

RE: ISSUE OF UNDERGROUND PARKING RELATED TO PROPOSED MULTI-TENANT RESEARCH FACILITY DISCOVERY PARKS - SFU SITE - RZ #52/89

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1989 OCTOBER 26

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: ISSUE OF UNDERGROUND PARKING RELATED TO PROPOSED MULTI-TENANT RESEARCH FACILITY DISCOVERY PARKS - SFU SITE - R.Z.#52/89

PURPOSE: To outline options to the provision of underground parking for the proposed Multi-tenant Research Facility at Discovery Parks (SFU site).

=====  
RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

The Municipal Clerk has referred to this department a letter dated 1989 October 23 (see attached) from the Chief Executive Officer, Mr. D. Hamilton, of the Discovery Foundation which is developing the Discovery Parks research parks including two in Burnaby, one adjacent BCIT and the other at Simon Fraser University. It was considered appropriate to submit a report with respect to Mr. Hamilton's letter for Council's consideration and direction.

Mr. Hamilton essentially requests relief for economic reasons from the requirement of providing underground parking for the proposed Multi-tenant Research Facility for which an initial rezoning report (RZ 52/89) was previously submitted to Council. Reasons for requesting this relief are outlined in Mr. Hamilton's letter. It is indicated in the letter that in the absence of such relief, the proposed development will likely not proceed on the SFU site, and other sites at UBC or UVic would be examined.

As background, Council at its meeting of 1989 July 24, considered the attached report related to Rezoning Reference #52/89 for a Multi-tenant Research Facility within Discovery Parks (SFU site). For reasons outlined in the report, it was recommended that one level of under-building parking in the range of 40 spaces be provided relative to the total 95 additional parking spaces proposed by the applicant. Council at that time authorized staff to work with the applicant in accordance with the report.

It is noted that bylaw parking requirements for the development are in the range of 57 spaces but the applicant has indicated the need for the development of 95 spaces plus the 7 existing visitor spaces allocated in the central entry spine.

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In light of the applicant's further representations to Council for relief and should Council wish to consider other options related to providing all parking for this development in surface parking lots rather than the provision of an under-building parking component, the following surface parking options are outlined.

- a) 95 spaces, say 3 surface parking pods, within the B.C. Hydro right-of-way. Restricting further surface parking to the B.C. Hydro right-of-way within which major forestation is precluded may be appropriate. (The B.C. Hydro right-of-way is described and illustrated in the rezoning report).
- b) 70 surface parking spaces within the B.C. Hydro right-of-way and 25 surface parking spaces within Area "A" precinct, as outlined on the applicant's submitted plans. (Area "A" precinct is the building site, described and illustrated in the rezoning report).

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For any surface parking option, if selected, staff would work with the applicant to minimize clearing of the forested site.

The current direction of Council is for staff to work with the applicant based in part on the provision of a component of under-building parking. If Council wishes to relieve the applicant of any under-building parking requirement, it would be appropriate for Council to give further direction to staff based on the two outlined options a) and b).

This is for the information of Council.

*APL*  
KI:lf

Attachments

cc: Municipal Clerk

*A. L. Parr*  
A. L. Parr  
Director Planning &  
Building Inspection

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10/23/89

11:08

DISCOVERY PARK

002



DISCOVERY FOUNDATION

October 23, 1989

Mr C.A. Turpin  
Municipal Clerk  
MUNICIPALITY OF BURNABY  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

BY FAX : NO. 294-7710

Dear Mr. Turpin,

Having spent more than 8 months and some \$70,000 in the discussion of building a new Multi-Tenant Facility in Discovery Parks at Simon Fraser University, we have worked closely with your Planning Department in an attempt to achieve definable goals that would be in the best interest of the Municipality, the University, the existing tenant in the Park, Microtel Pacific Research, the emerging scientific and technological companies who would occupy the building, Discovery Parks Incorporated, and the Province of British Columbia.

Collectively we seem to have reached agreement on all the points under discussion, except one.

Though we have asked for relief through your Planning Department, by a recommendation to Council, that the requirement for underground parking be removed, it continues to be an unacceptable condition of proceeding with the project.

