

TO: CITY MANAGER 2006 June 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-28
Academic use of existing multi-tenant facility
at Discovery Park SFU site

ADDRESS: 8900 Nelson Way (see **attached** Sketches #1 & #2)

LEGAL: Lot 1, D.L.'s 31, 101, 102, 141, 147, 209, 210 & 211, Group 1, NWD Plan BCP6258

FROM: CD Comprehensive Development District (based on M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District, P6 Regional Institutional District and Discovery Parks (SFU Site) guidelines and in accordance with the development plan entitled "Proposed Renovation - Multi-Tenant Facility" prepared by The Colborne Architectural Group)

APPLICANT: Simon Fraser University
8888 University Drive
Burnaby, B.C. V5A 1S6
(Attention: Lee Gavel)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 July 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 July 10, and to a Public Hearing on 2006 July 25 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to add potential university and associated college uses to the currently permitted uses in the existing multi-tenant facility to provide greater flexibility in its use.

2.0 BACKGROUND

The site (see *attached* Sketches #1 and 2) is located on Nelson Way in Discovery Park southeast of the main SFU campus. It has an area of 0.76 ha (1.9 acres), and is occupied by the existing two-storey multi-tenant facility building.

On 2006 May 29, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The current zoning of the site (Rezoning Reference #52/89) permits the existing building to be used for research and development uses as specified in the Discovery Parks SFU Community Plan. SFU is seeking greater flexibility for use of the existing building, as it proceeds with its capital construction program, and to provide increased overlap between academic endeavour and spin-off research activity. Specifically SFU intends to use portions of the existing building for its own general academic purposes, and to accommodate post-secondary academic enterprises with which it has a partnership, such as Fraser International College, in recognition of the site's adjacency to the main campus.
- 3.2 The proposed P6 designation would permit such university and college uses as an added component to the research and development uses specified in the Discovery Parks SFU Community Plan. This is considered supportable to provide the flexibility SFU is seeking.
- 3.3 Although this may change over time, SFU's immediate intent is to continue the use of the upper floor for offices, both for private use and SFU in support of research, while the lower floor is to be partitioned into areas that are suitable for classrooms or short term


To: City Manager
From: Director Planning and Building
Re: Rezoning Reference #06-28
2006 June 21..... Page 3

tenancies for permitted uses. The public lobby area of the building, and the external site landscaping and parking, will not change.

3.4 The existing 102 parking spaces allocated to the building for the existing permitted uses under the current zoning exceed zoning bylaw requirements for the proposed new alternative uses.

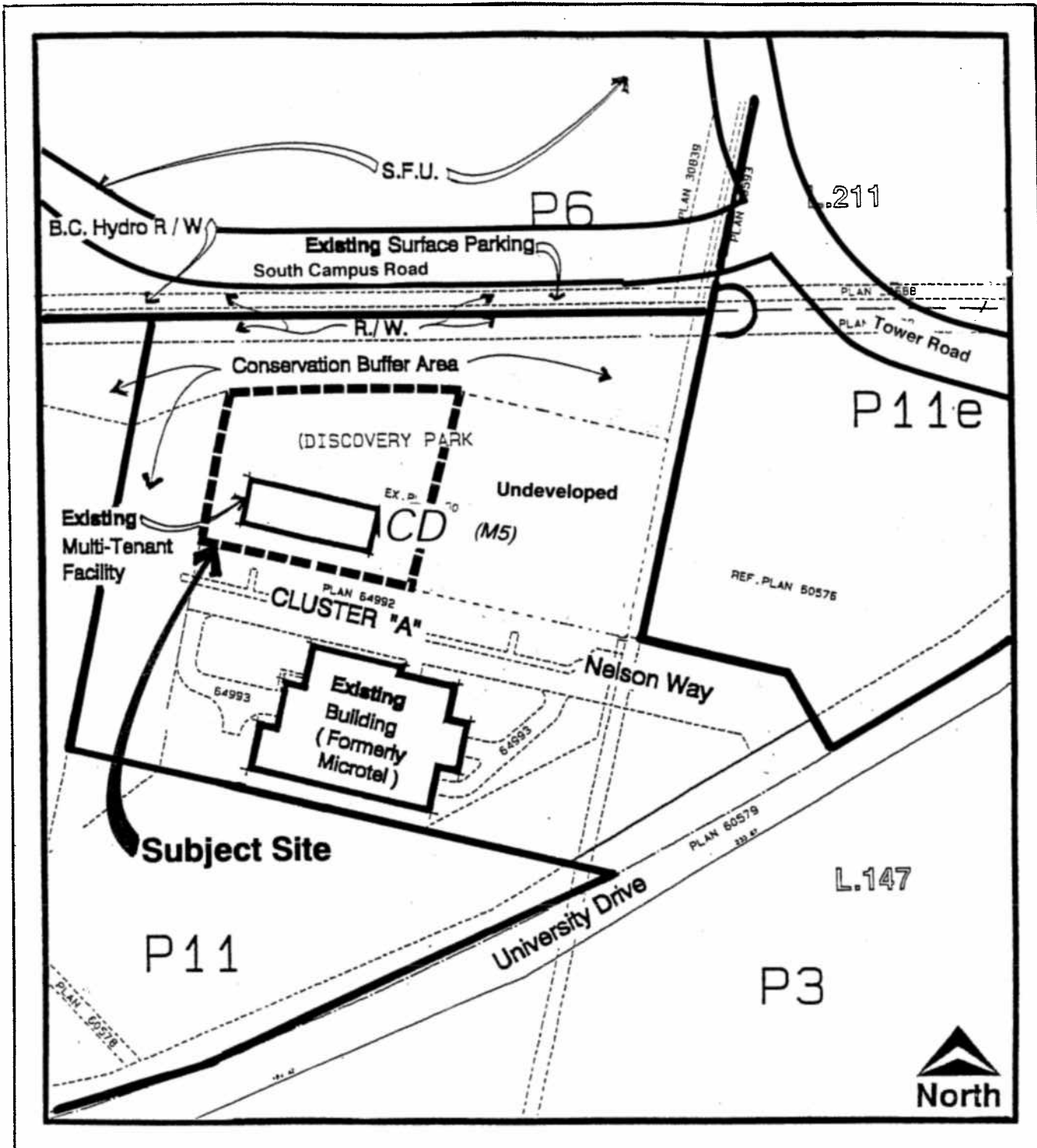
4.0 DEVELOPMENT PROPOSAL – MULTI-TENANT RESEARCH FACILITY

