

**TO:** CITY MANAGER 1996 MAY 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** 1) **An amendment to the Burnaby Official Community Plan to include the Simon Fraser University Official Community Plan**  
 2) **Zoning Bylaw Text Amendment to create the P11 S.F.U. Neighbourhood District**  
 3) **Rezoning Reference #6/96 Simon Fraser University**

**ADDRESS:** 8888 Barnet

**LEGAL:** Portions of Lot 145, Except: Firstly: Part dedicated road on Plan LMP18081; Secondly: Part dedicated road on Plan LMP18082; Thirdly: Part dedicated road on Plan LMP 18083; D.L.'s 31, 101, 102, 141, 144, 147, 209, 210, 211, 212 213 & 214, Group 1, NWD Plan 27774

**FROM:** P3 Park and Public Use, P6 Regional Institutional District and CD Comprehensive Development District

**TO:** P3 Park and Public Use, P6 Regional Institutional District and P11 and P11e S.F.U. Neighbourhood District

**APPLICANT:** Simon Fraser University  
 Burnaby, B.C. V5A 1S6

**PURPOSE:** To seek Council authorization to forward an amendment to the Burnaby Official Community Plan to include the Simon Fraser University Official Community Plan, the P11 S.F.U. Neighbourhood District Zoning Bylaw Text Amendment, and Rezoning Reference 6/96 to Public Hearings on Wednesday 1996 June 26.

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**RECOMMENDATIONS:**

1. **THAT** a bylaw for amendment of the Burnaby Official Community Plan to include the Simon Fraser University Official Community Plan (**Attachment 1**) be advanced to First Reading on 1996 May 27 and to a Public Hearing on Wednesday 1996 June 26 at 7:30 p.m.

2. **THAT** copies of the bylaw amending the Burnaby Official Community Plan to include the Simon Fraser University Official Community Plan be sent to adjacent municipalities and the Greater Vancouver Regional District for comment in accordance with Section 947(2) of the Municipal Act.
3. **THAT** a bylaw amending the Burnaby Zoning Bylaw 1965 to create the P11 S.F.U. Neighbourhood District (**Attachment 2**) be advanced to First Reading on 1996 May 27 and a Public Hearing on Wednesday 1996 June 26 at 7:30 p.m.
4. **THAT** a Rezoning Bylaw for Rezoning Reference 6/96 (Sketch #1 **attached**) be prepared and advanced to First Reading on 1996 May 27 and to a Public Hearing on Wednesday 1996 June 26 at 7:30 p.m.
5. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. An exchange of letters between Simon Fraser University and the City confirming understandings regarding the terms of the Simon Fraser University Official Community Plan.
  - b. Provision of a statutory right-of-way for public vehicular and pedestrian access on the Ring Road corridor.
  - c. Provision of a statutory right-of-way to provide public pedestrian access over the existing trail down from the Ring Road east of the existing gasoline service station.
  - d. Execution of subdivision plans and related documentation for creation of the Simon Fraser University parcel generally within the Ring Road.
  - e. The approval of the Ministry of Transportation and Highways to the rezoning application.

## **R E P O R T**

### **1.0 REZONING PURPOSE:**

The purpose of the proposed rezoning bylaw amendment is to permit the potential development of up to 4536 multi-family residential units with park and school sites and associated minor support commercial facilities in two neighbourhoods as an alternative to University use, to define and protect Naheeno Park as a natural area, and to adjust certain zoning district boundaries related to the Ring Road.

### **2.0 BACKGROUND:**

- 2.1 On November 16, 1995, the City of Burnaby, the Provincial Government and Simon Fraser University agreed, in principle, to the return of 820 acres of Simon Fraser University lands to the City for inclusion in the Burnaby Mountain Conservation Area, in return for transfer of the approximately 4 acre portion within the Ring Road of a parcel of land owned by the City, as well as the provision of \$10 million in land value from the City and \$5 million from the province's Lower Mainland Nature Legacy Program to establish the University's Burnaby Mountain Endowment Fund. Another key component of the agreement was for the City to consider an amendment to the Official Community Plan for Burnaby for the lands within the Simon Fraser University Ring Road, through inclusion of an Official Community Plan for Simon Fraser University. This Official Community Plan amendment was to be prepared by City staff, based on a Development Plan Concept to be prepared by the University in consultation with City staff. The Official Community Plan amendment in turn was to form the basis for rezoning to provide the University with the option of developing non-university uses, in particular market housing, in identified areas within the Ring Road, without the need for any further rezonings or Public Hearings.
- 2.2 Our previous report, submitted to Council on 1996 March 25, outlined the Development Plan Concept and related rezoning application which had been submitted by the University. Although some issues for ongoing discussion with the University were noted, the Development Plan Concept was seen as generally supportable and staff were authorized to pursue a public consultation process and to prepare a draft Simon Fraser University Official Community Plan for inclusion in the Burnaby Official Community Plan. Staff were also authorized to prepare the proposed P11 SFU Neighbourhood District Zoning Bylaw text amendment, in order to allow rezoning of the potential market Residential Neighbourhoods within the Ring Road.


### 3.0 GENERAL COMMENTS:

- 3.1 An extensive public consultation process was conducted during early May, as summarized in Appendix "A" **attached**.
- 3.2 Following further discussions with the University and its consultants, staff have prepared an amendment to the Burnaby Official Community Plan to include the Simon Fraser University Official Community Plan included as Attachment 1. Draft text for the proposed P11 S.F.U. Neighbourhood District has also been prepared and is included as Attachment 2. A rezoning bylaw to rezone the potential market residential neighbourhood areas to the P11 District and Naheeno Park to the P3 District, and to adjust some existing P3 and P6 District boundaries related to the Ring Road, has also been prepared (see Sketch #1 **attached**).

All three bylaws (i.e. 1) adoption of an amendment to the Burnaby Official Community Plan to include the Simon Fraser University Official Community Plan; 2) Zoning Bylaw text amendment; 3) Rezoning Bylaw) appear on this Agenda for First Reading in order that they may be advanced to Public Hearings scheduled for Wednesday, 1996 June 26. The tight time constraints arise from the Municipal Act requirement to refer the Official Community Plan amendment to adjoining municipalities and the GVRD at least 20 days prior to the Public Hearing, as well as from the objective of concluding the land transfer to the City in time for the land to be included for park dedication on the November ballot.

- 3.3. The previous report regarding the proposed Simon Fraser University Official Community Plan and rezoning noted the desirability of having the University formally acknowledge and commit to the Plan's provisions. Most significant in this regard are the University's commitments to provide school, park and fire protection sites at no cost, to provide furnished childcare facilities, and to implement the environmental provisions of the Plan. Similarly the University is desirous of having the City formally acknowledge its support of the scale of the proposed Residential Neighbourhoods, and that the Plan provisions would be interpreted reasonably by the City, so as not to unduly restrict development or to reduce housing unit counts. It is proposed that letters confirming these understandings be exchanged by the University and City prior to adoption of the amended Official Community Plan and Zoning bylaws.

- 3.4 A subdivision is being pursued to create both the University parcel generally within the Ring Road, and the parcel outside the Ring Road being transferred to the City. The plan of subdivision will be deposited in the Land Title Office immediately following finalization of the rezoning. Statutory rights-of-way to protect public vehicular and pedestrian access to the road will be provided in conjunction with the subdivision.
- 3.5 Ministry of Transportation and Highway approval to the proposed rezoning is required prior to Final Adoption.