While we have never been officially advised of that fact, our three appearances at Council - two public, one "in camera" - have resulted in a silence which we take to mean that there is no indication of relief.

As I believe everyone is aware, the building contemplated would house a number of emerging companies who, through the use of science and technology, would make a direct contribution to the economy by the creation of jobs. By that definition those companies, in their early stages, do not have available the resources of more mature groups, but their contribution to the economy is no less important. As a consequence, the financing model must be designed in a manner that presents them with acceptable rents, while at the same time allowing Discovery to retire the mortgage and maintain the building.



Mr. C.A. Turpin  
Municipal Clerk  
MUNICIPALITY OF BURNABY

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We are not commercial developers, and we do not seek profit as a motive in providing the services we do to reach the goals to which we have been mandated.

The contemplation of adding between \$400,000 and \$500,000 for the provision of underground parking destroys the economic model and prohibits the kind of companies contemplated, demanding as it would a much larger mortgage, a higher payment schedule, and an unacceptable rent figure for those to whom the building would be designed.

The window of opportunity that we recognized was one that would have demanded that the building be operational by September 1, 1990, since the interface with the University and its many programs would provide academic support for the scientific and technological projects that would be undertaken in the structure. The window to that opportunity is closing fairly quickly under existing conditions.

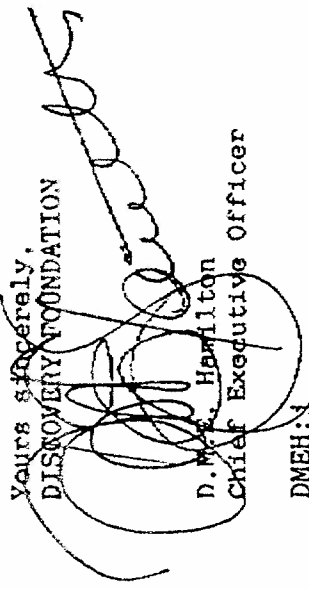
You should also know that the window is very sensitive to the economic climate, and that any delay could create negative financial considerations not currently prevailing. While we have been stymied for almost 8 years in developing the Simon Fraser Discovery Park, no finer opportunity has ever been available than what is taking place now.

Should Council authorize the lifting of the onerous requirement for underground parking, there is still a possibility that the construction could be fast-tracked to meet the September goal next Fall.

In the absence of such relief, I shall have to advise my Executive Committee at their November meeting that the project cannot go forward, and that we must examine other University-related sites at the University of British Columbia or the University of Victoria.

We most appreciate the continuing cooperation we receive in all our other projects, and hopefully the Municipality will continue to share the pride of the scientific buildings that are being developed at our B.C.I.T. Park location.

Yours sincerely,  
DISCOVERY FOUNDATION

  
D. McNeil Hamilton  
Chief Executive Officer

DMEH:j

Suite 400, "The Station"

601 West Cordova St.

Vancouver, British Columbia

Canada V6B 1G1

Tel 604 688-8464

Fax 604 688-2914

Linking business, academia  
& government to promote  
the science & technology  
industry of British Columbia.

THE CORPORATION OF THE DISTRICT

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PLANNING & BUILDING INSPECTION  
REZONING REFERENCE #52/89  
1989 July 24

ITEM # 8

1.0 GENERAL INFORMATION

- 1.1 Applicant: Milton Gardner Architect  
#301 - 1770 West 7th Avenue  
Vancouver, B.C. V6J 4Y6
- 1.2 Subject: Application for the rezoning of:  
Portion of Lot 145, District Lot 147, Plan 27774
- From: CD Comprehensive Development District
- To: Amended CD Comprehensive Development District  
based on Discovery Parks Community Plan
- 1.3 Address: Simon Fraser University Discovery Parks Site,  
north-west of 8999 Nelson Way.
- 1.4 Location: The subject site is located within the Simon  
Fraser University ring road on Burnaby Mountain,  
just south of the University campus.
- 1.5 Size: The site is irregular in shape with an area of  
approximately 100,000 sq.ft.
- 1.6 Services: The Director Engineering will be requested to  
provide all relevant servicing information.
- 1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw  
amendment is to permit the development of a  
Multi-Tenant Research Facility within Discovery  
Parks (SFU site).

