached Simon Fraser University - Discovery Park Community Plan report and refer it to the regularly scheduled Council meeting of 1980 May 20 for consideration which would be after the Public Hearing scheduled for 1980 May 13 for the rezoning of the Discovery Park development site.
2. THAT Council adopt the Simon Fraser University - Discovery Park Community Plan as described in the attached report.

REPORT

In considering a preliminary report submitted by the Planning Department, Council at its meeting of 1979 November 26 approved in principle the establishment of Discovery Parks Incorporated research and development facilities on the Willingdon (BCIT) site and on the Simon Fraser University site in accordance with the general terms and concepts outlined in the report and authorized the Planning Department to continue working with Discovery Parks Incorporated towards the development of detailed Community Plans suitable for submission to Council. Since that time, the Planning Department has been working in close cooperation with the developer, Discovery Parks Incorporated and its consultants towards this goal. For information, the Willingdon (BCIT) site Community Plan was submitted to Council for its consideration on 1980 March 17.

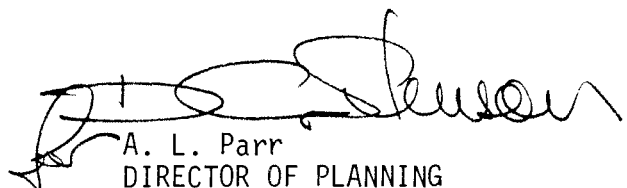
The proposed Simon Fraser University - Discovery Parks Community Plan is now suitable for submission to Council and is attached.

*ALP*

KI/ds

attachment - SFU Site - Discovery  
Parks Community Plan

cc Municipal Engineer  
Chief Building Inspector  
Parks and Recreation Administrator  
Director - Fire Services  
Municipal Solicitor  
Chief Public Health Inspector  
Chief Licence Inspector  
Municipal Treasurer

  
A. L. Parr  
DIRECTOR OF PLANNING

## 1.0 Discovery Park Concept

- 1.1 Discovery Parks Incorporated has been created in order to implement the 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.

The role of Discovery Parks is to attract capital intensive, high technology industry and investment to the Province by developing campus style 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 is to create a Research and Development oriented centre appropriate to the site and surrounding environment, reflecting a high standard of aesthetic values, and satisfaction of ecological concerns.

- 1.2 In general, there are a number of evident benefits and multiplier effects accruing from this overall proposal and these would include the following:

- a) Enhance the linkages between the Burnaby institutions of higher learning such as Simon Fraser University 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 high technology products developed at the Discovery Parks, or which will provide materials and services required by research facilities with 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.

- 1.3 Discovery Parks will be oriented to medium to large 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 leaseable office and laboratory areas and will have a transformation capability allowing the development of shared accessory service such as computer services.

1.4 The generalized planning concepts for the Discovery Parks development includes the following:

- 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, as much as possible, to preserve open space and natural vegetation.
- 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) Encourage compatible quality of design with the cluster buildings while allowing individual user identification.
- k) Phase development to complete a cluster before starting a new cluster.

## 2.0 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. The key operational elements 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.

## 3.0 University Ring Road

In conjunction with the Discovery Park research development, the dedication of required rights-of-way for and the construction by SFU of a new portion of the University ring road is indicated east from Gagliardi Way around the southern perimeter of the Discovery Parks site generally along the alignment of the right-of-way cleared at some time in the past. The ring road linkage which will be the primary access into the Discovery Park site is to be constructed to a four lane standard from Gagliardi Way to the entry road into the Discovery Park cluster development. Any cut or fill slopes relative to this road construction would be minimized in order to preserve as much of the conservation area as possible.

In order to minimize required cuts and provide the optimum grade alignment, the Gaglardi Way and University ring road intersection will be realigned further south encroaching upon the Trans Mountain Tank Farm. The removal of a screen of existing trees will be necessitated by this intersection relocation. In order to achieve suitable natural screening at this sensitive location, extensive replanting of larger scale coniferous trees would be required between the road work and the Trans Mountain Tank Farm. A retention pond on the northern portion of the Trans Mountain Tank Farm may require to be relocated in order to permit the replanting of a substantial natural treed screen. Discussions should be pursued among the Trans Mountain Pipeline Company, Simon Fraser University, and the Municipality to achieve an acceptable arrangement.

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We have been advised that the full cost of constructing the ring road and the Gaglardi Way/Ring road intersection and associated landscaping will be met by Simon Fraser University.

#### 4.0 Natural Site Conditions

##### 4.1 Conservation Areas

Creation of a strong buffer area concept as illustrated in Sketches 1 and 2 which would retain existing vegetation in the following specified areas:

- a) A major conservation buffer area to be created in the southern steeply sloping portion of the site adjacent to the proposed ring road. This area should be clearly delineated as parkland and protected.
- b) A buffer area to be created at the northern edge of the site adjacent to the B.C. Hydro right-of-way. This will ensure that the view of the B.C. Hydro pole line will be screened from the high quality development of Discovery Parks Inc.
- c) Natural buffer areas to be provided along major active drainage channels.
- d) The provision of park-trail linkages in a north-south direction with particular regard to the Simon Fraser University quadrangle axis and Burnaby Mountain Woodland Trails such as Mel's Trail and the President's Trail. Fitness trails and pedestrian walkways are permitted in all conservation areas.
- e) The area between clusters "A" and "B" and clusters "B" and "C" to be developed for the purposes of outdoor recreation (Sketch "1"). However, existing trees and drainage channels within these areas will be retained within the context of a more developed park-like setting.

