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**TO:** CITY MANAGER **DATE:** 2007 September 25

**FROM:** DIRECTOR PLANNING & BUILDING **FILE:** 49500 20  
*Reference:* REZ #07-30

**SUBJECT: REZONING REFERENCE #07-30**  
**Proposed Burnaby Mountain Sport + Medical Facility at**  
**Simon Fraser University**

**PURPOSE:** To present an initial report for a rezoning bylaw amendment to permit the development of a major, privately owned and operated multi-use athletic complex at Simon Fraser University

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**RECOMMENDATIONS:**

1. **THAT** a copy of this report be sent to Mr. Lee Gavel, Chief Facilities Officer, SFU Facilities Services, 8888 University Drive, Burnaby, BC, V5A 1S6.
2. **THAT** the Planning and Building Department be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

**REPORT****1.0 GENERAL INFORMATION**

**1.1 Applicant:** Stantec Architecture Ltd.  
1100 – 111 Dunsmuir Street  
Vancouver, B.C. V6B 6A3  
(Attention: Peter Wreglesworth)

**1.2 Subject:** Application for the rezoning of:  
Ptn. of Lot 1, D.L.'s 31, 101, 102, 141, 144, 147, 209, 210 & 211, NWD  
Plan BCP6258 Except: Part on Plans BCP25760, BCP29777 & BCP31371

**From:** P6 Regional Institutional District

**To:** CD Comprehensive Development District (based on C2 Community Commercial District, P2 Administration and Assembly District and P6 Regional Institutional District).

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- 1.3 **Address:** Ptn. of 8888 University Drive
- 1.4 **Location:** The subject site is located at Simon Fraser University, within the western portion of the main campus area (Sketches #1, 2 and 3 **attached**).
- 1.5 **Size:** The site is approximately 3.49 hectares (8.63 acres)
- 1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the development of a major, privately owned and operated multi-use athletic complex, including two synthetic turf fields atop a large field-house, a fitness centre, sports science and medical centre, aquatic centre, and commercial uses.

## 2.0 **NEIGHBOURHOOD CHARACTERISTICS**

The subject site is located in the athletic precinct of Simon Fraser University (SFU), within the western portion of the "University Enclave" (see Sketches #1, 2 and 3 **attached**). The site is currently an undeveloped field site and is cleared and relatively flat. Surrounding lands are steeply sloped and covered with mainly deciduous trees and underbrush. Several watercourses, including Eagle Creek and its tributaries are in the area. Three large playing fields are located to the northeast of the subject site, beyond which are a number of student residences as well as the existing athletic building, which contains two gyms, a pool, and a fitness centre. Older university residences are located to the northwest of the subject site. Undeveloped land to the south and southwest of the subject site is designated for future development as part of the South Neighbourhood Precinct of UniverCity.

## 3.0 **PROPOSAL**

### 3.1 **Proposed Concept**

The approximately 8.63 acre site is proposed to accommodate a major multi-use athletic complex, "Burnaby Mountain Sport + Medical" (BMSM). The preliminary concept indicates two lighted synthetic turf fields atop the proposed building comprising a fitness centre, sports science and medical centre, aquatic centre, medical and commercial offices, retail shops and restaurants, and a central concourse, as well as a large field house with an indoor track and field. The applicant has indicated that the field house would be adaptable for court sports, auditorium events, convocation, career fairs, trade shows, concerts and other uses, and would have 3,000 permanent seats. Two thousand additional seats could be accommodated on a temporary basis if required. Two and a half levels of under-building parking for 1,500 vehicles are proposed. The project is estimated to total

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approximately 41,400 m<sup>2</sup> (445,600 sq.ft.), excluding the outdoor fields and parking facility. Appendix 1 (attached) summarizes the main components of the proposal.

Major sporting components will be designed to a world-class, competition standard, and the design of the overall complex should be designed to be compatible with the SFU campus in terms of building form, site layout, and urban design. Design and construction to a minimum LEED<sup>®</sup> Silver environmental standard is being considered. Numerous off-site improvements are proposed to accommodate the additional infrastructure requirements of the project, including the construction of new roads and utilities, the relocation of an existing surface parking lot at the north end of the development site further to the west, and provisions for stormwater management.

The proponent has indicated that the proposed development would be the largest athletic complex in Canada and the second largest in North America and realized through a partnership with SFU. The facility is proposed to be privately owned and operated, and therefore fully taxable, but located on long-term leased university land (99 years at a nominal rate). Under an agreement with BMSM, the SFU athletic community would have majority usage of the field house, as well as substantial use throughout the rest of the facilities. The facilities would also be used by private clientele, including the SFU UniverCity residential community.