2.0 NEIGHBOURHOOD CHARACTERISTICS

Much of the site is heavily treed and slopes significantly down towards the south. The southern portion of the site is developed as the main access driveway into the Discovery Parks (SFU) development with the large Microtel Research facility on the southside of this main driveway. To the north is an east-west B.C. Hydro right-of-way which accommodates some surface parking for Discovery Parks. The site is essentially surrounded by a conservation zone.

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### 3.0 GENERAL OBSERVATIONS

#### 3.1 DISCOVERY PARKS COMMUNITY PLAN - SFU SITE

The subject site is located in Discovery Parks SFU Site which is governed by an adopted Community Plan as part of the Comprehensive Development Zoning (R.Z. #9/80) of the overall site. The Community Plan is illustrated in Sketches 1 and 2 attached which indicate three development areas, "A", "B" and "C", each accommodating planned building clusters and surrounded by a heavily wooded conservation area. Appendix 'A' taken from the Community Plan outlines the statistics for Discovery Parks including the maximum building footprint permitted within the development cluster areas, and the maximum number of surface parking spaces allocated for each cluster area.

The environmental objective in the Community Plan is stated as:

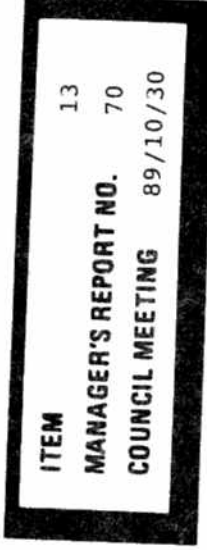
"Any development of the subject site must consider the dominant natural aspects of the Burnaby Mountain environment. The success and appropriateness of any proposed research complex will depend on how well the affinity with the conservation environment is reinforced through the preservation of existing 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."

#### 3.2 COMMUNITY PLAN PARKING GUIDELINES

The preliminary sketch proposals for the subject rezoning application indicate increased surface parking and no provision for underground parking. Within this context, the following relevant statements related to parking excerpted from the adopted Community Plan are outlined:

"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 compact 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.

"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."



**3.3 EXISTING MICROTEL DEVELOPMENT**

One major building for Microtel Pacific Research has been constructed (1982) to date at Discovery Parks - SFU Site conforming to the Community Plan. The following information applies to this constructed Microtel project:

Approved Floor Area	-	9,611 m <sup>2</sup>	(103,455 sq.ft.)
Future Expansion Floor Area	-	7,122 m <sup>2</sup>	( 76,663 sq.ft.)
Approved Building Footprint	-	3,926 m <sup>2</sup>	( 42,260 sq.ft.)
Future Expansion Footprint	-	2,374 m <sup>2</sup>	( 25,554 sq.ft.)
Parking provided	-	212 spaces in 2 level underground parking garage	
Other parking provided for Cluster Area A	-	28 surface spaces in central entry spine of which 14 are allocated for Microtel.	
Building height	-	70 surface spaces within B.C. Hydro right-of-way	
	-	3 storeys	

**3.4 PROPOSED MULTI-TENANT RESEARCH FACILITY**

The applicant wishes to pursue the development of a Multi-Tenant Research Facility to accommodate technology-based start-up and small research companies similar to those accommodated in the existing multi-tenant facility at the Discovery Parks - BCIT Site. This subject facility is located in the north-west quadrant of Cluster Area "A" (see Sketch 3 attached) and will be the second of three buildings to be accommodated in Area "A".

