

RE: FIRE SERVICES - DISCOVERY PARKS INCORPORATED AND  
SIMON FRASER UNIVERSITY (CROSS-REFERENCE: REZONING REFERENCE #9/80)

Following is a report from the Director of Planning regarding fire protection relative to Discovery Parks.

RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER

1980 SEPTEMBER 03

FROM: DIRECTOR OF PLANNING

SUBJECT: FIRE SERVICES — DISCOVERY PARKS INCORPORATED AND  
SIMON FRASER UNIVERSITY (CROSS-REFERENCE: REZONING REFERENCE #9/80)

RECOMMENDATION

THAT, in the light of this report, Council permit the SFU Site Discovery Parks rezoning to proceed on the basis that adequate fire protection would be provided in due course following completion of the "Fire Prevention Control Study and Master Plan".

REPORT

1.0 BACKGROUND

Specific reference to fire protection for the Discovery Park development has been raised in the adopted Simon Fraser Site Discovery Parks Community Plan and in the report for Rezoning #9/80.

Section 10.7 of the adopted Community Plan stated:

"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."

Also, Prerequisite "0" of a previous rezoning report (Rezoning #9/80) stated:

ITEM	9
MANAGER'S REPORT NO.	56
COUNCIL MEETING	1980 09 03

"The determination of an acceptable arrangement regarding fire protection for the SFU Discovery Park development".

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## 2.0 DISCUSSIONS TO DATE

Municipal staff have had a number of discussions which have included representatives of both Discovery Parks Incorporated (DPI) and Simon Fraser University (SFU) administration with a view to determining a mutually acceptable approach to the provision of fire protection on Burnaby Mountain.

In summary of these discussions:

- a) After considering preliminary information provided by Municipal staff on the subject of fire protection with reference to the DPI/SFU site both Discovery Parks and Simon Fraser University representatives agree that there is a need for an improvement in fire protection.
- b) It is considered appropriate that the Discovery Parks development be treated similar to any other private developer in Burnaby and not be required to pay for any additional costs for fire protection beyond the payment of requisite Municipal taxes.
- c) Simon Fraser University is a tax exempt institution and it appears that no funds will be forthcoming from the University to meet the possibility of substantial additional costs for fire protection for this Burnaby Mountain area.

In light of these discussion results, the Director - Fire Services was requested to indicate his position as to the fire protection services which would be required. The Director - Fire Services in reply states:

"The Technical and Advisory Committees charged with the responsibility for producing a "Fire Prevention Control Study and Master Plan" for Burnaby, which I have the privilege of Chairing, are keenly aware there already exists a need to improve the response time to the Simon Fraser University and the proposed DPI site. Accordingly, these Committees will be placing a high priority on correcting this deficiency when submitting the final report to Council in 1982.

It is my personal opinion that the matter of adequate fire protection for SFU has not been afforded the urgency it deserves in the past. With the proposed development of a "Discovery Park", the problem will be accelerated and further compounded.

At present, and in anticipation of the question being asked by Council as to what form the Committee's recommendations will take, a review of the present data points to the need for a firehall containing a minimum of one pumper and a crew of four being located on the University campus.

In conclusion, I would further advise and primarily as an interim measure, I will be arranging to meet with the administration of SFU to evaluate their current fire protection standards."

As background information, should a firehall be required on Burnaby Mountain, the cost of a new facility for a one-bay No. 4 type firehall is estimated to be in the range of \$530,000 for construction costs including land and \$720,000 per year for operating costs; and for a two-bay No. 6 type firehall in the range of \$840,000 for construction costs including land and \$1,070,000 per year for operating costs. It is possible that a firehall site may be obtained from SFU at no cost to the Municipality although no direct discussions have taken place to this effect with SFU.

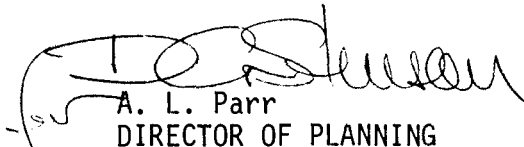
### 3.0 SUMMARY

It is proposed that, after due consideration of the overall Fire Prevention Control Study criteria and recommendations, Council would pursue the appropriate fire protection services for the SFU/DPI area without the attendant haste of necessarily attaching this issue to the SFU site DPI rezoning. Therefore, fire protection arrangements would not be included as one of the prerequisites to a reintroduced SFU site DPI rezoning proposal. Council should realize that in these circumstances the Municipality will be responsible for the costs of providing fire protection at a future date for the DPI site whether this fire protection takes the form of a firehall on the Mountain or other appropriate form. Since SFU, by its proximity, will benefit from any additional fire protection services on the Mountain, it would be appropriate to pursue the cooperation of SFU in providing as much assistance as they are able on this matter.

### 4.0 CONCLUSION AND SCHEDULING

In conclusion, in light of staff discussions to date with Discovery Parks Incorporated and with Simon Fraser University, and of the work of the Technical and Advisory Committee charged with producing a "Fire Prevention Control Study and Master Plan" for Burnaby, it is recommended that Council permit the SFU Site Discovery Parks rezoning to proceed on the basis that adequate fire protection would be provided in due course following completion of the "Fire Prevention Control Study and Master Plan". It is proposed that the rezoning proposal for the SFU site Discovery Parks development be reintroduced at an early date and be submitted to a Public Hearing.

It is desirable that the SFU Site DPI rezoning be included in the next group of regularly scheduled rezoning proposals for which public hearings are planned. Reports for this next group of rezonings are slated to be submitted to Council for its meeting of 1980 September 15 in order to be eligible for scheduled public hearing on 1980 October 21. It is noted that the 1980 September 22 meeting of Council has been cancelled due to the scheduling of the UBCM conference at that time. It is therefore important that Council provide firm direction to staff on this matter of fire protection at its meeting of 1980 September 8 if the SFU site DPI rezoning is to meet the scheduled 1980 October 21 Public Hearing.

  
A. L. Parr  
DIRECTOR OF PLANNING

KI/ds

cc Director - Fire Services  
Municipal Treasurer  
Municipal Engineer  
Municipal Solicitor  
Municipal Clerk  
Long Range Planner (C.R. Lowther)

