

ITEM	13
MANAGER'S REPORT NO.	56
COUNCIL MEETING	91/10/07

TO: MUNICIPAL MANAGER

1991 OCTOBER 02

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: SIMON FRASER UNIVERSITY CONSERVATION LANDS

PURPOSE: To recommend an approach to secure the Simon Fraser University lands within the Burnaby Mountain Conservation Area.

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RECOMMENDATIONS

1. THAT a member of Council make representation to the Simon Fraser University Board of Governors requesting either the return of the Simon Fraser University lands outside their ring road for park purposes or for the University to dedicate them for park purposes.
2. THAT the Provincial Government be requested to amend/enact legislation that would ensure university land use complies with adopted official community plans.

R E P O R T

1.0 BACKGROUND

The Executive Committee of Council has requested that staff prepare a report to Council recommending "a course of action to be taken in order to secure lands outside the ring road which are presently in the possession of Simon Fraser University". The attached Figure 1 shows those Simon Fraser University (SFU) lands outside of the ring road that are within the designated Burnaby Mountain Conservation area. Approximately 800 acres of SFU's lands are outside of the ring road and within the conservation area. This report responds to Council's request.

2.0 PAST ACTIONS

In 1963, The Corporation of the District of Burnaby conveyed 1,050 acres of land on Burnaby Mountain to Simon Fraser University for the purpose of establishing a university. Over the years the community, Burnaby and the Greater Vancouver District have recognized the importance of the natural forested condition of Burnaby Mountain as a regional resource. In response to a comprehensive public policy review, the Municipal Council in 1976 rezoned major portions of Burnaby Mountain (including those SFU lands outside of the ring road) to P3 (Park and Public use) to reflect its designation as a conservation area. Council also undertook to acquire those private properties within the Conservation area. Today only 18 private properties remain. Burnaby's Official Community Plan adopted in 1987 reconfirmed Burnaby Mountain (including the SFU lands outside the ring road) as a conservation area. In 1990, all the Municipally-owned lands within the Burnaby Mountain Conservation area were approved by the electorate for dedication for park purposes. The Federal Government owns 84 acres of land within the Conservation area and the Municipality anticipates obtaining title to these lands in the very near future in recognition of its status within the Conservation area.

The Parks and Recreation Commission has also indicated its wish to have the Burnaby Mountain Conservation lands "under the control of SFU dedicated as urban park space which will be protected and preserved for the use and well-being of our citizens".

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In summary, the Commission and Council's commitment to the conservation of Burnaby Mountain through its actions and policies is unequivocal.

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### 3.0 SIMON FRASER UNIVERSITY - A CONTEXT

Simon Fraser University plays an important role in the social, educational and economic development of the Municipality. As such, the Municipality is vitally concerned that the University be able to respond to its future university needs. However, it is also our view that university development must be undertaken within the broader context of community values and objectives.

The SFU lands within the ring road are zoned P6 (Regional Institutional). The Municipality, through its various policies and plans, has held the view that university development should be confined to this area provided that the ecosystem of the site and the mountain is not compromised. Although the University has generally acknowledged that the lands within the ring road are likely to meet their needs for the foreseeable future, the University has not rejected the option of developing outside the ring road. Council will recall that there have been previous suggestions by the University that certain of their lands outside the ring road should be developed for market housing.

### 4.0 OPTIONS

Staff have considered a number of options to secure the lands outside the ring road. The securing of the land could either be achieved by the transferring of the land outside of the ring road back to the Municipality or by a voluntary action by the University or Provincial Government that would see the dedication of these lands for permanent park purposes while remaining under their continuing ownership. Two recommended approaches to achieve these ends could involve the following:

#### 4.1 Representation to the Board of Governors

In recognition of Burnaby's upcoming Centennial celebrations, Council could make a direct representation to the University Board of Governors requesting the University's co-operation in securing those lands outside of the ring road, either through transfer of title or a park dedication process. The latter could be achieved by way of a subdivision procedure. Such an act would recognize the maturation of the community and the increased value placed on this unique natural resource since the almost 30 years that the land was granted by the Municipality. The granting of these lands was clearly made on the assumption that the University campus was to be "an island within a sea of green". In fact, past records show that the lands conveyed to the University were previously designated as park lands.

The repeated actions taken by the Municipality to secure these lands for permanent park status is consistent with the original intent of the conveyance and intended to preclude future development of these lands for non-park purposes.


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4.2 Enabling Legislation

With increasing pressures on Greater Vancouver's land resources for development, clear and consistent policies are required at the regional and local level to ensure the livability of the region and the Municipality. It is our view that university land use should be explicitly required to comply with adopted official community plans to ensure certainty within the community and to remove any ambiguity in existing legislation. As such, it is recommended that concurrent with the above initiative, the Provincial Government be petitioned to amend/enact legislation that would ensure university land use conforms to adopted local plans. Such legislative change could of course include provision for conveyance of the subject lands to the Municipality, conditional to its dedication as park land.

5.0 CONCLUSION

Simon Fraser University lands outside of the ring road are an integral part of the Burnaby Mountain Conservation area. Notwithstanding Council's initiatives to maintain the natural character of Burnaby Mountain, Simon Fraser University continues to explore uses outside of the ring road inconsistent with the conservation of the mountain. Because of the importance of the the conservation area as a natural regional and local resource and its recognized landmark feature, it is our conclusion that the best way to secure the SFU lands within the conservation area is to request the University to either return the lands or dedicate them for park purposes to commemorate Burnaby's centennial in 1992 as well as to request the Provincial Government to amend/enact legislation that would ensure university land use plans conform to adopted official community plans.

  
A.L. Parr, Director  
PLANNING AND BUILDING

JSB:BLS/jp

Attachment

cc: Director Recreation & Cultural Services  
Municipal Solicitor

# FIGURE 1

## Burnaby Mountain Conservation Area Land Ownership

- Conservation boundary
- S.F.U. properties
- Municipal properties
- Federal properties
- Provincial properties

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