The conservation areas under definitions a), b), and c) as indicated in Sketch 2 will be protected by registered covenant, and no buildings or parking will be constructed on such areas. Conservation areas under definition e) will also be protected by registered covenant but may have small structures that provide shade and shelter as part of the use of outdoor recreation.

All conservation areas are to remain undisturbed in an original condition except as varied by the preceding comments and the following general procedures:

1. Grubbing, removal of recent fallen trees and pruning dead limbs to be permitted.
2. A forest management program to be permitted. The intent is to slowly replace the alder growth with coniferous growth, especially in areas where previously clearing had been performed.

#### 4.2 B.C. Hydro/B.C. Tel Right-of-Way

The B.C. Hydro/B.C. Tel right-of-way 20 m wide will accommodate three compacted parking pods. The President's Trail will continue to be accommodated along this right-of-way and an appropriate landscape treatment will be provided within the right-of-way relative to the parking pods and for the length of the frontage proximate to cluster sites "A", "B", and "C".

#### 4.3 General Landscape Guidelines

Every effort should be made to retain existing specimen quality trees and existing vegetation within conservation areas, recreation areas, and development sites where possible. All cleared areas not paved or built upon shall be landscaped. The cleared area would include the area of building coverage, on-grade parking area, outdoor recreational area, and other site developments that require clearing such as cut/fill areas, service areas and patios. Access roads to development sites cutting across a recreation or conservation area would be excluded from the cleared area calculation. The maximum cleared area of each development site is shown in the site statistics of the community plan.

Landscaped screening should be provided for:

- a) Mechanical/electrical equipment
- b) Garbage collection areas
- c) All parking and other large paved, or open spaces, large blank walls, fences (mesh or solid)
- d) Loading areas
- e) Rear of single faced signs.

Landscape drawings are required in conjunction with the registration of conservation area covenants. Detailed landscape plans encompassing the development site shall accompany detailed architectural proposals submitted for approval. Any development site shall be cleared of existing vegetation only when construction of a specific building for that site is committed.

#### 5.0 General Architectural Approach

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

Building scale is a direct function of building height and site coverage. Furthermore, the preservation of open green space in the area is vitally dependent upon the extent to which buildings are permitted to occupy the available ground space. In order to implement these important considerations of site coverage and scale, the statistics outlined in Appendix "A" have been established to provide detailed guidelines for each of the development sites of Discovery Park. Sketches 1 to 3 also form part of this community plan.

The established maximum building statistics for each of the major segments of Discovery Park conform to the overall outlined community plan concepts. The statistics include maximum building coverage on the net development sites, and maximum on-surface parking with any required or desired additional parking to be underground. The building heights should not exceed three storeys nor 11.5 meters. A building of three storeys which accommodates research laboratories may be increased in height to 13.5 meters to allow for the extra height required within each storey for laboratory servicing.

## 6.0 Parking Areas and Access Roads

A vital factor to consider within the objective of maintaining a significant amount of open green space and quality development is the extent of permissible surface parking. Surface parking lots within the development site should be minimized so as not to seriously detract from the quality of the development and be a wasteful and inefficient use of valuable land in the precinct. Three compacted pods accommodating 70 surface parking spaces each will be provided within the B.C. Hydro/B.C. Tel right-of-way along the northern edge of the Discovery Parks site. One parking pod is allocated to each of the cluster sites "A", "B", and "C". In addition, within the localized one-way loop road located between the buildings of a typical cluster development, 28 surface parking spaces will also be provided. Therefore, a total of 294 surface parking spaces will be provided for the overall 3 cluster development. Surface parking spaces will be allocated on a pro-rata basis for each building.

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The remainder of the required parking would be suitably located underground. Convenient visitor parking to be provided. Any surface parking areas should be broken up by planted openings of substantial size. Concrete curbs should separate all paving from landscaped areas.

Parking structures will be permitted only in the sense that they would be classed as buildings and would be subject to the maximum permitted floor area and site coverage, and to the cluster building concept. Such parking structures should have a facing material to screen all vehicles completely from view and have a quality architectural appearance compatible with other Discovery Park buildings.

## 7.0 Parking Requirements

The Burnaby Zoning By-law at this time includes the following parking requirements for specified uses.