The proposal is briefly described as follows:

Proposed Floor Area	-	2,880 m <sup>2</sup>	(31,001 sq.ft.)
Future Expansion Floor Area	-	864 m <sup>2</sup>	( 9,300 sq.ft.)
Proposed Building Footprint	-	1,428 m <sup>2</sup>	(15,371 sq.ft.)
Future Expansion Footprint	-	432 m <sup>2</sup>	( 4,650 sq.ft.)
Proposed parking	-	70 surface spaces within B.C. Hydro right-of-way	
Required parking	-	25 surface spaces within Area "A" precinct	
Building Height	-	7 existing visitor spaces allocated in central entry spine	
	-	57 spaces (preliminary basis)	
	-	2 storeys	



### 3.5 DISCUSSION OF PROPOSAL

The proposed Multi-Tenant Research Facility in terms of its use, building size, building footprint and scale is in conformance with the adopted Community Plan and is supported.

However, the proposal does not conform to the Community Plan in terms of the proposal amount of surface parking. The surface parking allocation for the Cluster Area "A" is 70 spaces within the B.C. Hydro right-of-way and 28 spaces within the central entry spine. This allocation has been constructed. The applicant wishes to provide 95 additional surface parking spaces (70 spaces within the B.C. Hydro right-of-way and 25 spaces within the Area "A" precinct) essentially double the amount of surface parking stipulated in the adopted Community Plan, and considers that he cannot provide any underground parking due to the cost.

However, in light of a further review of the proposal, it is considered that some underground parking should be provided for the following outlined reasons:

- a) The conservation orientation of Burnaby Mountain and the maximization of the preservation of the mature woods in this area is a key concept of the Community Plan.
- b) The number of surface parking spaces outlined in the Community Plan is significantly exceeded.
- c) The Community Plan calls for further parking to be underground.
- d) Further site clearing of wooded areas is proposed beyond that contemplated in the Community Plan.
- e) The future would be "mortgaged" by constructing surface parking allocated to future cluster development areas, suggesting the need to provide incremental components of underground parking for each new building.
- f) Microtel has provided a positive precedent in conformance with the Community Plan providing 212 parking spaces on two underbuilding levels.
- g) Simon Fraser University has been advised of the Municipality's desire to limit further surface parking for the University and to promote the development of integrated structured parking.

Therefore, it is recommended that in line with the adopted Community Plan the applicant be required to provide at least one level of underground parking, in the range of 40 spaces. Within this context, it may be possible to provide the balance of desired parking as a discrete additional parking pod within the B.C. Hydro right-of-way with due regard taken of the adjacent "President's Trail". The B.C. Hydro right-of-way while not forested is still primarily a natural clearing with a meadow and shrub potential within which some surface parking is considered appropriate.

### 4.0 RECOMMENDATION

1. THAT staff be authorized to work with the applicant, in accordance with the terms of this report, towards a plan of development suitable for submission to a public hearing.



KI:lf

Attachments

cc: Director Engineering  
Director Recreation & Cultural Services



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RZ 52/89

## DISCOVERY PARKS INCORPORATED

The Corporation of the District of Burnaby  
Municipal Clerk

Re Discovery Park - SFCU

Dear Sir

The attached application for rezoning is made in order to construct a two storey facility of approximately 30,000 sq ft at the subject location. The facility is intended to accommodate on a lease basis both start up & small technology based companies as contemplated in the Community Plan governing the development of the subject Park.

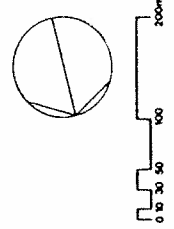
The current zoning is comprehensive development district C.D. & this application is to confirm that the proposed facility meets the general intent of the guidelines governing development on the site.