D. G. Stenson  
Director Planning and Building

RR:gk  
Attach

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

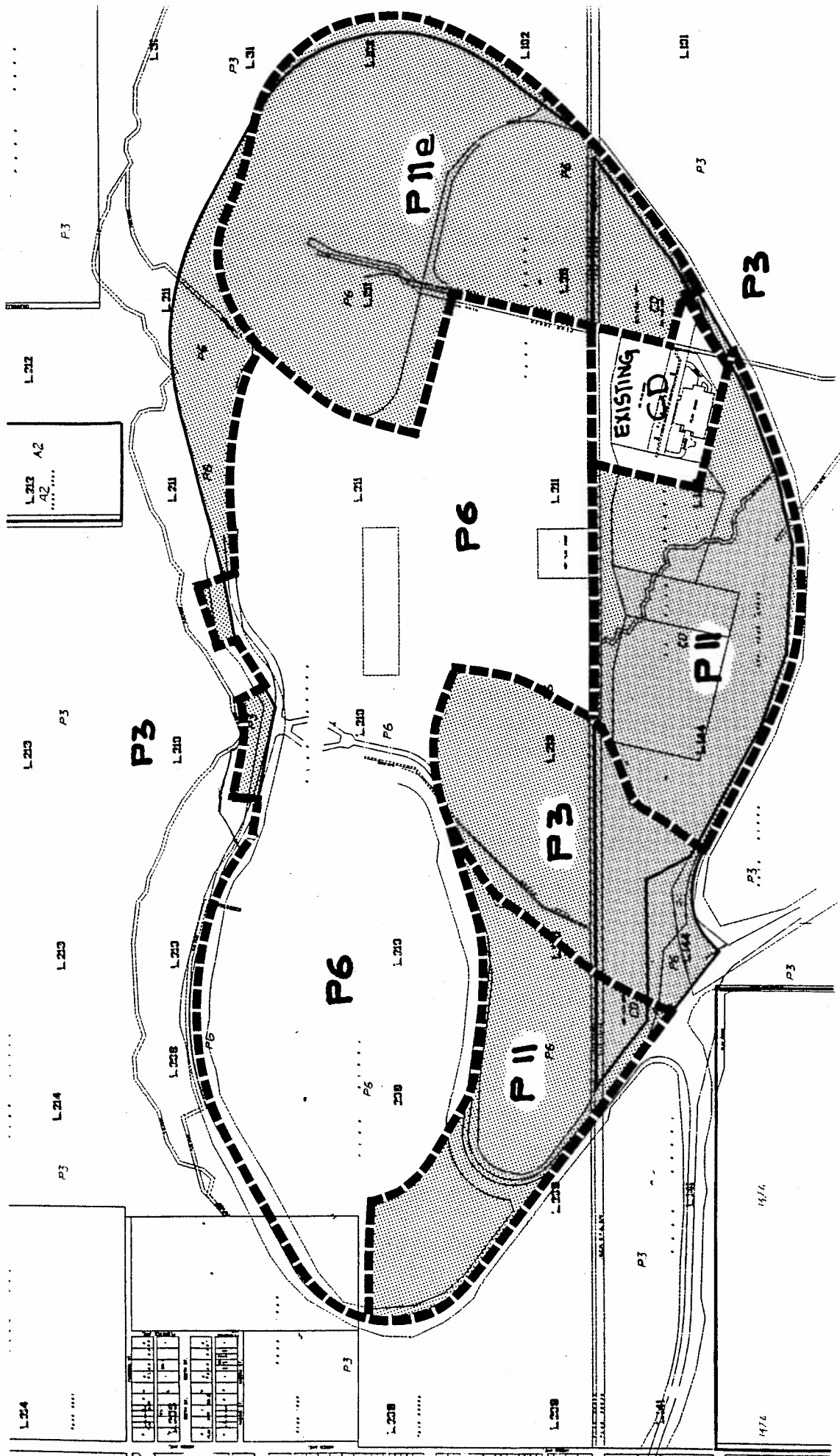
*Appendix 'A'*  
*Summary of Public Consultation Process*  
*Proposed Simon Fraser University Official Community Plan*

The public consultation process for the proposed Simon Fraser University Official Community Plan consisted of three mall displays, displays at Simon Fraser University and Burnaby City Hall, an Open House with presentation, and a segment on Roger's Channel 4 program "Burnaby In Review," where viewers had an opportunity to call in and make comments. This process was publicized through newspaper advertisements, press releases, public service announcements, and a brochure made available at all Burnaby libraries and community and recreation centres. The displays each lasted one day, commencing 1996 May 03 and concluding 1996 May 07, with the exception of the display at City Hall which lasted from 1996 May 09 to 1996 May 14. The Open House was held on 1996 May 08, at the Confederation Community Centre for the Retired, from 6:00 p.m. to 9:00 p.m. The program "Burnaby In Review" aired 1996 May 16 and featured representatives from the City of Burnaby, Simon Fraser University, and the Burnaby Mountain Preservation Society.

A total of approximately 700 members of the public attended the displays and Open House. Verbal comments were favourable regarding the return of the lands outside the Ring Road to the City for conservation and parkland purposes. Other comments emphasized the importance of environmental considerations (such as tree retention and watercourse protection related to Stoney Creek and Eagle Creek) for development within the Ring Road.

Summarized below are the written comments made in a total of 23 comment sheets submitted as a result of the displays and Open House. Numbers appearing in brackets indicate the number of people having made each comment.

- (5) Affordable/low income housing or housing co-ops should be provided
- (4) Opposed to road through Naheeno Park; support trails in Naheeno Park
- (4) More parks, community and recreational services will be required than outlined in the plan
- (4) Preserve as many trees as possible
- (4) Ensure that revenue from development actually benefits students (tuition freeze, affordable housing)
- (3) Land within Ring Road should be left for University purposes only
- (3) Commercial services poorly located/inadequate
- (2) Densities and height in the East Neighbourhood are too great
- (2) Increase size of Naheeno Park to protect Class C watercourses; establish watercourse protection guidelines
- (2) Primary stormwater treatment is necessary
- (2) Development should be self-reliant and generate its own electricity, recycle its own waste, and process its own sewage
- (2) Ensure daycare is provided
- (2) Need sufficient roads to and from the University; Ring Road insufficient
- (1) Need alternative and clean transportation options (shuttle bus, better public transit, bike lockers at the bottom of the mountain)
- (1) Need a firehall
- (1) Need a 50 m buffer in the South Neighbourhood to separate development from Ring Road
- (1) More community input in the development phase of the plan
- (1) Move the community gardens



REZONING REFERENCE # 6/96

PROPOSED ZONING

AREA BEING REZONED.

SKETCH # 1.

## **ATTACHMENT 1**

# **SIMON FRASER UNIVERSITY OFFICIAL COMMUNITY PLAN**

## **1.0 INTRODUCTION**

### **1.1 THE ROLE OF THE S.F.U. OFFICIAL COMMUNITY PLAN**

- 1.1.1 The Simon Fraser University Official Community Plan comprises part of the Official Community Plan for Burnaby.
- 1.1.2 This Plan provides for the University's institutional needs as well as for non-University development within the Ring Road, and is intended to form the basis for rezoning of lands within the Ring Road to permit leasehold subdivision for development of market housing.

### **1.2 BASIC PRINCIPLES OF THE PLAN**

- 1.2.1 To identify environmentally sensitive areas and to protect ecosystems and ecological functions.
- 1.2.2 To identify areas within the Ring Road that are potentially suitable for both University and non-University uses, including combinations of uses where desirable.
- 1.2.3 To define a potential mix of housing, commercial services, support services, and facilities that will serve both the University and non-University communities.
- 1.2.4 To determine development types, forms, and densities that respect and complement the natural heritage of Burnaby Mountain.
- 1.2.5 To maintain development flexibility for the University.



## **2.0 LAND USE AND DEVELOPMENT**

### **2.1 OVERVIEW**

- 2.1.1 A general outline of land use and development accommodated by the Simon Fraser University Official Community Plan is illustrated in *Figure 1*.
- 2.1.2 The Plan provides considerable development flexibility. This is to accommodate the University's desire to have the option of developing either market housing or University uses in the areas defined as potential Residential Neighbourhoods, without a need for Plan amendments, rezonings or Public Hearings.
- 2.1.3 Property used for non-university purposes will become subject to property taxation, utility user fees and other applicable charges as development takes place. Taxable occupiers of property not used for university purposes will be subject to these charges in the same manner as other Burnaby taxpayers.