- 4.1 Site Area - 0.76 ha (1.9 acres)
- 4.2 Existing Floor Area - 2,880m² (31,001 sq.ft.)
- 4.3 Existing Building Height: - 2 storeys
- 4.4 Parking Required: - 57 to 63 spaces (depending on specific uses)
- Parking Provided: - 102 spaces


J. S. Belhouse
Director Planning and Building

RR:gk
Attach

cc: City Clerk
City Solicitor
Chief Building Inspector
Director Engineering



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: May 2006

REZONING REFERENCE # 06 -- 28
8900 Nelson Way

Sketch # 1

East Neighbourhood
(UniverCity - The Highlands)

PHASE 1

Simon Fraser University

PHASE 2

University Enclave

Future Development Area

Future Development Area

Naheeno Park

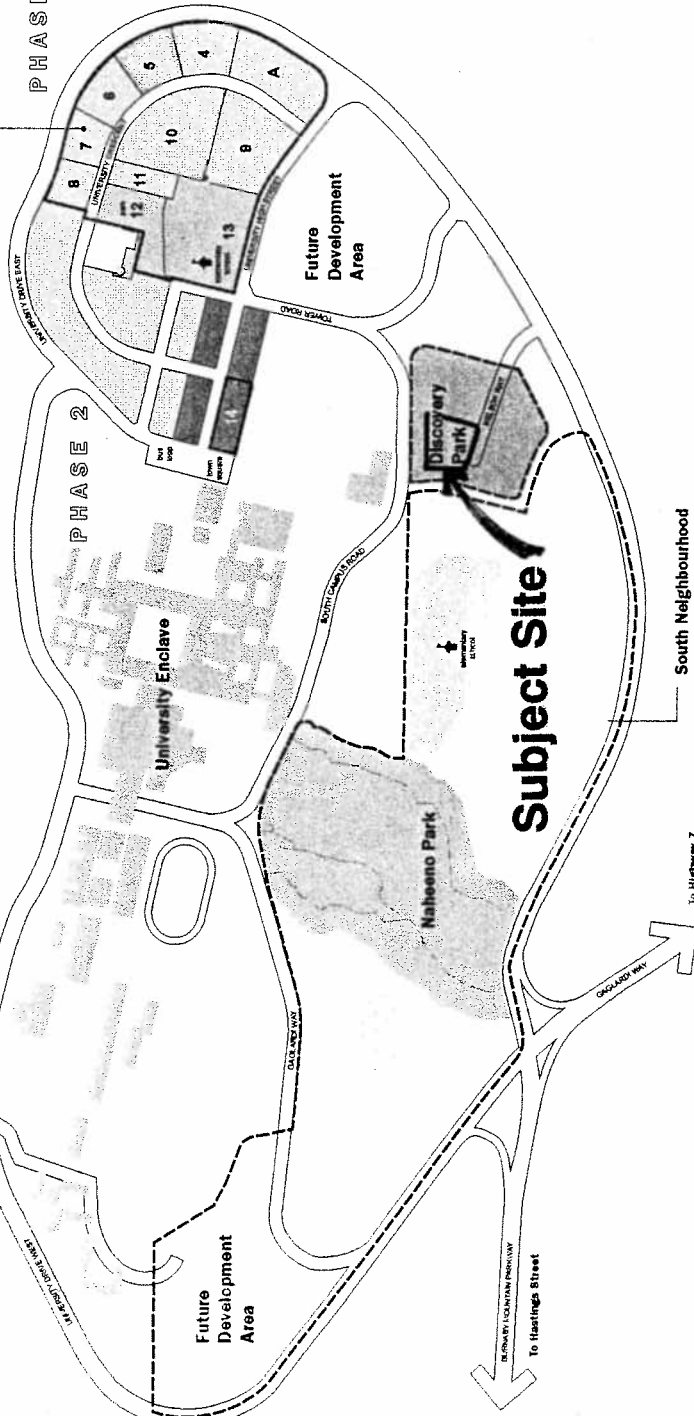
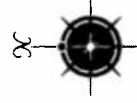
Discovery Park

Subject Site

South Neighbourhood

The Official Community Plan accommodates University or Discovery Park uses (as currently shown) as well as future development of the two residential neighbourhoods.

To Highway 7 & Highway 1



REZONING REFERENCE # 06 -- 28
8900 Nelson Way



PLANNING & BUILDING DEPARTMENT

THIS INFORMATION IS DIAGRAMMATIC AND IS SUBJECT TO CHANGE. FOR SPECIFIC INFORMATION, PLEASE CONTACT THE URBAN PLANNING DEPARTMENT.

UPDATED TO OCTOBER, 2003

Sketch # 2

