

ITEM	01
MANAGER'S REPORT #	11
COUNCIL MEETING	96/04/15

**TO:** CITY MANAGER 1996 APRIL 09

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** SIMON FRASER UNIVERSITY OFFICIAL COMMUNITY PLAN  
PUBLIC INPUT PROCESS

**PURPOSE:** To outline a public input process for the Simon Fraser University Official Community Plan including mall displays on the 1996 May 3 to 5 weekend, and an Open House and Presentation at the Confederation Community Centre for the Retired on Wednesday 1996 May 8.

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**RECOMMENDATION:**

1. **THAT** Council authorize a public input process for the Simon Fraser University Official Community Plan including newspaper advertisements, press releases, mall displays and an Open House as outlined in this report.

**R E P O R T**

On 1996 March 25, Council received a staff report on the Development Plan Concept and rezoning application submitted by Simon Fraser University, and authorized staff to pursue preparation of a draft Simon Fraser University Community Plan, as well as a draft Zoning Bylaw text amendment. Staff were also authorized to pursue a public Open House.

The intent of the Open House and proposed public input process is to inform members of the public of the proposed land use and development concept for the Simon Fraser University lands within the Ring Road, and to provide an opportunity for public input to assist in the preparation of the draft Official Community Plan before it is submitted to Council and proceeds to a formal Public Hearing.

Mall displays regarding the proposed Plan have been scheduled as follows:

**Date:** Friday, 1996 May 3  
**Time:** 10 a.m. - 9 p.m.  
**At:** Eaton Centre in Metrotown

**Date:** Saturday, 1996 May 4  
**Time:** 9:30 a.m. - 5:30 p.m.  
**At:** Brentwood Mall

**Date: Sunday, 1996 May 5**  
**Time: 12 noon - 5 p.m.**  
**At: Lougheed Mall**

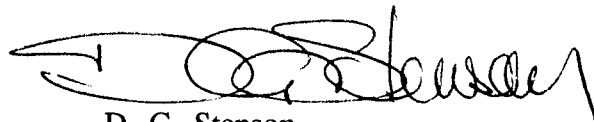
An Open House and presentation is scheduled for:

**Date: Wednesday 1996 May 8**  
**Time: 6:00 p.m. to 9:00 p.m**  
**Presentation at 7:00 p.m.**  
**At: Confederation Community Centre for the Retired**  
**4585 Albert Street.**

The draft text for a brochure which is being prepared by staff is attached as Appendix "A". Brochures will be available for the public prior to the scheduled mall displays and Open House, at all of the Burnaby libraries, Bonsor Recreation Complex, Cameron Recreation Centre, Confederation Community Centre for the Retired, Eastburn Community Centre, Edmonds Community Centre for the Retired, Willingdon Heights Community Centre, Burnaby Information Kiosk (Metrotown Mall), Shadbolt Centre for Arts and City Hall.

It is proposed that the mall displays and the Open House be advertised through the community newspapers, notices in the S.F.U. "Peak" and through press releases to the various media.

Public comments received through the public input process will be summarized in a report for Council. Following the process, staff will prepare a draft Simon Fraser University Official Community Plan for submission to Council. A Zoning Bylaw Text Amendment to create the proposed P11 S.F.U. Neighbourhood District for the proposed rezoning of the neighbourhood lands will also be drafted. Following Council review, the formal Public Hearing will be scheduled.



D. G. Stenson  
Director Planning and Building

RR:gk  
Attach

cc: Director Engineering  
Director Recreation & Cultural Services  
Chief Environmental Health Officer  
Director Finance  
Fire Chief  
City Solicitor  
School Board (Attn: Bob Ingram)

## APPENDIX 'A'

### *(DRAFT BROCHURE TEXT)* *Proposed Official Community Plan for* *Simon Fraser University*

#### INTRODUCTION

The City of Burnaby is currently pursuing the preparation of an Official Community Plan for the Simon Fraser University lands within the Ring Road on Burnaby Mountain. Based on a Development Plan Concept submitted by the University, the Plan is to provide for the potential development of up to 4,536 units of multi-family housing, with park and school sites and associated support commercial facilities, in two neighbourhoods as an alternative to University use. It is also intended to rezone the two neighbourhood areas to allow market housing development, or continuing University development, to proceed without the need for further rezonings or Public Hearings. Market housing development would be on leasehold parcels only, with ownership retained by the University.

The proposed Official Community Plan and rezoning are integral elements of a Memorandum of Understanding between the City and the University which provides for the transfer of the University's conservation lands (approximately 820 acres) outside the Ring road on Burnaby Mountain back to the City for park purposes.

The purpose of this brochure is to outline the proposed Plan's land use concept and the other issues which the Plan is to address, and to invite public comments and participation in the preparation of the draft Official Community Plan.

We hope that you will read on and respond, and attend the Open House and Presentation scheduled for:

**Date:** Wednesday, 1996 May 8  
**Time:** 6:00 p.m. to 9:00 p.m.  
**Presentation at 7:00 p.m.**  
**At:** Confederation Community Centre for the Retired  
4585 Albert Street

Prior to the Open House, public displays with City staff in attendance are scheduled for:

**Date:** Friday, 1996 May 3  
**Time:** 10 a.m. - 9 p.m.  
**At:** Eaton Centre in Metrotown

**Date:** Saturday, 1996 May 4  
**Time:** 9:30 a.m. - 5:30 p.m.  
**At:** Brentwood Mall

**Date: Sunday, 1996 May 5**  
**Time: 12 noon - 5 p.m.**  
**At: Lougheed Mall**

### LAND USE AND DEVELOPMENT

The land use and development potential outlined in the proposed Official Community Plan will correspond closely to the Development Plan Concept submitted by Simon Fraser University.