### **2.2 UNIVERSITY ENCLAVE**

- 2.2.1 The University Enclave area of approximately 81 ha (200 acres), which includes existing University development, is to be used only for University development, which currently totals about 2.75 million square feet of floor area, and is expected to double to 5.5 million square feet over the long term. Fulltime equivalent student enrollment (FTE) which is currently 15,000 is expected to increase to 25,000.
- 2.2.2 University development includes student housing, which currently accommodates 1,400 residents. This is expected to quadruple to about 5,600 residents over the long term.
- 2.2.3 Two University Enclave development sites are provided outside the Ring Road to the north, encompassing firstly the existing Diamond Club, and secondly the existing gas station site and an adjacent development area to the east.
- 2.2.4 University uses may also be developed as an alternative to residential development within the potential Residential Neighbourhoods, subject to the Core Residential concept outlined in Section 2.5.

## **2.3 DISCOVERY PARK**

- 2.3.1 The existing Discovery Park research developments in an enclave totalling about 5.3 ha (13 acres) are to remain under their existing CD Comprehensive Development District zoning (see *Figure 2*).
- 2.3.2 Additional research uses could be developed on the remaining undeveloped previously defined Discovery Park sites to the west of the existing developments, subject to CD rezoning. This would preclude, however, development of the South Residential Neighbourhood.
- 2.3.3 An area northeast of the existing Discovery Park development, comprising an East Neighbourhood Residential Swing area, is also defined for potential research use development, subject to CD rezoning.

## **2.4 NAHEENO PARK**

- 2.4.1 The forested ravine and watercourse area popularly known as Naheeno Park has been identified as the most ecologically significant area within the Ring Road, and is to be maintained as a natural undeveloped park area.
- 2.4.2 Within Naheeno Park are watercourses which are tributaries of Eagle Creek and Silver Creek. The Eagle Creek Ravine is located on the west side of the park and is the area's dominant feature. There are two branches of Silver Creek on the east side of the Naheeno Park area. In order to enlarge the potential Residential Neighbourhood or University development area to the east by approximately 0.85 ha (2.1 acres), the lower portion of Silver Creek's easterly watercourse, below the utility right-of-way, is to be diverted into the western channel. The western branch is currently not an active stream and will require specific engineering and enhancement measures to address hydraulic, sediment and debris loading on the stream as it develops. The proposed diversion connecting the east and west branches of Silver Creek will be an open channel below the right-of-way with a natural, vegetated character similar to the existing streams in the area. The proposed diversion has been endorsed in principle by Department of Fisheries (DFO) staff and the University's environmental consultant.
- 2.4.3 The area of Naheeno Park is 12 ha (28.7 acres). The west and east boundaries of Naheeno Park are located 22.5 m (74 ft). from the top of the bank with the lower east boundary based on the proposed diversion noted above. Any adjacent site development will be setback a further 7.5 m (26 ft.) from these boundaries for a total setback of 30 m (100 ft.) from top of bank.

- 2.4.4 An improved pedestrian/bicycle trail is to be developed along the utility corridor through Naheeno Park to link the east and west portions of the South Residential Neighbourhood. The trail will be 4 m (13 ft.) in width and will include bridges over Eagle and Silver Creeks. Although the trail may also provide for occasional service vehicle access for the utilities located within this corridor, no road is to be developed through Naheeno Park.

## 2.5 RESIDENTIAL NEIGHBOURHOODS

- 2.5.1 Two market Residential Neighbourhoods (South and East) totalling up to approximately 65 ha (160 acres) in area can potentially be developed within the Ring Road (see *Figure 3*). A total of up to 4,536 housing units could be developed in the two Neighbourhoods. Either one, or both, or neither Neighbourhood may be developed for residential uses, as an alternative to University use.
- 2.5.2 A Core Residential area is defined within each Neighbourhood, and if residential uses are pursued within that Neighbourhood, there is a commitment to develop the entire Core area as a Residential Neighbourhood with at least 1,000 housing units to ensure a viable critical mass of units and residents for the Neighbourhood. Conversely, expansion of University development into the defined Core area would preclude development of that Residential Neighbourhood. The Core area for each Neighbourhood includes a school/park site as a central element. Adjacent the Core Residential areas are Swing Residential areas which could either enlarge the Residential Neighbourhood or be developed for University uses (or in the case of the East Neighbourhood for mixed University/residential uses, or research use subject to rezoning).
- 2.5.3 The existing undeveloped Discovery Park area forms part of the South Neighbourhood Core area, and 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.

### 2.5.4 South Neighbourhood Statistics

#### Estimated Residential Development Site Area

Core . . . . .	16.2 ha (40.0 acres)
Swing . . . . .	<u>3.6 ha (9.0 acres)</u>
Total . . . . .	10.8 ha (49.0 acres)

### Floor Area Ratio

With underground parking . . . . . 0.7 to 0.9  
With surface driveways . . . . . 0.45 maximum

### Maximum Unit Density

With underground parking . . . 75 units/ha (30 units/acre)  
With surface driveways . . . . . 30 units/ha (12 units/acre)

### Maximum Building Height

4 storeys or 16.5 m (54.1 ft.)

### Maximum Lot Coverage

0.30

### Maximum Unit Count

Core . . . . .	1,214
Swing . . . . .	<u>273</u>
Total . . . . .	1,487

## 2.5.5 East Neighbourhood Statistics

### Estimated Residential Development Site Area

Core . . . . .	8.7 ha	(21.6 acres)
Swing . . . . .	<u>11.6 ha</u>	<u>(28.6 acres)</u>
Total . . . . .	20.3 ha	(50.2 Acres)

### Floor Area Ratio

With underground parking . . . . . 1.1 to 1.7  
With surface driveways . . . . . 0.45 maximum

### Maximum Unit Density

With underground parking . . . 150 units/ha (60 units/acre)  
With surface driveways . . . . . 30 units/ha (12 units/acre)

Maximum Building Height

10 storeys or 33.5 m (110 ft.)

Maximum Lot Coverage

0.35

Maximum Unit Count

Core . . . . .	1,312
Swing . . . . .	<u>1,737</u>
Total . . . . .	3,049

2.5.6 Residential Development sites will be coterminous leasehold parcels, so that ownership is retained by the University.

2.5.7 The University, in consultation with the City, will prepare and adopt guidelines for residential development, to ensure a high quality of design and development, and to maintain the quality, consistency and integrity of the University's architectural environment.

**2.6 SCHOOLS**

2.6.1 A school site with an area of 2.8 ha (6.9 acres) is provided within the Core area of each Residential Neighbourhood (see *Figure 4*). At the time of the first subdivision for residential leasehold parcels within a neighbourhood, a coterminous leasehold parcel will also be created for the school site, and a lease at no cost (or registered agreement to lease) will be provided to the School Board.

2.6.2 The actual size and configuration of the school site parcel, and associated neighbourhood park, will be based on the demonstrated feasibility of developing the required facilities, taking into account enrollment projections and the topography and natural features of the site.

2.6.3 If it is determined by the School District that a school site is not required for school purposes, it is to revert to the University for residential development.

**2.7 PARKS**

2.7.1 Naheeno Park, in addition to being an ecologically important natural area, will provide an important passive recreation resource to the residents of the proposed Neighbourhoods. At the time of the first subdivision for a residential leasehold parcel, a coterminous lease over Naheeno Park will be provided to the City at no cost.