Yours truly



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

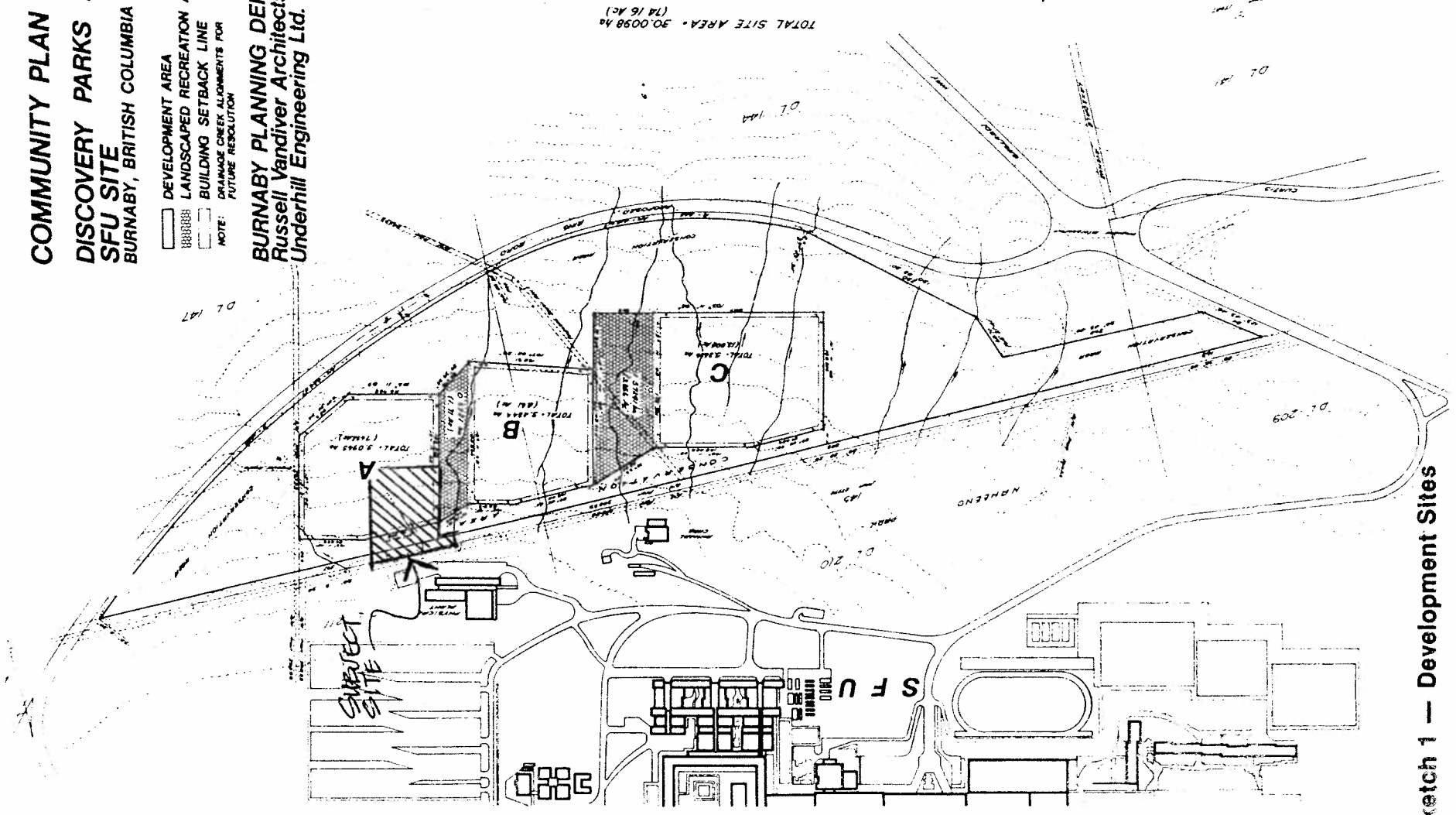


- DEVELOPMENT AREA
- LANDSCAPED RECREATION AREA
- BUILDING SETBACK LINE
- NOTE: DRAINAGE CREEK ALIGNMENTS FOR FUTURE RESOLUTION

**BURNABY PLANNING DEPARTMENT**  
 Russell Vandiver Architects  
 Underhill Engineering Ltd.

1980-04-14

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Sketch 1 — Development Sites

