

RE: DISCOVERY PARKS INCORPORATED
REZONING REFERENCE #9/80

Following is a report from the Director of Planning regarding Rezoning Reference #9/80.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER

PLANNING DEPARTMENT
1980 APRIL 08

FROM: DIRECTOR OF PLANNING

SUBJECT: REZONING REFERENCE #9/80

RECOMMENDATIONS:

- 1) THAT Council approve the SFU Site - Discovery Park Community Plan as a development permit area and provide for the issuance of development permits in the context of this subject zoning bylaw in accordance with Section 6.0 of this report and in accordance with the procedures for the issuance of development permits as prescribed in Section 6.2 (c) of this report.
- 2) THAT Council receive the report of the Planning Department and request that a rezoning bylaw be prepared, and that the rezoning for the subject portion of D.L. 144 from the P6 Regional Institutional District to the CD Comprehensive Development District, be advanced to a Public Hearing on 1980 May 13 at 19:30 h and that the following be established as prerequisites to the completion of the rezoning:
 - a) Adherence to the SFU Site - Discovery Park - Community Plan.
 - b) The submission of a suitable plan of development and compliance with established requirements in order to obtain a development permit. Building permits cannot be released prior to the release of the requisite development permit.

- c) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services are to be designed and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- d) The entering into of a servicing agreement covering the SFU Site - Discovery Parks.
- e) 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.
- f) The legal site definition of the Discovery Park development site.
- g) The granting of any necessary easements.
- h) The dedication of rights-of-way related to the University Ring Road and the Gagliardi Way/Ring Road intersection deemed requisite.
- i) The provision of public pedestrian walkway easements in conformance with walkways outlined in the Community Plan.
- j) The retention of as many existing mature trees as possible on the site.
- k) The treatment of existing watercourses within the Discovery Park site in accordance with the Community Plan to the approval of the Municipal Engineer.
- l) The payment of any requisite Municipal taxes by the owner of the Discovery Park site with respect to the subject development.
- m) The determination of acceptable control standards regarding potential annoyances, nuisances, emissions, and polluting elements and these standards shall form part of the SFU Site - Discovery Park - Community Plan.
- n) The provision of legal covenants protecting the conservation areas outlined on the community plan.
- o) The determination of an acceptable arrangement regarding fire protection for the SFU Discovery Park development.

REPORT

1.0 GENERAL INFORMATION

1.1 Applicant:

Discovery Parks Incorporated
#272 - 200 Granville Street
Vancouver, B.C.

1.2 Subject:

Application for the rezoning of:
Portion of D.L. 144, Bounded by B.C.
Hydro right-of-way to the north and
proposed ring road to the south.
From: Regional Institutional District (P6)
To: Comprehensive Development (CD)

The centreline of the University Ring Road is considered the boundary between the Discovery Park zoning of CD and the Burnaby Mountain Conservation Area zoning of P3. Detailed engineering alignments for the ring road and legal surveys will determine this boundary and suitable adjustments to zoning lines will be accommodated.

- 1.3 Address: 8888 Barnet Road
- 1.4 Location: The subject site is located on the south slope of Burnaby Mountain and south of the existing Simon Fraser University buildings and is bounded by the proposed ring road and the B.C. Hydro right-of-way with the intersection of Gagliardi Way and Curtis Street at the western edge (see attached Sketches #1 and 2).
- 1.5 Size: The site is irregular in shape, having an area of approximately 30 ha (84 acres). It should be noted that a major portion is to be retained in a natural condition.
- 1.6 Services: The Municipal Engineer has been requested to provide estimates for the required servicing.
- 1.7 Applicant's Intentions: The applicant has requested rezoning in order to facilitate a research park on the subject site.
- 1.8 Site Signs/ Notice of Rezoning: The developer will be required to place two signs, according to the approved standard format.

2.0 SITE OBSERVATIONS

The subject site is well-treed and presently undeveloped. Numerous small watercourses are dispersed over the site, with a hiking trail traversing north-south located within the easterly portion. To the immediate east, west, and south are undeveloped, well-treed areas which are contained within the Burnaby Mountain Conservation Area and Simon Fraser University is located to the north.

3.0 BACKGROUND

In considering a preliminary report submitted by the Planning Department, Council at its meeting of 1979 November 26 adopted the following recommendation:

"THAT Council approve in principle the establishment of Discovery Parks Incorporated 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 Incorporated towards the development of a detailed Discovery Park Simon Fraser University site - Community Plan suitable for submission to Council.

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Since that time, the Planning Department has been working in close cooperation with the developer, Discovery Parks Incorporated and its consultants towards this goal. A proposal suitable for consideration by Council has now been achieved.