2.7.2 Neighbourhood park sites (see *Figure 4*) located and sized as follows are also to be provided to the City on a coterminous leasehold basis at no cost at the time of initial residential subdivision within a Neighbourhood:

- ▶ adjacent South Neighbourhood School . . . . . 2.0 ha(5.0 acres)
- ▶ in South Neighbourhood Core Area (south-west) . 0.61 ha (1.5 acres)
- ▶ adjacent East Neighbourhood School . . . . . 0.57 ha (1.4 acres) or 2.0 ha (5.0 acres) if subdivision of the East Neighbourhood precedes subdivision of the South Neighbourhood (to be reduced subsequently if subdivision of the South Neighbourhood proceeds).

2.7.3 The City is satisfied that sufficient parkland is set aside and secured for park purposes within the proposed Residential Neighbourhood subdivisions to meet or exceed the contribution that would otherwise be required under the Parkland Acquisition Levy. Consequently, the Parkland Acquisition Levy will not apply to residential development within the two Neighbourhoods.

## 2.8 COMMUNITY FACILITIES

2.8.1 The University commits to developing one furnished childcare facility within each Neighbourhood, with capacity based on one space per 40 residential units, to a maximum of 60 children.

2.8.2 The University commits to providing at no cost to the City a site for a City fire protection facility when required.

2.8.3 The University has committed to making every effort to provide residents of the Residential Neighbourhoods with reasonable access to the University's Library and Recreation Services on a user-pay basis, subject to the priority that must be accorded to the University community.

## 2.9 COMMERCIAL SERVICES

2.9.1 Commercial development to serve the University and residential communities is to be located at the east end of the University's main axis adjacent the East Neighbourhood.

2.9.2 Total commercial floor area should be 10,000 to 20,000 m<sup>2</sup> (110,000 to 220,000 sq.ft.). The commercial development should consist of retail, personal service and office uses servicing the day to day needs of residents of the Neighbourhoods and members of the University Community. Mixed use commercial development also incorporating University uses or offices, or student or market housing, may be feasible. Relocation of the existing gasoline service station to the identified commercial area, subject to appropriate design considerations, is encouraged.

- 2.9.3 The commercial development should be designed as a primarily pedestrian-oriented area with strong links to the University and residential pedestrian and bicycle networks. Vehicular interference with pedestrian movement is to be minimized.

## **3.0 ENVIRONMENTAL CONSIDERATIONS**

### **3.1 INTRODUCTION**

- 3.1.1 Subdivision, servicing, site planning and design for development within the Ring Road is to be sensitive to the existing natural environment including topography, watercourses, significant trees and wildlife habitat.
- 3.1.2 Subdivision and Preliminary Plan Approval applications are to be accompanied by topographic surveys showing watercourses and significant trees, and no clearing of trees or regrading is to be pursued prior to the approvals being granted. Watercourse protection, tree retention and other environmental issues will be addressed at the time of subdivision and again in more detail at the time of Preliminary Plan Approvals.
- 3.1.3 Development is to comply with the City's planning and design principles for Environmentally Sensitive Areas.

### **3.2 WATERCOURSES**

- 3.2.1 Development is to be consistent with the concept of Stream Stewardship, as set out by the Department of Fisheries and Oceans and the Ministry of Environment in the Stream Stewardship and Land Development Guidelines for the Protection of Aquatic Habitat documents.
- 3.2.2 Watercourses are to be managed in accordance with the Watercourse and Storm Water Management Plan referred to in Section 4.5. In general, existing watercourses are to be protected and maintained in an open, natural condition. Any proposed diversion, culverting or enclosure of minor watercourses is to be addressed on a comprehensive basis in this overall Management Plan prior to detailed subdivision planning, servicing design, and site planning within the Residential Neighbourhoods.
- 3.2.3 Building setbacks of 30 m (100 ft.) are to be provided to top of bank for major watercourses. The building setback can be reduced to 15 m (50 ft.) from top of bank for minor watercourses as determined through the Watercourse and Storm Water Management Plan.
- 3.2.4 Sediment control programs will be required prior to any site clearing, grading, development or servicing works being commenced.

### **3.3 TREES, VEGETATION AND WILDLIFE**

- 3.3.1 The principle of retention of significant trees is to be incorporated into subdivision layout servicing designs, and site planning at an early stage. Subdivision and Preliminary Plan Approval Applications should incorporate commitment to preservation of specific significant trees or treed areas. It is understood, however, that much of the existing forested area within the Residential Neighbourhoods will be cleared as development proceeds.
- 3.3.2 When development sites are planned, view studies should be pursued in order to utilize tree retention and planting in bands to attempt to retain the forested appearance of the mountain top as much as possible. It is recognized however that the proposed Residential Neighbourhood developments will be visible from parts of Burnaby.
- 3.3.3 In the vicinity of the two development sites outside the Ring Road, as noted in Section 2.2.3, the University will also own an area of land for view management purposes. This is to allow tree management for preservation of existing views as well as localized enhancement. The University has committed to manage this area sensitively, and to maintain existing groups of and particularly significant individual specimen trees, and to avoid clearcutting. Around other parts of the Ring Road the University's narrow strip of ownership outside the road is simply to allow the University to maintain the road and associated services, including management of overhanging or hazardous trees.
- 3.3.4 Native plant materials should be used in landscaping of development sites. Integrated Pest Management principles should be incorporated into landscape design.
- 3.3.5 Prior to more detailed planning for Residential Neighbourhood development an intensive raptor and heron nest survey needs to be undertaken during the spring season before leaf-out in accordance with Section 35 of the Wildlife Act. Development in the vicinity of active raptor nests will require a specific management plan. Status of the western screech owl and Hutton's vireo on the site should also be determined.
- 3.3.6 A stream survey of tailed frog tadpoles is recommended, with any relevant information utilized as an input into the Watercourse and Storm Water Management Plan referred to in Section 4.5.



## **4.0 SERVICES**

### **4.1 INTRODUCTION**

- 4.1.1 At present the Ring Road and the roads and service infrastructure within it serving the University and Discovery Place are owned and maintained by the University. If Residential Neighbourhoods are developed within the Ring Road, however, it is intended that, in general, the roads and servicing infrastructure serving market residential development sites would be built to City standards by the University as a condition of subdivision, and would subsequently be owned and maintained by the City.
- 4.1.2 Since the market residential development sites are to be leasehold parcels, the University and City have agreed that upon termination of the residential leases and reversion of the land to the University, the former residential roads and service infrastructure should revert to University ownership and maintenance at no cost to the University.

### **4.2 ROAD, PEDESTRIAN AND BICYCLE NETWORKS**

- 4.2.1 Provision of roads, sidewalks and other pedestrian and bicycle facilities within the Ring Road is to be consistent with the principles, policies and standards of the Burnaby Transportation Plan, as well as with the Circulation Concept illustrated in *Figure 5*.
- 4.2.2 Residential road rights-of-way are to be dedicated, with road and sidewalks constructed by the University to City standards as a condition of subdivision for residential purposes, with the understanding that upon termination of the residential leases, the roads are to revert to the University. Statutory rights-of-way or easements will be required to ensure public access over existing University roads where required.
- 4.2.3 The pedestrian and bicycle modes of transportation are to be promoted and facilitated within the Ring Road through the provision by the University of sidewalks, bicycle and pedestrian path networks (generally on statutory rights-of-way) to City standards as a condition of subdivision. Bicycle parking facilities are to be provided within developments. Pedestrian facilities should provide for access for the mobility impaired.
- 4.2.4 Public transit is to be facilitated through the design of development and roads, and through the provision of pedestrian facilities which support transit usage and provide convenient and safe pedestrian access to existing and potential transit stops.

- 4.2.5 The City will provide snow clearing of dedicated residential streets within the Ring Road on the same basis as within other residential neighbourhoods in the City. If a higher level of service is desired, the University will pursue supplemental private arrangements at its cost.

