

**TO:** CITY MANAGER 2004 JUNE 16

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** SFU OFFICIAL COMMUNITY PLAN AMENDMENT  
X-REF. REZONING REFERENCE #04-23  
SFU UNIVERCITY LOT 5

**PURPOSE:** To seek Council consideration of matters required for amendment of the City's SFU Official Community Plan in compliance with the requirements of the Local Government Act.

**RECOMMENDATIONS:**

1. **THAT** Council give consideration to the need for further consultations on the subject amendment with the list of organizations and authorities listed in Section 879 of the Local Government Act as outlined in Section 2.0 of this report.
2. **THAT** Council concur that the subject amendment of the City's SFU Official Community Plan is generally consistent with the City's 2004 - 2008 Provisional Financial Plan, as outlined in Section 2.0 of this report.
3. **THAT** Council concur that the subject amendment of the City's SFU Official Community Plan is in general compliance with the City's Waste Management Plans, as outlined in Section 2.0 of this report.
4. **THAT** the subject Amending Bylaw for the SFU Official Community Plan Bylaw be advanced to First Reading on 2004 July 5 and to a Public Hearing on 2004 July 20 at 7:30 p.m.

**REPORT**

**1.0 INTRODUCTION**

Appearing on Council's agenda is a report recommending that Rezoning Reference #04-23 proceed to Public Hearing on 2004 July 20. That report notes that a minor amendment of the Simon Fraser University Official Community Plan is required to accommodate the proposed increase in maximum building height (from 10 to 11 storeys) and Floor Area Ratio (from 1.70 to 1.89). The purpose of this companion report is to initiate the preparation of the necessary amendment bylaw for the change to the SFU Official Community Plan Bylaw outlined in **Attachment 'A'**.

A series of steps must be taken in a prescribed sequence under the terms of the Local Government Act for amendment of the SFU Official Community Plan. This report presents recommendations for consideration by Council to meet the requirements of the Local Government Act for amendment of the OCP. With Council adoption of the recommendations

of this report, the subject Burnaby Official Community Plan Amending Bylaw would be advanced to First Reading on 2004 July 5 and to a Public Hearing on 2004 July 20 at 7:30 p.m.

## 2.0 OFFICIAL COMMUNITY PLAN AMENDMENT PROCESS

### 2.1 Consultation

The Local Government Act requires that, during the process prior to the required statutory Public Hearing for the subject OCP Amending Bylaw, Council specifically consider whether to consult with the following:

- *The Board of the Regional District*

It is staff's view that the proposed SFU Official Community Plan amendment will not change the relationship of the City's Official Community Plan to the Livable Region Strategic Plan as outlined in the accepted Regional Context Statement contained in the City's Official Community Plan. The changes are relatively insignificant, and it is not considered necessary to refer the subject OCP amendment (for comment) or an amended regional context statement (for acceptance) to the Board of the Regional District.

- *The Board of any Regional District or the Council of any Municipality adjacent to the area covered by the Plan*

The proposed amendment to the City's SFU Official Community Plan is not considered to affect the relationship of the City to any neighbouring municipality or regional district given the local area planning context of this property. On this basis, it is not considered necessary to consult with adjacent municipalities or other regional boards on this OCP amendment.

- *First Nations*

Given that there are no First Nations reserve lands in Burnaby or the subject area, and that there are no active treaty tables in this area of Burnaby, it is not proposed to consult with First Nations on this OCP amendment.

- *School District Boards, Greater Boards, and Improvement District Boards*

The proposed OCP amendments do not affect the anticipated number of school children to be accommodated by the School District. It is not considered necessary to consult further with the School District or any other district boards, greater boards or improvement districts on this OCP amendment.

- *The Provincial and Federal Governments and their Agencies*

The proposed OCP amendments have no impact related to water courses and riparian areas. It is not considered necessary to consult with the Federal Department of Fisheries and Oceans or any other Provincial or Federal agencies.

Based on the information presented in this report, staff have not identified any further consultation needs other than the required Public Hearing. On this basis, it is proposed that Council conclude that no further consultation is necessary.

### ***2.2 Financial and Waste Management Plans***

Next in sequence, the Local Government Act requires that Council specifically consider the Amending Bylaw in conjunction with its financial plan and any applicable waste management plan.

The subject OCP Amending Bylaw has been reviewed by the staff in conjunction with the City's 2004 Provisional Financial Plan and the City's liquid and solid waste management plans. These documents are in general compliance with the proposed amendment.

It is therefore proposed that Council adopt recommendations #2 and #3 of this report in accordance with the specific requirements of the Local Government Act.

### **3.0 NEXT STEPS**

This report has been submitted to assist Council in the sequenced consideration of matters required for amendment of the SFU OCP related to Rezoning Reference #04-23.

Appearing elsewhere on Council's agenda is the companion report regarding Rezoning Reference #04-23, also recommending that the rezoning bylaw be advanced to First Reading on 2004 July 5 and forwarded to a Public Hearing on 2004 July 20 at 7:30 p.m.

  
for J.S. Belhouse  
Director Planning and Building

RR:gk  
Attach

cc: City Clerk  
City Solicitor  
Director Finance  
Director Engineering  
Director Parks and Recreational Services

## Attachment 'A'

### Proposed Amendment of Section 2.5.5 of SFU Official Community Plan

*Additional Wording is shown in italics*

#### 2.5.5 East Neighbourhood Statistics

##### Estimated Residential Development Site Area

Core .....	8.7 ha (21.6 acres)
Swing .....	<u>11.6 ha (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

*This maximum can potentially be exceeded on an individual parcel, subject to Comprehensive Development rezoning based on appropriate guidelines provided that the overall neighbourhood average density is not exceeded*

##### Maximum Unit Density (Neighbourhood Average)

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

##### Maximum Building Height

10 storeys or 33.5m (110 ft.)

*This maximum height can be exceeded on an individual parcel to achieve improved urban design quality or preservation of existing vegetation, subject to Comprehensive Development rezoning.*

##### Maximum Lot Coverage

0.35

##### Maximum Unit Count

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