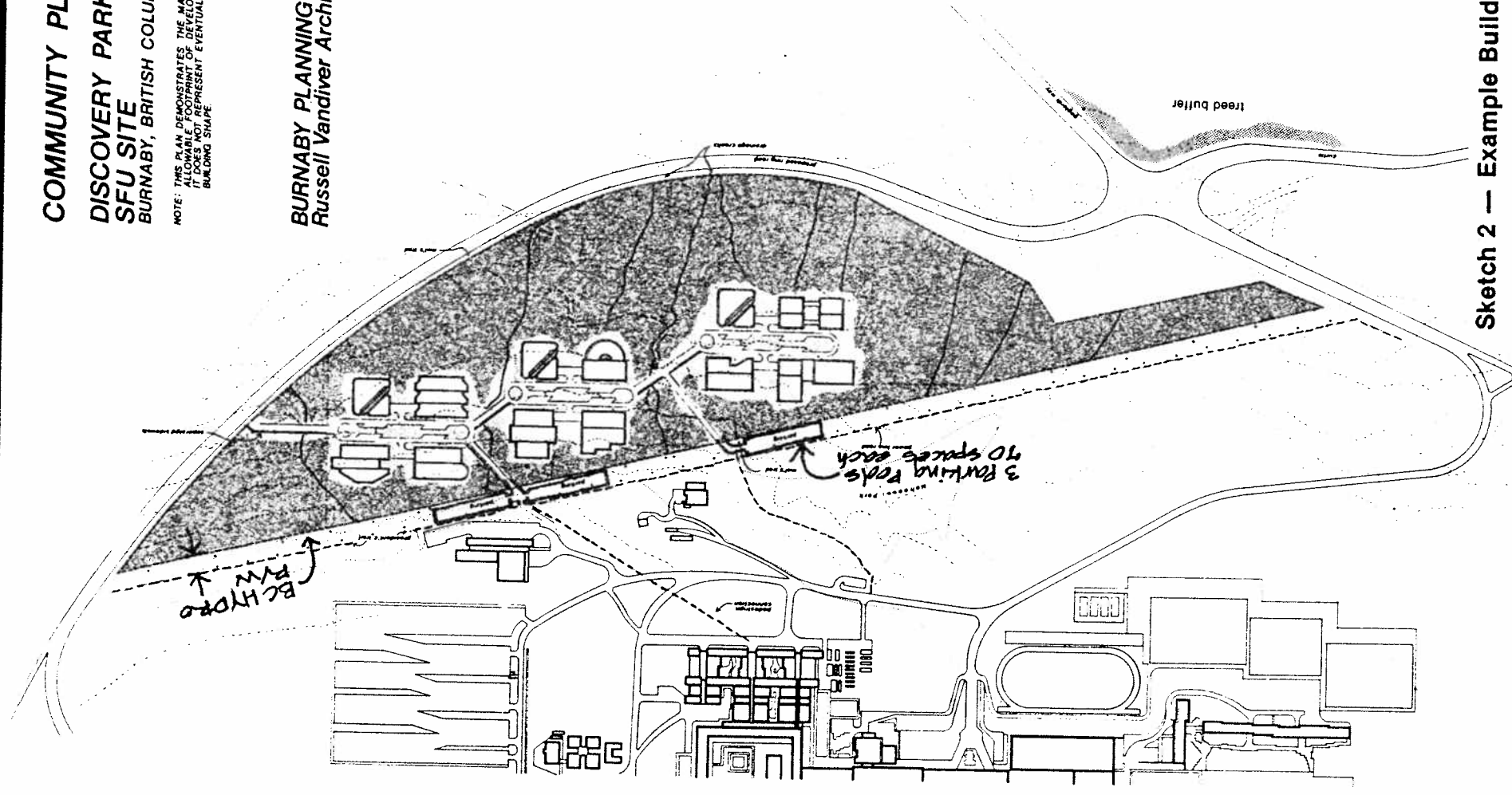
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**COMMUNITY PLAN SKETCH 2**  
**DISCOVERY PARKS INCORPORATED**  
**SFU SITE**  
**BURNABY, BRITISH COLUMBIA**