4.0 PROPOSED TEXT AMENDMENT TO THE BURNABY ZONING BYLAW 1965.

A text amendment of the Burnaby Zoning By-law 1965 is required to Section 700 - Comprehensive Development District (CD) to permit the Regional Institutional District (P6) to be used in combination with the office use of the Light Industrial District (M5) to accommodate the Discovery Park research development within the overall Simon Fraser University precinct. This text amendment is being pursued in conjunction with the rezoning of the Willingdon Site - Discovery Park development (Rezoning Reference #8/80).

5.0 SIMON FRASER UNIVERSITY SITE - DISCOVERY PARKS COMMUNITY PLAN

The SFU Site - Discovery Parks - Community Plan is a guideline for the development of individual building sites and landscaped areas which must be adhered to by the applicant. Additional detailed requirements including the provision of suitable detailed architectural and landscaping drawings will be provided by the applicant in relation to the necessary issue of development permits for individual developments.

6.0 DEVELOPMENT PERMITS

6.1 In accordance with 702AA of the Municipal Act, it is proposed that Council provide for the issue of development permits for detailed proposals within the SFU Site - Discovery Park in the subject zoning bylaw.

The purpose of this procedure is to give the applicant greater flexibility in attracting suitable tenants and research oriented firms without the potential delay and complexity involved in further public hearings, while retaining appropriate municipal controls to assure the provision of high quality, properly coordinated developments.

6.2 It is proposed that:

- a) Council designate the SFU Site - Discovery Park Community Plan as a development permit area and provide that an owner of land within this development permit area shall prior to the commencement of a development, obtain a development permit.
- b) Council provide for the issuance of development permits by the Planning Department conditional upon full compliance with the following items which shall also form part of the subject rezoning bylaw:

- 1) The SFU Site - Discovery Park - Community Plan.
 - 2) The subject Comprehensive Development rezoning report and the specified prerequisites.
 - 3) All Municipal Bylaws and the requirements of other affected Municipal Departments.
 - 4) Burnaby Zoning Bylaw 1965 with particular reference to Section 7 Administration and Enforcement and Section 3 Definition and except as varied by this subject zoning bylaw.
 - 5) The provision of all required services relative to the site encompassed by the development permit including the deposit of funds to guarantee the provision of required services.
 - 6) The provision of a detailed suitable plan of development which would include:
 - architectural and landscape drawings
 - site plans
 - project statistics
 - engineering drawings and registration of legal survey plans where necessary
 - c) Council approve the processing of development permits in accordance with the currently established Preliminary Plan Approval procedures except as varied by the stated items for the issuance of development permits outlined in the preceding Section 6.2 (b) of this report, and subject to the deposit of 2 reduced sets of the approved development permit drawings with the Municipality.
- 6.3 Unless otherwise specified in the permit, if the holder of a development permit does not commence the development described in it within 2 years after the date of issue of the permit, the permit lapses.

7.0 SERVICING AGREEMENT

A servicing agreement will be entered into with respect to the Discovery Park development. It is our understanding that Discovery Parks Incorporated will take responsibility for the costs of various services and that Simon Fraser University will also take responsibility for the costs of certain other services such as those associated with the University Ring Road. The servicing agreement will encompass the servicing cost and operational responsibilities of both Discovery Parks Incorporated and Simon Fraser University for the development. The servicing agreement will include the following items.

Appropriate construction work, provision of easements where required, and the deposit of funds to guarantee construction to the approval of the Municipal Engineer are required in relation to the following items:

1. Access roads pavements (curb and gutter)
2. Ring road rights-of-way dedication and road construction (curb and gutter) including intersection designs. The provision of detailed landscape designs for a replanting program of larger specimen coniferous trees related to the Gaglardi Way/Ring Road intersection.
3. Sidewalks and Pedestrian linkages within and between development sites.

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4. Conservation area trails
5. Watercourses/Drainage Channels
6. Street lighting
7. Underground wiring
8. Storm, and Sanitary Sewers and Water service
9. Fire Hydrant lines internal to the development sites as well as Hydrants within dedicated rights-of-way. Easements covering internal fire hydrant lines would be provided prior to the release of Development Permits.
10. Conservation area covenants accompanied by landscape drawings.
11. Street trees and boulevard landscaping
12. Traffic signals at Gaglardi Way/Ring Road intersection.
13. The specific determined fire protection arrangements for Discovery Park may require its inclusion as a servicing agreement item.

8.0 ENVIRONMENTAL NUISANCES

The conditions of use for the Discovery Park site state that:

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.

Detailed criteria and standards are being pursued in cooperation with the applicant to ensure that high quality environmental conditions are maintained and that possible annoyances, nuisances, emissions, and polluting elements are controlled so that they would not be the cause of complaint from proximate residential and institutional users.

