

RE: ENVIRONMENTAL COMMENTS - SIMON FRASER UNIVERSITY (SFU) SITE
DISCOVERY PARKS INCORPORATED (REZONING REFERENCE #9/80)

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

RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

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TO: MUNICIPAL MANAGER

SUPPLEMENTARY
1980 OCTOBER 24

FROM: DIRECTOR OF PLANNING

SUBJECT: ENVIRONMENTAL COMMENTS — SIMON FRASER UNIVERSITY (SFU) SITE
DISCOVERY PARKS INCORPORATED (REZONING REFERENCE #9/80)

RECOMMENDATION

THAT this report be received for the information of Council.

REPORT

A number of speakers at the Public Hearing for the SFU Site Discovery Parks rezoning held on 1980 October 21 discussed the environmental aspects or effects of the proposed research park development. The purpose of this report is to provide relevant background information regarding the environmental context as follows:

- a) At the previous Public Hearing for this rezoning similar environmental concerns were raised in a student brief. Subsequently, the Planning Department asked Discovery Parks Incorporated to provide an informational summary statement of their studies and conclusions on environmental matters which would be placed on file and be made available should the need arise. The summary provided by Discovery Parks Incorporated is as follows.

"An environmental review study on the SFU Park site was prepared by Sigma Resource Consultants Limited for Simon Fraser University. Three aspects were considered; drainage and watercourses, forestry and vegetation, birds and other wildlife. The site is largely devoid of major watercourses. Runoff from the SFU campus and associated roads has created dominant drainage features on the mountain but, fortunately, most of this runoff has been directed away from the Park site to the Municipal storm drains. The remaining runoff through the Park site will be picked up as development proceeds. A storm water management study is already underway."

"The forest is largely the result of an abandoned early logging area. The overgrowth is primarily red alder approaching maturity or overmaturity. There are no outstanding forest plant communities but the consultants have recommended existing vegetation that should be retained, enrichment plantings, and reforestation to blend into the site development. We have already adopted a similar course of action on the Willingdon Park with a forestry-landscape consultant."

"The proposed site contains birdlife very typical of coastal forest habitat. The consultant's recommendation is that more open areas, pond areas, etc., will attract more birdlife than presently exists."

"A subsurface investigation has been carried out by a firm of consulting engineers, which has identified the various soil and sub-soil conditions that exist on the site. The study has recommended procedures for soil stability in areas of intended construction activity of both roads and buildings. This study, in conjunction with the storm water management study presently in preparation, will provide protection of the mountainside environment."

A copy of the study prepared by Sigma Resource Consultants Limited and entitled "Environmental Review of the Proposed Discovery Park Site" is on the rezoning file (Rezoning Reference #9/80).

- b) The subject site is currently part of the Simon Fraser University campus site north of the University ring road alignment which had been cleared as a right-of-way at the time of the initial development of Simon Fraser University but not constructed. The site is at present zoned Regional Institutional District (P6) and as such under this existing zoning could be developed to a relatively high density (1.5 Maximum FAR) and virtually cleared similar to the present SFU built campus area or similar to the BCIT/PVI campus.
- c) The subject site lies outside Burnaby Mountain Conservation Area which surrounds the SFU campus and which extends down the mountain approximately to the 500 foot elevation level. The area covers approximately 1,000 acres, a figure which includes the 250 acre existing Burnaby Mountain Park but excludes the Trans-Mountain Tank Farm.
- d) The basic intent in developing the SFU Site Discovery Parks Research facilities is stated in the adopted Community Plan as follows:

"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."

Although significant clearing would result from any major development of the subject site, the adopted Community Plan outlines a highly compacted development which restricts the actual development area and maximizes the conservation areas which are intended to be protected by registered covenants. Of the overall 74.16 acres Discovery Parks site, the permitted development area covers 29.27 acres (39 per cent), the conservation area covers 43.14 acres (58 per cent), the B.C. Hydro right-of-way covers 5.73 acres (3 per cent).

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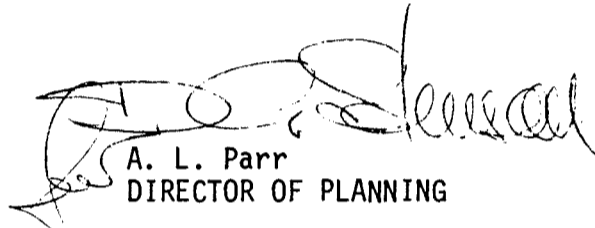
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The maximum permitted building footprint or site coverage amounts to 10.4 per cent of the overall site.

There have been no particular facts stated to date which would affect the recommendation of the Planning Department regarding this rezoning proposal. The Planning Department is of the opinion that greater environmental control is provided for within the context of the SFU Site Discovery Parks Community Plan than if the site were to remain in its current P6 Regional Institutional District zone.

Should Council have other points for which further clarification or information is desired, this further clarification or information would be provided prior to or at the time of Council's consideration for Third Reading of the requisite zoning by-law.

This is for the information of Council.


A. L. Parr
DIRECTOR OF PLANNING

KI/ds