#### **4.3 WATER SUPPLY**

- 4.3.1 The City supplies water to the University's water distribution network and water tower storage reservoir.
- 4.3.2 Provision of a water supply system for residential sites to City standards will be a condition of subdivision creating residential development sites. It is recognized that the issue of water capacity will need to be addressed. The residential water supply system, including any required supply improvements outside the Ring Road, is to be constructed by the University to City standards, and owned and maintained by the City for the duration of the residential leaseholds.

#### **4.4 SANITARY SEWER COLLECTION**

- 4.4.1 Provision of a sanitary sewer collection system for residential sites to City standards will be a condition of subdivision creating residential development sites. This sanitary sewer system is to be constructed by the University to City standards, and owned and maintained by the City for the duration of the residential leaseholds.

#### **4.5 WATERCOURSE AND STORMWATER MANAGEMENT**

- 4.5.1 The University is to prepare a Watercourse and Storm Water Management Plan in conformity with DFO and City regulations and policies, to be approved by DFO and the City prior to any residential subdivision.
- 4.5.2 The Watercourse and Storm Water Management Plan is intended to allow land development to proceed within the Ring Road while protecting the environmental resource values of the downstream watercourses; i.e. Stoney Creek, Eagle Creek and Silver Creek. Issues to be addressed include:
- ▶ maintaining pre-development stormwater runoff rates, volumes and seasonal variations to maintain existing downstream hydrologic patterns
  - ▶ maintaining pre-development water quality to ensure downstream aquatic life is not adversely affected
  - ▶ potential development of a detention ponds system within the Ring Road on University property that effectively addresses runoff rates and quality
  - ▶ a strategy for management of the existing watercourses within the Ring Road, including the identification of watercourses which are to be enhanced or improved, as well as any minor watercourses for which diversion, culverting or enclosure is proposed.

- ▶ the north face drainage area (re: fisheries impacts and slope stability)
- ▶ all relevant environmental issues discussed in Section 3.0.

4.5.3 The Watercourse and Storm Water Management Plan is also to address the issue of whether it would be practicable for the City rather than the University to accept ownership and responsibility for any of the stormwater facilities serving residential development sites, for the duration of the residential leaseholds. Provision of all required facilities by the University will be a condition of subdivision.

#### **4.6 SOLID WASTE COLLECTION**

4.6.1 Solid Waste Collection and recycling for the Simon Fraser University Residential Neighbourhoods is to be provided on the same basis as for other multi-family residential neighbourhoods.

### **5.0 ADMINISTRATIVE PROVISIONS**

#### **5.1 ZONING**

5.1.1 This Plan is intended to form the basis for rezoning of land within the Ring Road so that University, residential, commercial, school and park development in accordance with this Plan can proceed without further rezonings and Public Hearings.

5.1.2 Research use (Discovery Park) development will continue to require Comprehensive Development rezoning.

#### **5.2 SUBDIVISION**

5.2.1 Detailed Neighbourhood planning including environmental considerations and addressing servicing and community service issues will be pursued by the University in consultation with the City in advance of any subdivision application for a Residential Neighbourhood.

5.2.2 Subdivision Applications shall be consistent with this Plan, and include:

- ▶ topographic survey showing watercourses and significant trees
- ▶ preliminary proposals for watercourse protection and tree retention, and any other relevant environmental issues
- ▶ servicing proposals
- ▶ community service proposals addressing neighbourhood parks, school sites and childcare facilities.
- ▶ development guideplan showing proposed general forms of development and statistics for each proposed parcel.

- 5.2.3 Subdivision approval will be conditional upon provision of servicing infrastructure, community facilities, and school and park sites as outlined in this Plan.

### **5.3 UNIVERSITY PUBLIC CONSULTATION PROCESS**

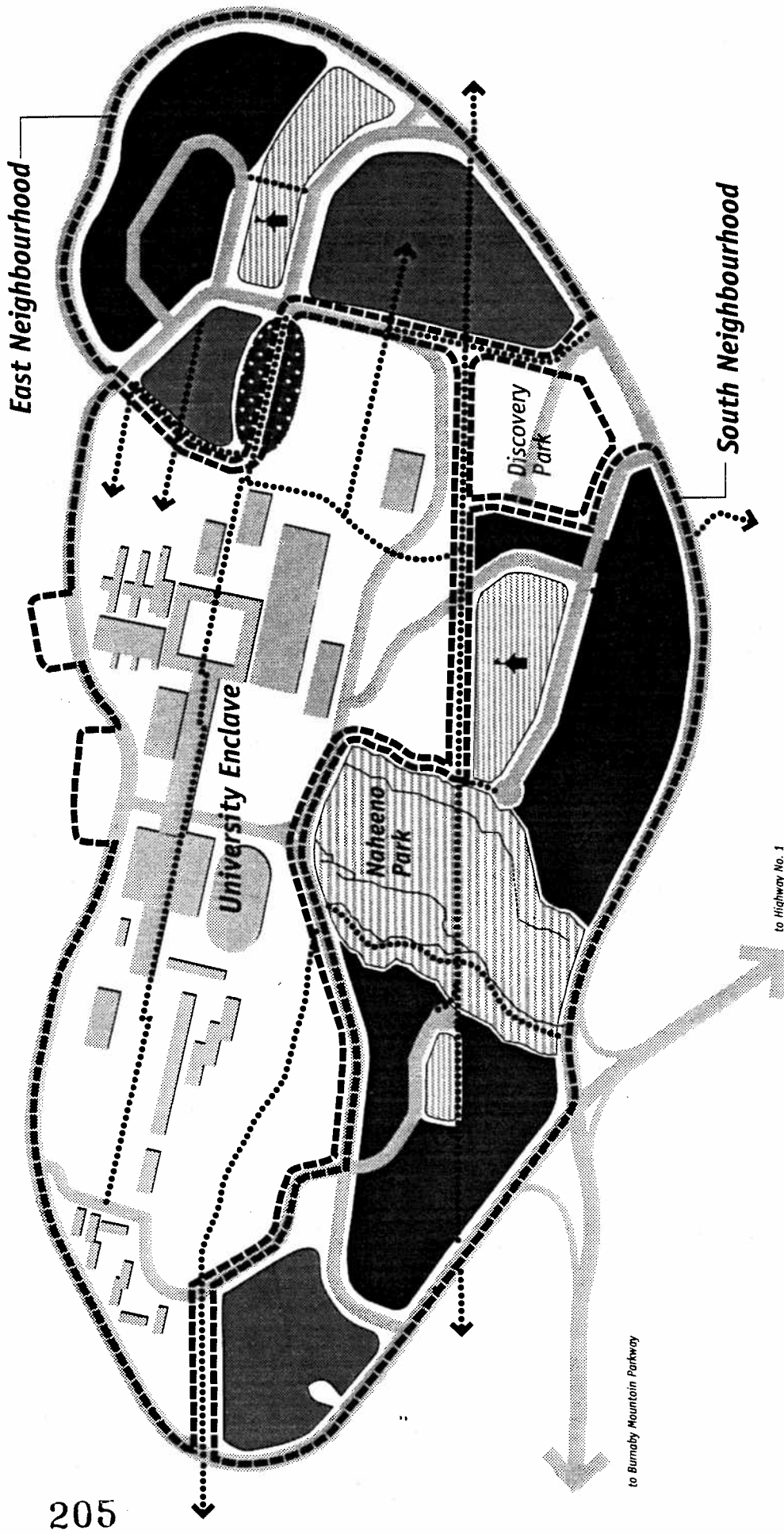
- 5.3.1 Recognizing that the City will not hold Public Hearings for developments not requiring rezoning, the University has committed to pursuing a public consultation process prior to submitting any specific development to the City for Preliminary Plan Approval.
- 5.3.2 The University's public consultation process will include development information signs (on or adjacent the site), advertisements and Public Information Meetings for specific proposals for development parcels. The City will be advised of any proposed consultation process.
- 5.3.3 Comments of the public, both written and verbal, will be summarized and forwarded to Burnaby in support of the Preliminary Plan Approval application.