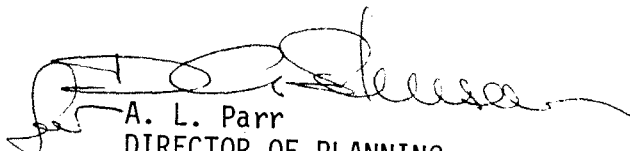
The determined criteria and standards would form part of the SFU Site - Discovery Park Community Plan.

9.0 SUMMARY

In summary, the SFU Site - Discovery Park development is proposed as a high quality research and development facility accommodating ancillary manufacturing and assembly uses in a park-like setting.

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This report outlines a required text amendment to the Burnaby Zoning Bylaw 1965, Servicing Agreement comments, and the establishment of development permits. The SFU Site - Discovery Parks - Community Plan constitutes the prime guidelines for the development of individual sites.

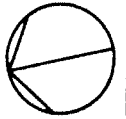

A. L. Parr
DIRECTOR OF PLANNING

ALP
CM:KI/rlp

Attachments

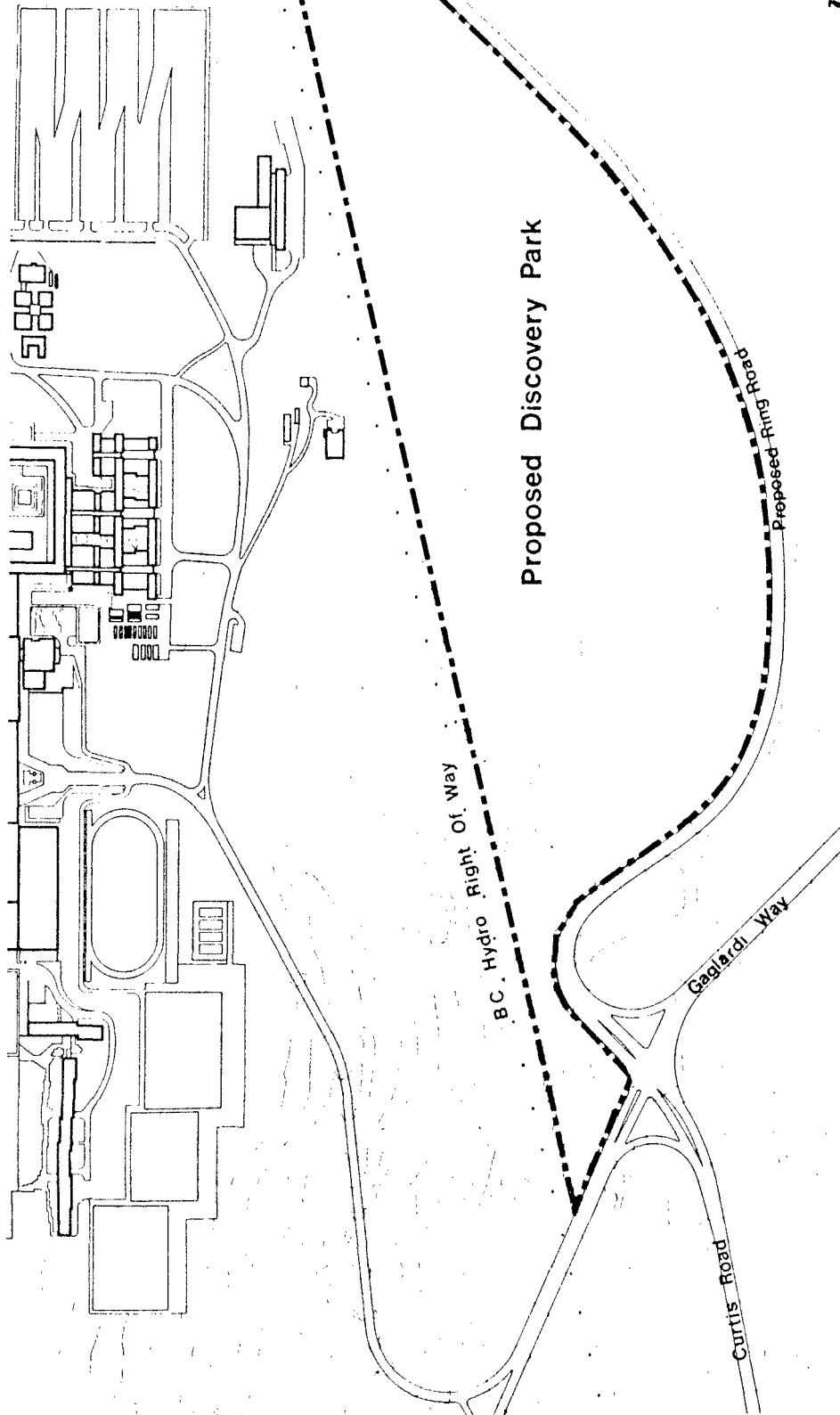
cc: Director of Fire Services
Municipal Clerk
Municipal Engineer
Parks and Recreation Administrator
Municipal Solicitor
Municipal Treasurer
Chief Public Health Inspector
Chief Licensing Inspector

ITEM 16
MANAGER'S REPORT NO. 29
COUNCIL MEETING 1980 04 14



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S.F.U. Site

Date

1980 MARCH



Burnaby Planning Department

Scale

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Drawn By

C.M.