Research Laboratories	- 1 for each 3 employees or 1 for each 93 m <sup>2</sup> (1,001.08 sq. ft.) of gross floor area, whichever is the greater.
Business, Administrative and Professional Offices	- 1 for each 46 m <sup>2</sup> (495.16 sq. ft.) of gross floor area.
Places of Public Assembly	- 1 for each 10 seats or 1 for each 9 m <sup>2</sup> (96.88 sq. ft.) of floor area in areas without fixed seats which are used or intended to be used for public assembly, excluding playing surfaces.

All regulations of Schedule NO. VIII Off-Street Parking and Schedule No. IX Off-Street Loading of the Burnaby Zoning By-law 1965 should be adhered to.

## 8.0 Specified Design Guidelines

### 8.1 Lighting

The proper lighting of building(s), parking areas, courtyards or other relatively large open areas requires the expertise of professional consultants. Lighting design should correlate energy conservation with aesthetic, architectural, and safety factors. Site lighting should be discreet and of high quality. "Freeway type" fixtures are unacceptable. No direct glare of light from any source, internal or external, should be visible from off-site. In general, a moderately low intensity of external illumination will be adequate for all but very unusual security lighting requirements.

## 8.2 Signs

Generally speaking, the fewer and smaller the better. These basic premises should always be considered: (a) proper scale and proportion as related to the environment and project building (s); (b) use of architecturally co-ordinated materials and finishes; (c) proper location on building (s) or site; and (d) if illuminated, the use of soft concealed, nonglare lighting. The Burnaby Sign By-law should also be adhered to. Professional design of signs is recommended -- high architectural quality and character is essential.

## 8.3 Visible Fencing

Every effort should be made to avoid fencing in general (including security fencing). Necessary fences should be architecturally designed and be softened and screened wherever possible with new planting or existing vegetation.

## 8.4 Mechanical Equipment

Major systems requiring large components (e.g. air-conditioning, storage tanks, etc.) should be located in mechanical rooms completely within the building envelope. Surface mounted roof equipment should not be considered unless screening is low profile and completely integral with the overall architectural design of the building.

Of importance is the complete concealment from visual impact -- from on or off the site of:

- 1) Storage tanks
- 2) Air conditioning or other mechanical equipment
- 3) Duct work
- 4) Cooling towers
- 5) Generators
- 6) Transformers
- 7) All but very small flues/vents
- 8) Unsightly structures
- 9) Other non-architectural appurtenances.

Concealment to be consistent with the necessary operation of the apparatus.

## 8.5 Outdoor Storage

Outdoor storage is not permitted.

## 8.6 Outdoor Research Testing Areas

Outdoor research testing areas should be located in unobstrusive limited locations on a development site and be fully architecturally screened from view. Outdoor testing areas should be limited to functions without noise or visual emissions, primarily of a passive nature.

## 8.7 Utilities

The installation of all electrical, telephone, and cable servicing and all other wiring; and transformers and storage tanks underground throughout the development. Meters, etc. must be totally screened from normal sight lines on or off the site. Site disturbances should be minimized.

The developer is responsible for the provision of all services necessary to service his development sites to the approval of the Municipal Engineer.

#### 8.8 Minimization of Cut and Fill Slopes

In conjunction with the major ring road, internal roads, access drive-ways, parking areas, and building foundations, the use of cut or fill slopes should be minimized in order to have the least effect on the existing site vegetation. Cut or fill slopes should not infringe upon designated buffer areas. Appropriately designed retaining walls should be considered where extensive cut or fill slopes are contemplated.

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#### 8.9 Temporary Buildings

Temporary buildings or structures are not permitted except for construction purposes and for a duration not to exceed the construction period.

#### 9.0 Permitted Uses

Research and development are the proposed principal uses in the Simon Fraser University Discovery Park.

The approval by the Municipality of permitted uses for the SFU Site Discovery Parks is subject to compliance with the following information and conditions which shall form part of the governing Comprehensive Development (CD) Zoning By-law.

##### 9.1 The following uses are permitted:

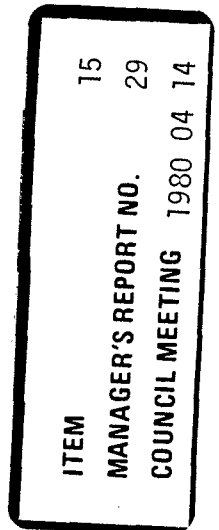
- a) Research laboratories
- b) Business and professional offices related to the primary research function
- c) Facilities, in which processes planned for use in production can be tested and high technology prototypes can be developed.
- d) Accessory buildings and uses including the internal display, internal storage, and internal retail sale of high technology items developed on the premises.
- e) Limited support facilities such as recreation and social facilities, convenience commercial facilities, eating facilities, and internal maintenance and machine shops subject to the specific approval of each such proposed facility by the Municipality.
- f) Living accommodation for a caretaker or watchman, if such living accommodation is essential to the operation of the industry, subject to the following:
  - i) to be located within a new principal building housing a permitted industrial use, on a lot with a minimum area of 0.8 ha (1.9768 acres)
  - ii) to be provided for a maximum of two adults (By-law Number 7056-77-04-04)
  - iii) to form an integral part of the principal building and to be included in the building plans thereof
  - iv) to be fully separated from the industrial use by walls, partitions or a floor
  - v) to be provided with an entrance separate from that of the industrial use
  - vi) to have a maximum floor area of  $56m^2$  (602.80 sq. ft.)