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



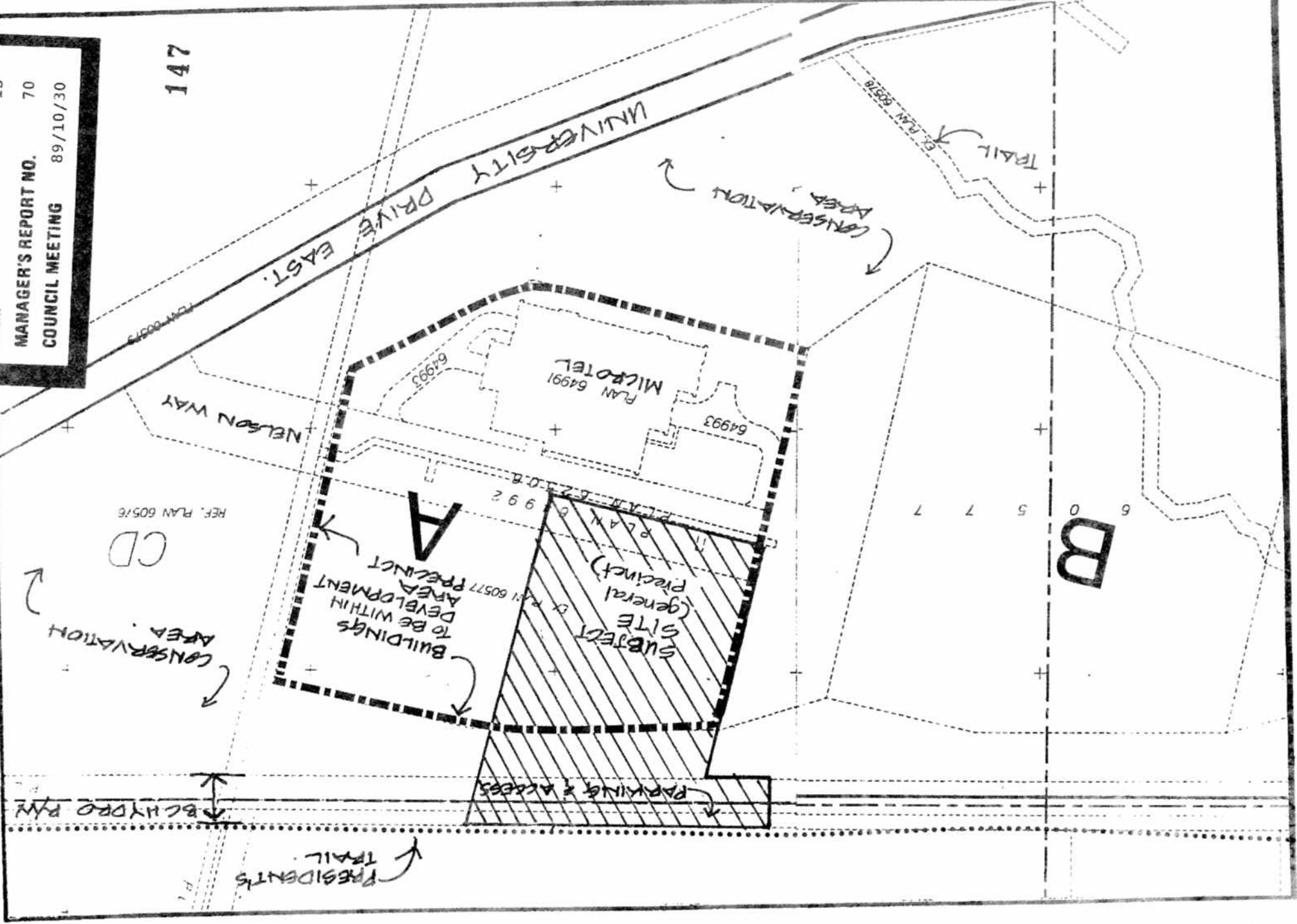

**BURNABY PLANNING DEPARTMENT**  
 Russell Vandiver Architects 1980-04-14




Sketch 2 — Example Building Layout Scenario

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SKETCH 3


 CITY OF BURNABY  
 Planning & Building Inspection Department  
 NORTH

Date	89 JULY.
Scale	1:2000
Drawn By	

REZONING # 52/89  
 MULTI-TENANT FACILITY  
 DISCOVERY PARKS (SFU)

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**APPENDIX "A"**  
**Community Plan Statistics**  
**SIMON FRASER UNIVERSITY SITE — DISCOVERY PARK**  
 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 m <sup>2</sup> (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.