SKETCH #1

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SUBJECT SITE

S.F.U.

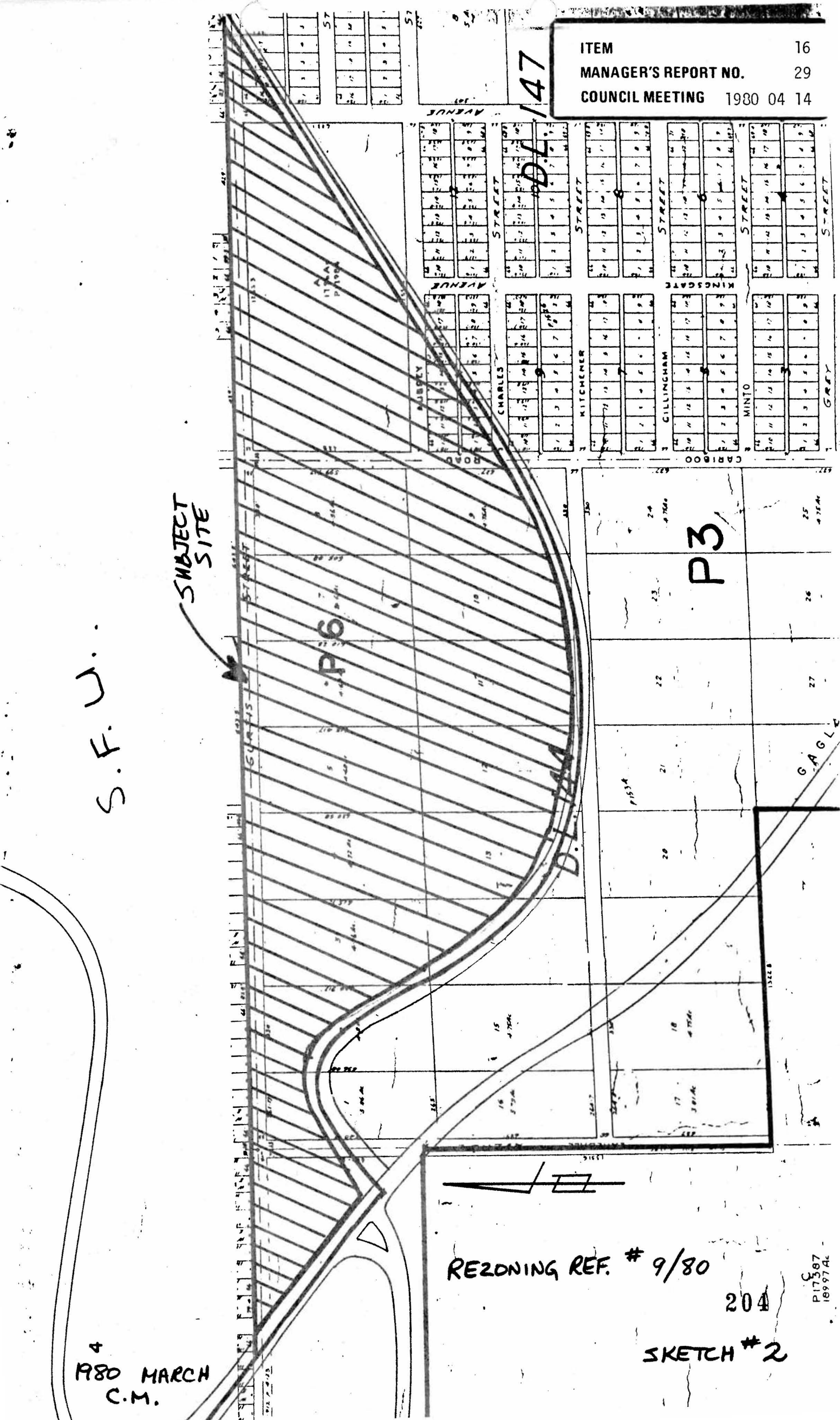
1980 MARCH
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SKETCH # 2

P17387
 18997 AL



February 27, 1980.

Mr. A.L. Parr,
Director of Planning,
Corporation of the
District of Burnaby,
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Dear Mr. Parr,

Discovery Parks Inc. wishes to establish a research park on the site described in the attached rezoning application. We hereby seek approval of the rezoning by the Burnaby Council with the Development.

Yours truly,

DISCOVERY PARKS INCORPORATED



Donald N. Larsen
President

DNL/sg

Encl.