- 9.2 Ancillary manufacturing or assembly uses shall be limited to high technology prototype development or to the manufacture of high technology products which are clearly related to the principal on-site research and development use on each development site.

"High Technology" Definition

High Technology industry is knowledge based. The "raw materials" of high technology industry are highly educated professionals with scientific and technical expertise. The product is applied knowledge in the form of sophisticated components, processes, designs, information and such, characterized by their high value ratio. High technology industry is environmentally clean, personnel intensive, information rich and relatively small scale. High technology industry is research intensive, people oriented, and should be located near centres of knowledge such as universities.



"Ancillary Manufacturing or Assembly" Definition

Ancillary manufacturing or assembly functions are those that are subsidiary and subordinate to and supportive of the principal research function. Acceptable ancillary manufacturing or assembly functions would be only those which arise out of the research function. "Manufacturing" is defined in the Burnaby Zoning By-law as including those operations which are a necessary part of, and clearly related to the production of the articles or goods specified. The term "manufacturing" may also include repairing of the items specified.

- 9.3 a) Ancillary manufacturing or assembly uses shall be a required and necessary part of the principal research activity. No tenant engaged exclusively in manufacturing or assembly shall be permitted to occupy space in Discovery Park.

Tenancies will be encouraged which require to be in close proximity to the University for the effective functioning of the proposed use with ancillary manufacturing and assembly components rather than any other high quality industrial location in Burnaby such as Lake City Industrial Park or the Winston Street industrial area.

- b) Ancillary manufacturing and assembly uses shall be those that can co-exist with an adjacent or proximate conservation area with a minimum of conflict.
- c) Research or technology which is directly related to products designed for the destruction of human life will not be permitted.

- 9.4 The following are permitted research uses which may accommodate ancillary high technology manufacturing, processing, finishing or assembly functions related to the scientific fields of engineering, geography, biology, chemistry, physics and mathematics resulting in small scale products and subject to compliance with Sections 9.1, 9.2, 9.3, 9.5 and 9.6. of this Community Plan.

- a) Electronic and electrical products such as transistors, semi-conductors, small computers, scanners, monitors, and compact communication devices.
- b) Optical, optical switching and fiber optical items and equipment.
- c) Small scale scientific and professional instruments and devices for measurement, data recording, monitoring, simulation, and evaluation as applied to the fields of engineering, geography, biology, chemistry, physics and mathematics.
- d) Laser technology; radiology; X-ray, and ultra sound depending on the clear definition and assured safety of the specific proposed endeavour within these fields.

- e) Process design, process simulation, software development, safety engineering.
- f) Small scale products related to telecommunications and satellite applications.
- g) Energy and environmental research.
- h) High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry and biology.
- i) Pharmaceuticals and drugs.
- j) Specific uses not listed above but similar in intent and character subject to the approval of the Director of Planning.

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9.5 All permitted uses shall be housed completely within an enclosed building, except for permitted surface parking allocation, loading facilities, and research testing areas subject to Section 8.6 of this Community Plan.

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9.6 Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, ionizing or non-ionizing radiation, dust, fumes, smoke, vibration, noise or glare nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion. All regulations and requirements of Federal, Provincial, Regional, and Municipal regulatory agencies and the currently applicable codes, regulations, legislation, and by-laws administered by these agencies relative to annoyances, nuisances, health, and safety shall be adhered to.

#### 10.0 General Comments

10.1 The development sites will be landscaped in accordance with the approved plans in conjunction with the completion of individual buildings. The release of occupancy permits is also subject to the completion of required services. All developments should reflect ecological concern and compatibility with the overall community plan concept.

10.2 A project architect should familiarize himself with all conditions imposed by the appropriate jurisdiction(s) through zoning ordinances, building codes, and other applicable regulations and with the applicable community plan and development permit conditions.

10.3 Undeveloped sites must be maintained in a natural condition and kept free of debris, fill, or unapproved (by Discovery Parks Incorporated, the University, and the Municipality) parking.

10.4 The lessee and his consultants are encouraged to discuss all building and site development questions early in the design stage with the University and with the Municipal Planning and Building staff. It is understood that formal approvals are required from the Discovery Parks Architectural Review Committee.

10.5 For both short and long term benefits, the services of architects and engineers are required for all external alteration proposals of consequence to site or building(s).

10.6 Municipal zoning requirements shall be adhered to by development applicants. Construction (or installation, i.e. storage tanks, etc.) shall not begin prior to release of a building permit by the Municipality. It is understood that the University should be notified a minimum of one week before construction is scheduled to start.