### **5.4 PRELIMINARY PLAN APPROVAL (PPA)**

- 5.4.1 All developments will require PPA prior to issue of Building Permits.
- 5.4.2 Specific Official Community Plan and zoning parameters applicable to the site, as well as documentation requirements, should be discussed with City staff prior to submitting an application for PPA.
- 5.4.3 PPA applications are to include the following:
- ▶ topographic survey showing any watercourses and significant trees
  - ▶ proposals for watercourse protection and tree retention and any other relevant environmental issues.
  - ▶ a site plan showing property dimensions, building location, including setbacks from property lines, fully-dimensioned parking and loading lay-outs indicating parking required and provided, and the location of vehicular and pedestrian access to the property
  - ▶ a grading plan showing existing and proposed contour lines, all proposed retaining walls, proposed building and paving grades, existing grade and driplines for any trees being preserved on or adjacent the site, and existing or design grades for any adjacent roads, sidewalks and trails
  - ▶ fully-dimensioned floor plans of all buildings indicating the use of the floor space
  - ▶ location of adequately sized and screened garbage handling and recycling material holding space
  - ▶ a plan showing roof elevations and proposed elevations at finished grade superimposed on the existing topographic survey

- ▶ exterior elevations of the buildings indicating exterior finishes and materials to be used
- ▶ a simple typical building cross-section indicating height of buildings
- ▶ a landscape plan including a detailed planting plan and plant list indicating common and botanical plant names, quantities of plants, and size and/or spacing of plants, and indicating protection measures for retained trees and watercourse leavestrips
- ▶ a demonstration of consistency with applicable design guidelines and development guideplans
- ▶ a sediment control plan subject to Environmental Health review.

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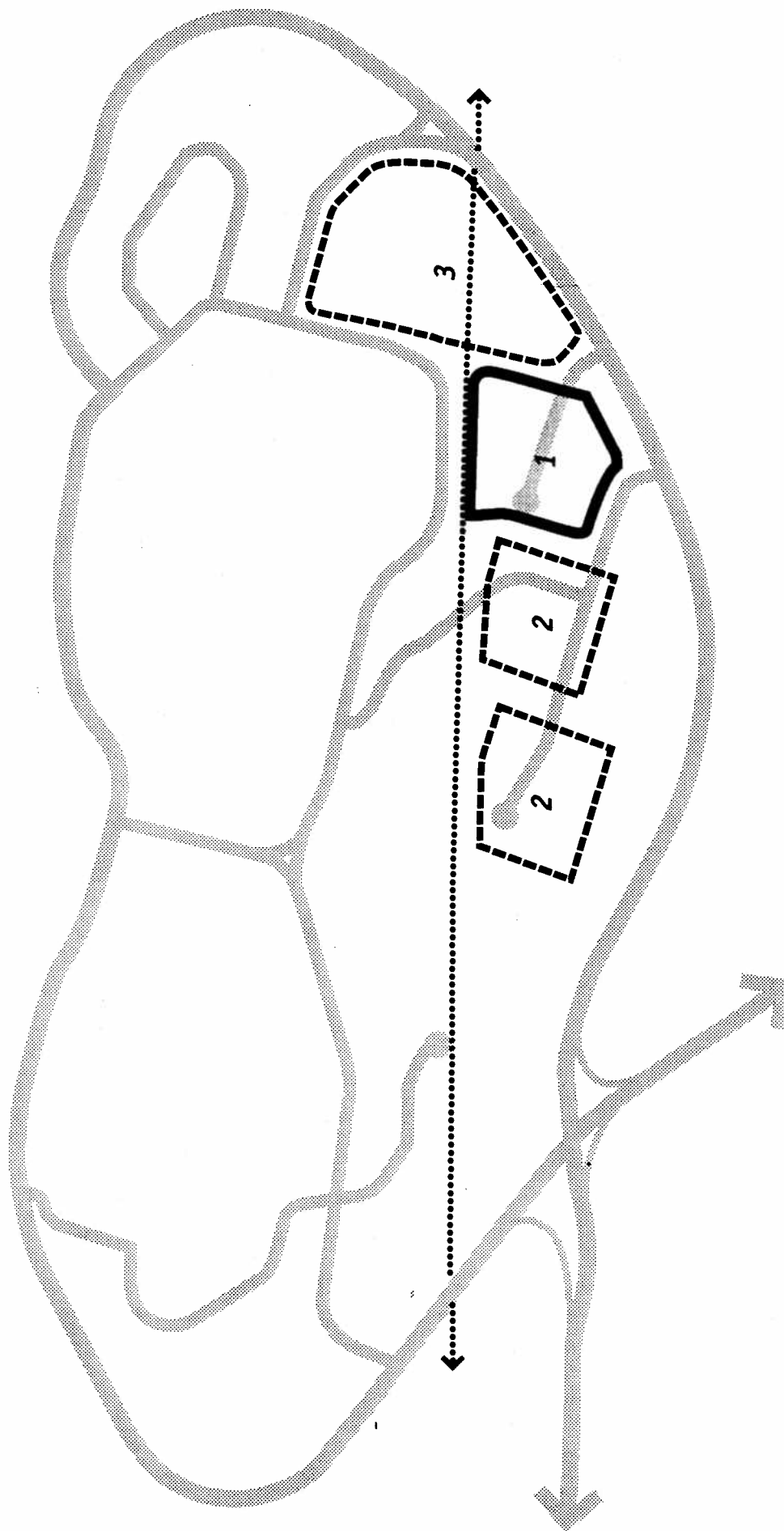


Simon Fraser University  
Official Community Plan  
**Land Use Concept**

The Official Community Plan accommodates University or Discovery Park uses (as currently permitted) as an alternative to the development of the two residential neighbourhoods.

- Core Residential Areas
- Swing Residential Areas
- Commercial Services
- Neighbourhood Park
- School/Neighbourhood Park
- Major pedestrian and/or bicycle paths