A preliminary environmental assessment of the lands within the Ring Road was completed by the University's consultants, and provided input for the proposed Plan. Notably, the general ravine watercourse area popularly known as Naheeno Park is to be maintained as a natural undeveloped park area of approximately 12 ha (28.7 acres).

The proposed Plan identifies an area of approximately 81 ha (200 acres) to be utilized for University development only, including student housing (which currently accommodates 1,400 residents and which it is intended to quadruple over the long term). This area presently contains some 255,550m<sup>2</sup> (2.75 million sq.ft.) of development which it is considered might be doubled to 511,100m<sup>2</sup> (5.5 million sq.ft.) over the long term. The proposed Plan also recognizes the existing Discovery Park developments.

The remaining areas within the Ring Road (including the undeveloped portions of Discovery Park) have been identified as potential market residential development areas. These have a gross area of approximately 65 ha (160 acres). They are planned as two potential neighbourhoods (South and East), with the understanding that either one, or both, or neither of them may be developed for residential uses, as an alternative to University use. The proposed Plan also designates research (i.e. Discovery Park) use in specified portions of each neighbourhood (including the existing Discovery Park area in the South Neighbourhood and an area to the northeast in the East Neighbourhood), although such use would continue to require CD Comprehensive Development rezoning as is presently the case.

The proposed Official Community Plan and rezoning will allow the University to develop either residential or University uses in each neighbourhood. A core residential area is, however, defined within each of the two neighbourhoods, and if residential uses are pursued within that neighbourhood, there is a commitment to develop at least the entire core area as a residential neighbourhood to insure a viable critical mass for the neighbourhood. The core area for each neighbourhood includes a school/park site as a central element. Adjacent to the core residential areas are "swing" residential areas which could either enlarge the residential neighbourhood or be developed for University uses (or both in the case of the East Neighbourhood for mixed University/residential uses) or research use subject to rezoning.

It should be noted that the existing undeveloped Discovery Park area forms part of the South Neighbourhood core area, and that termination of the existing lease arrangements for this area, as well as release of the associated conservation area restrictive covenant, will consequently be necessary if the South Neighbourhood is to be developed.

The maximum Floor Area Ratio proposed for the South Neighbourhood is 0.7 to 0.9, with a maximum unit density of 30 units per acre, and a maximum building height of 4 storeys. The maximum number of units developable in the South Neighbourhood is 1487 units, of which 1214 units are within the core neighbourhood.

The maximum Floor Area Ratio proposed for the East Neighbourhood is 1.1 to 1.7, with a maximum unit density of 60 units per acre, and a maximum building height of 10 storeys. The maximum number of units developable in the East Neighbourhood is 3049 units, of which 1312 units are within the core neighbourhood.

The total maximum number of market residential units developable in the two neighbourhoods under the proposed Plan is 4536 units of which 2526 units are within the two core neighbourhoods.

A commercial area is defined at the east end of the University's main axis, at the boundary of the East Neighbourhood, to serve both the academic and residential communities. The total floor area would be in the order of 10,000 to 20,000 m<sup>2</sup> (110,000 to 220,000 sq. ft.) of mixed commercial and retail space.

### **OTHER PLANNING ISSUES**

In addition to the land use and development criteria outlined above, it is necessary for the Simon Fraser University Official Community Plan to address other significant issues such as those outlined below, some of which are the subject of ongoing discussion between the City and the University.

#### **1. Environmental Considerations**

- watercourse protection and storm water management
- tree retention
- Naheeno Park (although the City disagrees, the University has proposed a road through Naheeno Park and potential University development within its northeast quadrant)

**2. Transportation Planning**

- road, bicycle, pedestrian and public transit circulation networks and strategies
- provisions to emphasize the pedestrian, bicycle and public transit modes of transportation

**3. Site Services**

- road and trail ownership and responsibility issues
- water supply and distribution
- storm water management
- sanitary sewer collection
- solid waste collection

**4. Community Services**

- provision of neighbourhood park sites and community recreation facilities
- provision of school sites
- special access to University recreational and cultural facilities for neighbourhood residents
- child care facilities
- public safety including fire protection

**5. Urban Design Issues**

- view studies to maintain forested appearance of the mountain
- building height
- massing of buildings and underground parking

**THE PUBLIC INPUT PROCESS**

Comments and input to the proposed Simon Fraser University Official Community Plan are invited from all residents, property owners, members of the Simon Fraser University community, as well as any other interested parties. The University's submitted Development Plan Concept summary and the Planning Department's report on the submission can be obtained at the Burnaby Planning Department, third floor of the City Hall. A full copy of the submitted Development Plan Concept, including the University consultants' background studies, is also available for reference.

An Open House is being organized where you can hear a short presentation regarding the proposed Simon Fraser University Official Community Plan, and discuss the land use concept and other issues with City Staff:

Public comments received in response to this brochure, the public displays and the Open House will be summarized in a report for Council, and will be utilized as input for the preparation of the draft Simon Fraser University Official Community Plan by City staff.

Please return your comments by May 12, 1996 to **Director Planning and Building, 4949 Canada Way, Burnaby B.C. V5G 1M2 or Fax No. 294-7220.**

#### **THE NEXT STEPS**

Following the public input process, staff will prepare a draft Simon Fraser University Official Community Plan for submission to Council. A Zoning Bylaw Text Amendment to create the proposed P11 SFU Neighbourhood District for the proposed rezoning of the neighbourhood lands will also be drafted. Following Council review, the formal Public Hearing will be scheduled.

RR:gk  
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INTRODUCTION

to the proposed  
residents, property owners  
as any other interested  
ary and the Planning and Zoning  
ning Department, the City  
Council, including the Urban  
Commission.