- 10.7 A policy study, "Fire Prevention Control Study and Master Plan" is presently being pursued at the direction of Council by the staff Fire Study Technical Working Committee with the assistance of an Advisory Committee composed of non-staff interested organizations. A preliminary overview report has raised concerns as to the adequacy of fire protection for the Simon Fraser University campus with respect to the length of response times by fire protection services to University destinations due to the steep grades of access roads to the University. It is also noted that fire protection for Simon Fraser University has remained an unresolved issue since the inception of the University.

The provision of appropriate fire protection for the SFU Discovery Park development would be arranged by the developer through further discussions.

11.0 Plans Review  
Procedures (Municipal)

- 11.1 The Discovery Parks Community Plan is established by Council.
- 11.2 A text amendment to the Comprehensive Development District of the Burnaby Zoning By-law 1965, will permit the combination of Light Industrial District (M5) and Regional Institutional District (P6) uses within the context of a Comprehensive Development District (CD) Zoning By-law.
- 11.3 The entire Discovery Parks site is zoned to the Comprehensive Development District in accordance with the guideline Community Plan and other established prerequisites. The completion of all servicing requirements including entering into a Servicing Agreement to guarantee the provision of all requisite services to the required standard to the overall site,
- 11.4 A Development Permit Area is established
- a) The CD zoning by-law for Discovery Parks provides for the issue of development permits in conformance with by-law requirements and the guideline Community Plan.
  - b) The Planning Department is authorized by Council to release development permits upon the meeting of all requisite conditions by a development applicant. Permit procedures are prescribed in the Zoning By-law.
  - c) Unless otherwise specified in the development permit, permits lapse after two years if no action to develop is taken by the developer.

Proposals as part of the development permit procedures would be reviewed by the Engineer, Fire and Environmental Health Departments. The developer would also ensure that any requirements of the Building Department and the National Building Code are also met.

The submission of sketch preliminary architectural studies for review at an early stage in the development approvals process would be welcomed by the Planning Department.

12.0 Community Plan  
Sketches and Statistics

The attached Sketches 1 to 3 and overall Discovery Park development statistics Appendix "A" comprise part of the Community Plan.

The Community Plan includes:

- a) An illustration of maximum building site coverage, maximum surface parking, building layout scenario, road network, and prime access locations (Sketch 2).
- b) Designated conservation areas, minimum building setback lines and landscaped recreation open space areas (Sketch 1).
- c) Delineation of development sites (Schedule "A", Sketches 1 and 2). Cluster developments are proposed for the three development sites "A", "B", and "C".
- d) Road rights-of-way, road standards, and sidewalk locations (Sketches 1, 2, and 3).
- e) Watercourse between Sites "B" and "C" to be retained in its natural condition and may be reformed for recreational purposes (Sketches 1 and 2). The exact treatment of drainage channels within Sites "B" and "C" will be resolved prior to the release of development permits. Other watercourses are located within the designated conservation areas and will be maintained in their natural condition.
- f) Primary pedestrian walkways and their general alignments are noted on Sketches 1 and 2.

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KI/ds

attachment - Appendix "A"  
Sketches 1 to 3

APPENDIX "A"