Figure 1



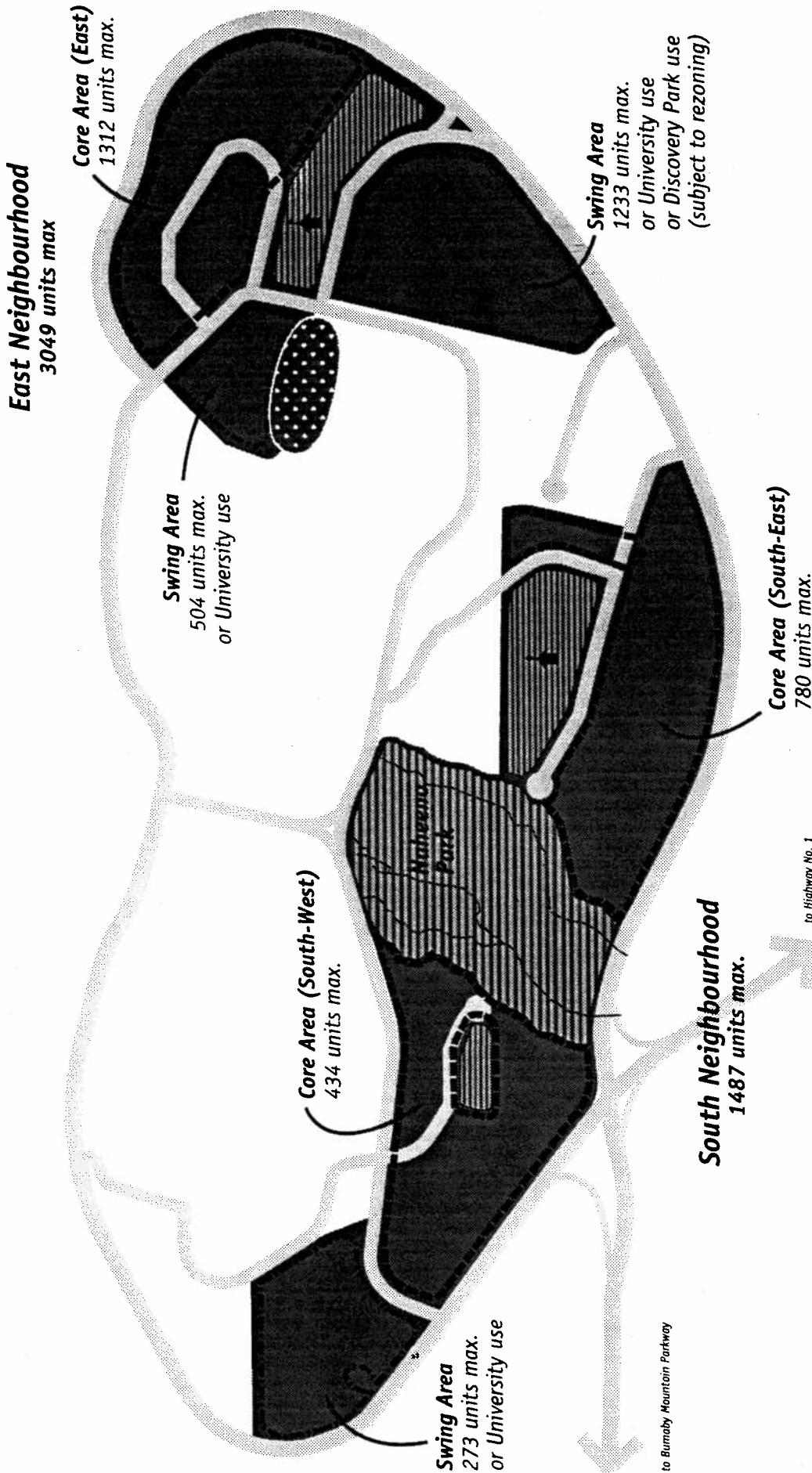
Simon Fraser University  
Official Community Plan

## Discovery Park

- 1** Existing Research Use
- 2** Previously planned Research Use Development Sites subject to CD rezoning (Development would preclude the South Residential Neighbourhood)
- 3** Potential Research Use Development subject to CD rezoning



Figure 2



Simon Fraser University  
Official Community Plan

## Potential Residential Neighbourhoods

Commercial Services



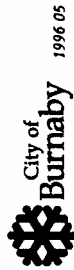
Neighbourhood Park



Highway / Neighbourhood Park



The Official Community Plan accommodates University or Discovery Park uses (as currently permitted) as an alternative to the development of the two residential neighbourhoods.