DISCOVERY PARKS INCORPORATED  
SIMON FRASER UNIVERSITY SITE

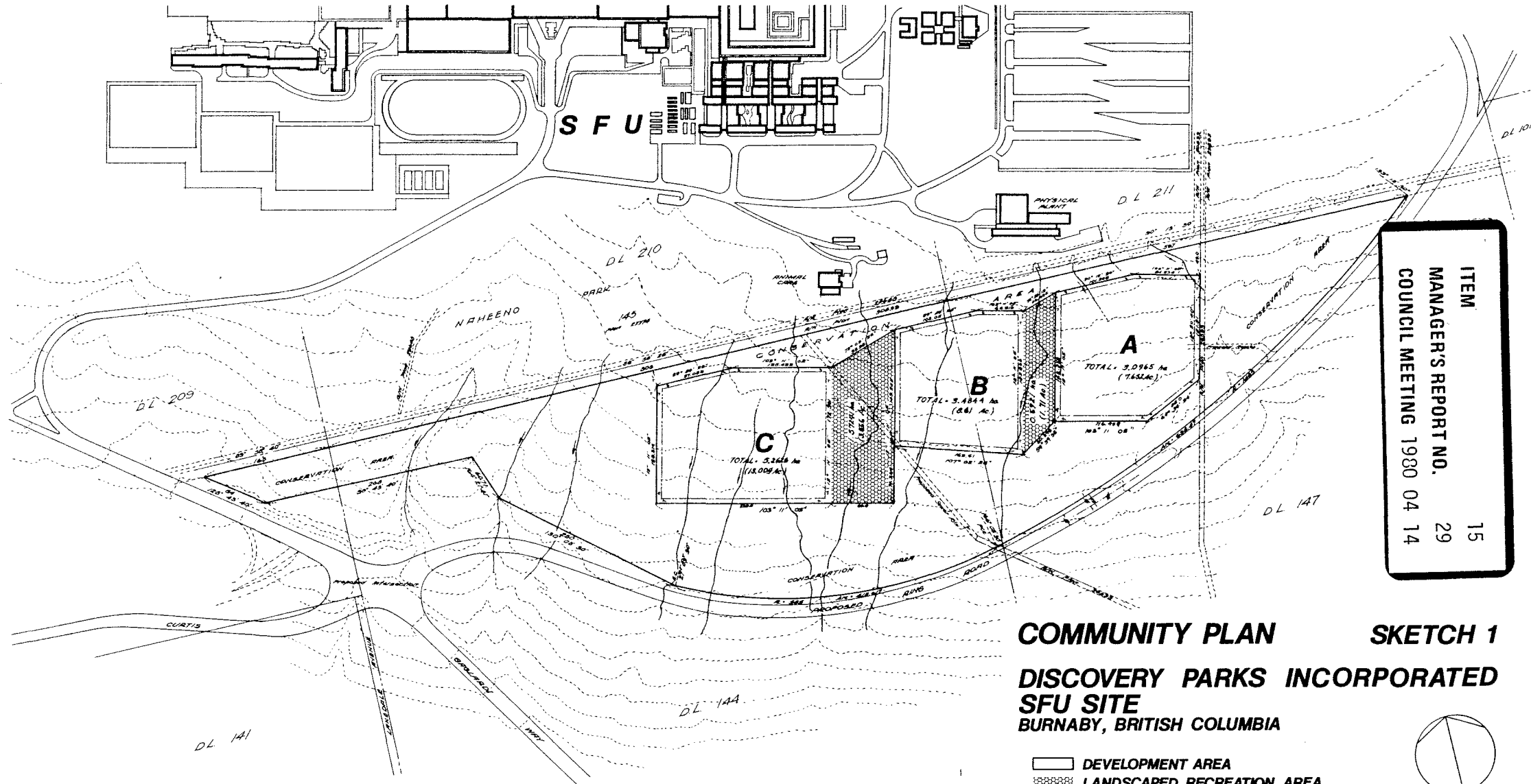
14 APRIL 1980

Discovery Parks Site: 30.0098 hectares (74.16 acres)  
Conservation Area: 17.4591 hectares (43.14 acres)  
Development Area: 11.8435 hectares (29.27 acres)  
Telephone/Hydro Right-of-Way Where  
Affected by Parking: 1.1066 hectares ( 2.73 acres)

CLUSTER	CLUSTER AREA	LANDSCAPED AREA	DEVELOPMENT AREA	MAXIMUM BUILDING FOOTPRINT	MAXIMUM FLOORSPACE (3 STOREY)	ON GRADE CAR PARKING R.O.W. CLUSTER
A	30,965 m <sup>2</sup> (333,307 sq.ft.)		30,965 m <sup>2</sup> (333,307 sq.ft.)	10,000 m <sup>2</sup> (107,643 sq.ft.)	30,000 m <sup>2</sup> (322,928 sq.ft.)	70 28
B	27,923 m <sup>2</sup> (300,563 sq.ft.)	6,921 (74,498 sq.ft.)	34,844 m <sup>2</sup> (375,061 sq.ft.)	10,000 m <sup>2</sup> (107,643 sq.ft.)	30,000 m <sup>2</sup> (322,928 sq.ft.)	70 28
C	36,902 m <sup>2</sup> (397,213 sq.ft.)	15,724 m <sup>2</sup> (169,253 sq.ft.)	52,626 m <sup>2</sup> (566,466 sq.ft.)	11,500 m <sup>2</sup> (123,790 sq.ft.)	34,500 m <sup>2</sup> (371,367 sq.ft.)	70 28
TOTAL	95,790 m <sup>2</sup> (1,031,083 sq.ft.)	22,645 m <sup>2</sup> (243,751 sq.ft.)	118,435 m <sup>2</sup> (1,274,834 sq.ft.)	31,500 m <sup>2</sup> (339,076 sq.ft.)	94,500 m <sup>2</sup> (1,017,223 sq.ft.)	210 84

NOTE: the on grade parking spaces taken by a tenant building  
will be proportionate to the floorspace erected.

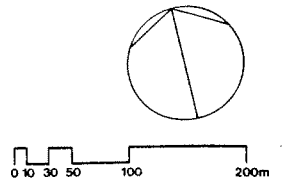
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**COMMUNITY PLAN SKETCH 1**  
**DISCOVERY PARKS INCORPORATED**  
**SFU SITE**  
**BURNABY, BRITISH COLUMBIA**

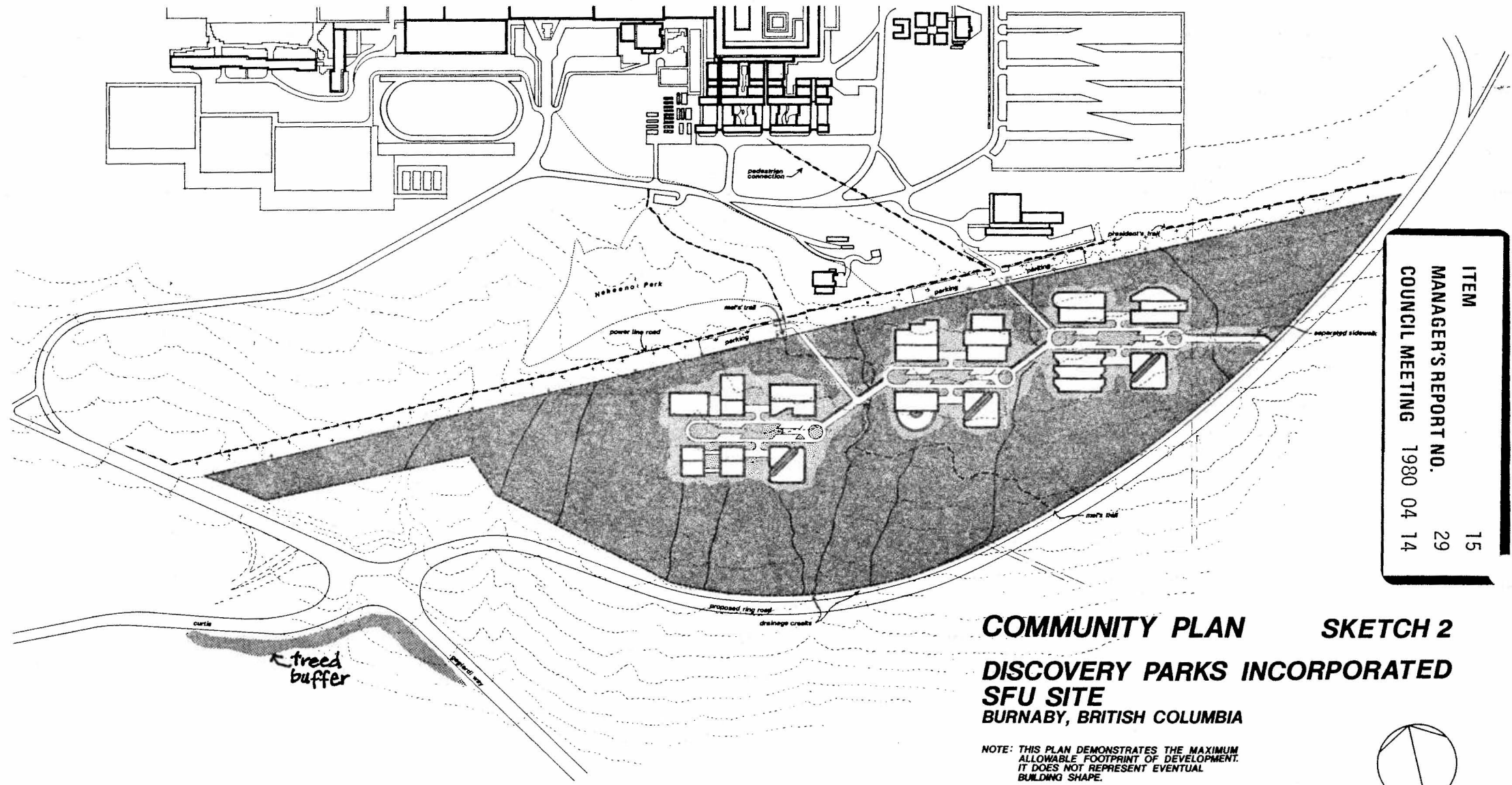
- DEVELOPMENT AREA
- LANDSCAPED RECREATION AREA
- BUILDING SETBACK LINE
- NOTE: DRAINAGE CREEK ALIGNMENTS FOR FUTURE RESOLUTION



TOTAL SITE AREA = 30.0098 ha (74.16 Ac.)

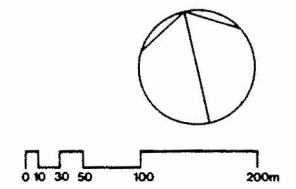
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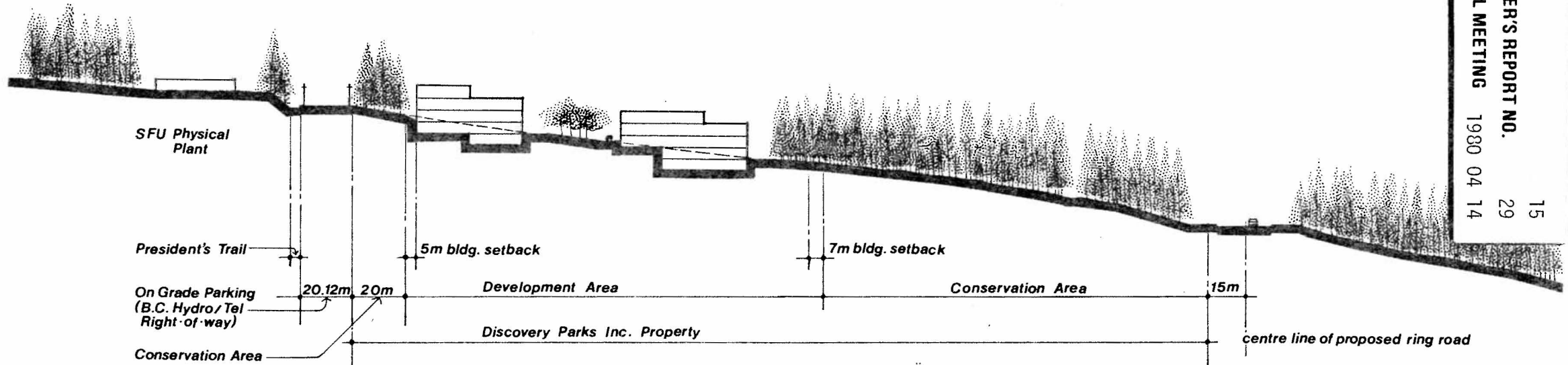