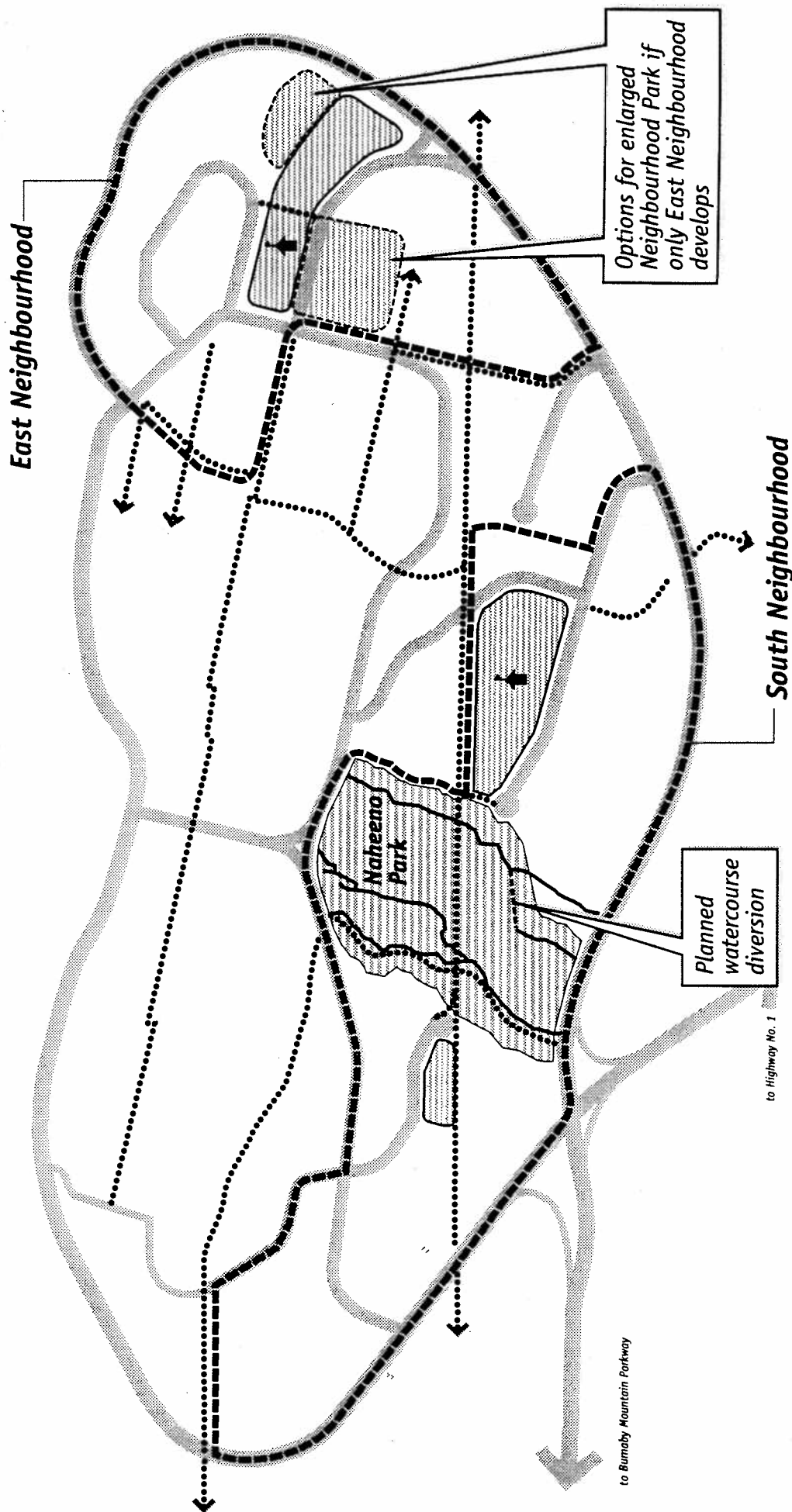


1996.05



0 0.5 km





Simon Fraser University  
Official Community Plan

## Parks and Schools

Major pedestrian and/or  
bicycle paths

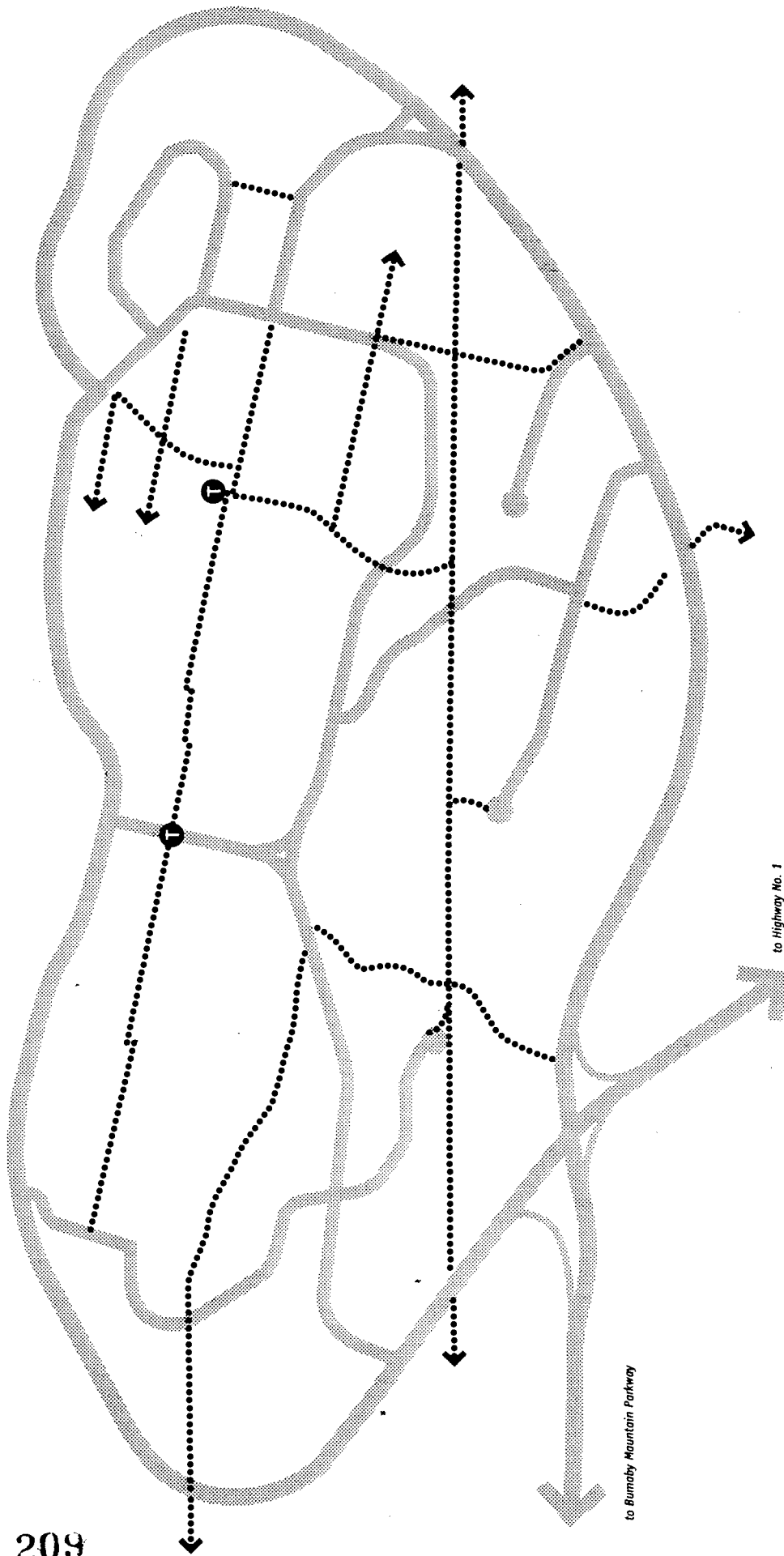
Neighbourhood park

School / Neighbourhood park



0 0.5 km

Figure 4



Simon Fraser University  
Official Community Plan

## Circulation Concept

— Roads and Sidewalks

..... Major pedestrian and/or  
bicycle paths

Ⓣ Public Transit Nodes



Figure 5

## **ATTACHMENT 2**

### **511 S.F.U. Neighbourhood District (P11)**

This District provides for development of multi-family market residential neighbourhoods with parks, schools and commercial support facilities, as an alternative to University uses, and in accordance with the Simon Fraser University Official Community Plan.

#### **511.1 Uses Permitted:**

- (1) Uses, other than hospitals, prisons and reformatories, permitted in the P6 Regional Institutional District, subject to the regulations contained therein.
- (2) Multiple-family dwellings or groups of multiple-family dwellings.
- (3) Child care facilities that are not located in a dwelling unit.
- (4) Public parks.
- (5) Public schools.
- (6) Research laboratories and associated business and professional offices, subject to the Discovery Park Community Plan, and subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.
- (7) Home occupations except for family daycare centres.
- (8) Accessory buildings and uses.

#### **511.2 Uses Permitted in a P11e Zoning District:**

- (1) Uses permitted in the P11 S.F.U. Neighbourhood District.
- (2) Uses permitted in the C1 Neighbourhood Commercial District, subject to the regulations contained therein.

#### **511.3 Conditions of Use:**

- (1) No clearing of trees or regrading is to be undertaken prior to Preliminary Plan Approval being granted.
- (2) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

**511.4 Special Administrative Provisions:**

- (1) In addition to the requirements of section 7.3, applications for development shall be accompanied by the following:
  - (a) topographic survey showing watercourses and coniferous trees having trunk diameter greater than 10cm (3.94 in.) and deciduous trees having a trunk diameter greater than 20cm (7.87 in.), and proposals for watercourse protection and tree retention and such additional environmental information as the Director Planning and Building may require;
  - (b) a site plan showing property dimensions, building location, including setbacks from property lines, fully-dimensioned parking and loading lay-outs indicating parking required and provided, and the location of vehicular and pedestrian access to the site, in addition to or as part of the plan referred to in section 7.3(2)(d);
  - (c) a grading plan showing existing and proposed contour lines, all proposed retaining walls, proposed building and paving grades, existing grade and driplines for any trees being preserved on or adjacent the site, and existing or design grades for any adjacent roads, sidewalks and trails;
  - (d) fully-dimensioned floor plans of all proposed buildings indicating the use of the floor space;
  - (e) proposed location of adequately sized and screened garbage handling and recycling material holding space;
  - (f) a plan showing proposed roof elevations and proposed elevations at finished grade, superimposed on the existing topographic survey;
  - (g) exterior elevations of the buildings indicating proposed exterior finishes and materials to be used;
  - (h) a simple typical building cross-section, indicating height of buildings;
  - (i) a landscape plan including a detailed proposed planting plan and plant list indicating common and botanical plant names, quantities of plants, and size and/or spacing of plants, and indicating protection measures for retained trees and watercourse leavestrips;
  - (j) demonstration of consistency with applicable design guidelines and development guideplans; and
  - (k) a sediment control plan; approved by the Director Engineering or designate.

**511.5 Height of Buildings:**

- (1) In a P11 Zoning District, no portion of a building shall exceed a height of 4 storeys or 16.5m (54.1 ft.) measured vertically from natural grade at that point, or at the perimeter of the building from the lower of natural or finished grade at that point, subject to the applicable exceptions in Section 6.4.
- (2) In a P11e Zoning District, no portion of a building shall exceed a height of 10 storeys or 33.5m (109.9 ft.) measured vertically from natural grade at that point, or at the perimeter of the building from the lower of natural or finished grade at that point, subject to the applicable exceptions in Section 6.4.

**511.6 Lot Area and Width:**

Each lot shall have an area of not less than 4,000m<sup>2</sup> (43,057.05 sq.ft.) and a width of not less than 37m (121.39 ft.).

**511.7 Lot Coverage:**

- (1) In a P11 Zoning District, the maximum coverage shall be 30 percent of the lot area.
- (2) In a P11e Zoning District, the maximum coverage shall be 35 percent of the lot area.

**511.8 Floor Area Ratio:**

The maximum floor area ratio shall be 0.45, except that:

- (a) in a P11 Zoning District, where underground parking is provided, an amount may be added to the floor area ratio equal to 0.45 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 0.9;
- (b) in a P11e Zoning District, where underground parking is provided, an amount may be added to the floor area ratio equal to 1.25 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.7.

**511.9 Front Yard:**

A front yard shall be provided of not less than 7.5m (24.61 ft.) in depth, except that where lots front on the Ring Road or Gagliardi Way, the front yard shall be not less than 15m (49.2 ft.) in depth.

**511.10 Side Yard:**

A side yard shall be provided on each side of the building of not less than 7.5m (24.61 ft.).

**511.11 Rear Yard:**

A rear yard shall be provided of not less than 7.5m (24.61 ft.) in depth.

**511.12 Off-Street Parking:**

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

**511.13 Off-Street Loading:**

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

**511.14 Car Wash Stall:**

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.