**COMMUNITY PLAN SKETCH 2**  
**DISCOVERY PARKS INCORPORATED**  
**SFU SITE**  
**BURNABY, BRITISH COLUMBIA**

NOTE: THIS PLAN DEMONSTRATES THE MAXIMUM  
 ALLOWABLE FOOTPRINT OF DEVELOPMENT.  
 IT DOES NOT REPRESENT EVENTUAL  
 BUILDING SHAPE.

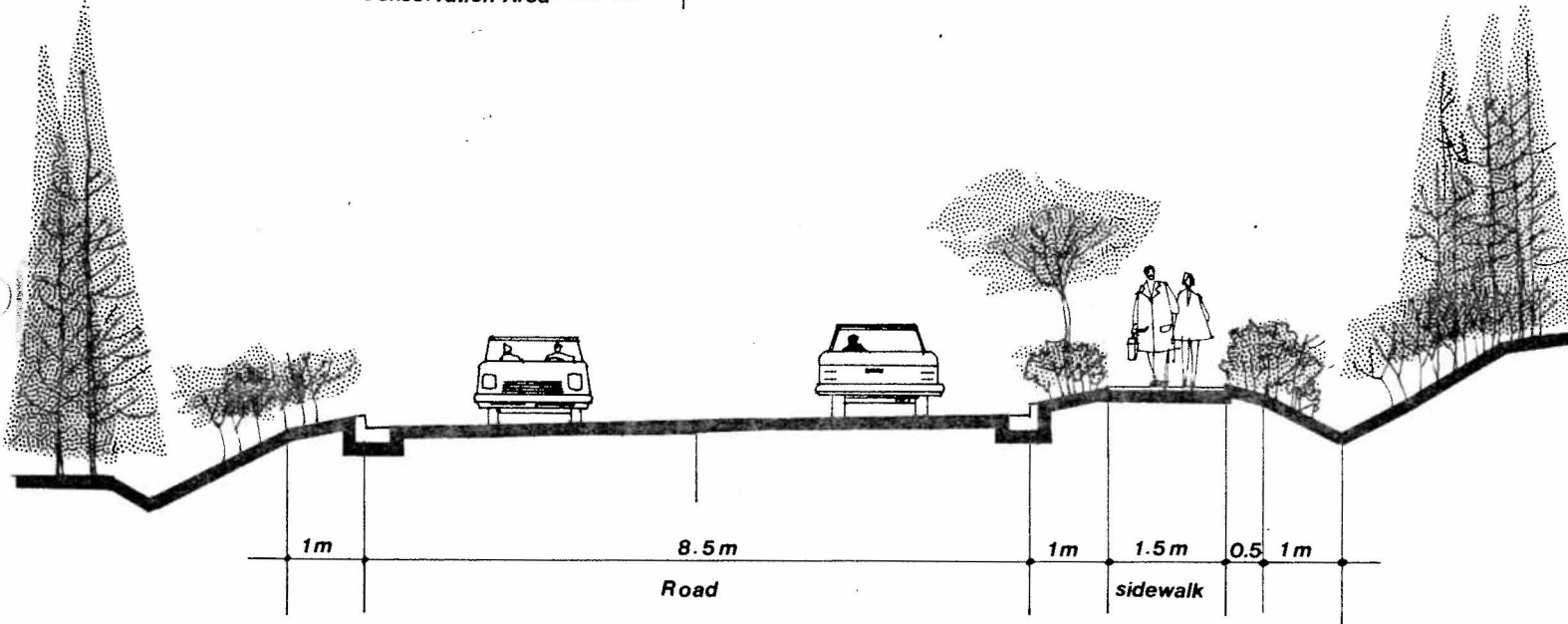


**BURNABY PLANNING DEPARTMENT**  
**Russell Vandiver Architects**  
 1980-04-14



Section Through Cluster "A"

1:2,000 m



Section Through Typical Access Road

1:100 m

## COMMUNITY PLAN SKETCH 3

DISCOVERY PARKS INCORPORATED  
SFU SITE  
BURNABY, BRITISH COLUMBIA

BURNABY PLANNING DEPARTMENT  
Russell Vandiver Architects

1980-04-14