### **3.2 Potential University and City Benefits**

The proposed Burnaby Mountain Sport + Medical complex would provide SFU with much-needed recreation and athletic infrastructure that will service a growing campus population and residential community. It would also enable the university to build on its reputation as a leader in kinesiology and sports medicine research and athletic performance, and assist in the recruitment of students and athletes. SFU has expressed its full support for the proposal.

With respect to the potential benefits to the City, the facility will serve a growing population in Burnaby's northeast quadrant and help satisfy the increasing demand for sporting facilities in the city as whole, including playing fields, gym space, pools, and other training facilities. The applicant has indicated that BMSM would encourage usage agreements with various recreational or amateur sports organizations, including the City of Burnaby, and that there will be extensive programs available to Burnaby residents, including sports camps, lessons and training. Burnaby residents would also have greater access to health and sports medicine practitioners, including chiropractors, physiotherapists, nutritionists and kinesiologists, which are currently largely concentrated in Vancouver and UBC. The facility is also anticipated to strengthen and promote Burnaby's position as a world-class centre for sport. The development would provide a high-performance training facility for professional and elite athletes, and attract international tournaments and athletic competitions, with spin-off economic benefits for local hotels, restaurants, and retailers.

### 3.3 Related and Supporting Uses

The development proposal involves several uses which require special attention. With regard to the sport science and medical centre, the applicant has indicated that the mix of private practice will be similar to that found in most public hospitals and, particularly, the Allan McGavin Sports Medicine Centre at UBC. As detailed in Appendix 1 (attached), the centre would include offices for sports medicine professionals including orthopaedic specialists, physiotherapists, and podiatrists as well as medical and anti-doping laboratories. The applicant has indicated that the centre would seek patients from the broader community as well as contract specialty sports medicine services to teams and individuals. It will not function as a private medical clinic and charge for core, medically necessary services.

With respect to the commercial component of the development, the applicant has initially allocated 12,000 m<sup>2</sup> (129,200 sq.ft.) for medical, sports and associated offices, with proposed tenancies tentatively including a chiropractic centre which would occupy 8,550 m<sup>2</sup> (92,000 sq.ft.), and offices in the balance of the space. An additional 3,700 m<sup>2</sup> (39,800 sq.ft.) is proposed for a viewing restaurant, food court, pharmacy, and retail stores. It is noted that the proposed total commercial floor area totals 15,700 m<sup>2</sup> (169,000 sq.ft.). This is quantitatively a large figure and amounts to almost 38% of the building's gross floor area, presenting the potential to detract from the project's overall intent of focusing on sports and athletics if, for example, in the future, the proposed chiropractic centre's space was reallocated for additional retail or for general office uses. It is recognized that the length of BSM's leasehold interest will require some flexibility with respect to its future commercial sub-lessees. However, it would be desirable to ensure that any major retail and/or office tenant has a connection to sports, athletics or the university's research activities. Commercial uses and floor area allocations will be reviewed and adjusted during the design development phase and detailed in a future report.

### 4.0 GENERAL COMMENTS

- 4.1 Vehicular access to the site will be from West University Drive, which will be upgraded to provide two-way access to the site, and new Roads A, B, and C, which will be owned and maintained by SFU, with statutory rights-of-way providing public access.
- 4.2 Due to the proposed 99-year lease agreement, which must be registered on title, the application will require particular servicing requirements, which will be examined by the Planning, Engineering and Building Departments and detailed in a future report. Preliminary requirements include, but are not necessarily limited to:
  - o Provision of water supply, sanitary sewer, storm sewer, and underground electrical and telecommunications wiring to serve the site. While independent servicing of the

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leased site may be desirable, it may be necessary from a practical feasibility standpoint for these services to be integrated with existing SFU campus systems. Such a development may also be integrated with other future residential, institutional, and sports development in the west campus area.


- Construction of Road A (four lanes), including a new intersection with West University Drive, Road B (two to three lanes), and Road C (two lanes).
  - Reconstruction of West University Drive from its intersection with Gaglardi Way to Road A, including the intersection upgrades at Gaglardi Way, to facilitate two-way traffic.
  - Provision of separated sidewalks, boulevard grass, street trees, and pedestrian lighting.
  - Provision of bus stops, lay-by areas, lighting, benches, and shelters for public transit and excursion buses.
  - A servicing agreement will be required.
- 4.3 The submission of a full traffic and parking study will be required examining the proposed new roads, intersections, pick-up and drop-off areas, and integration with the future road network in the West Campus development area; existing and anticipated traffic patterns; sufficiency of the road network and off-site parking and loading for major events; possible on-street parking provisions; and transit requirements.
- 4.4 The provision of facilities for cyclists will be required.
- 4.5 As part of proposed site and its surrounding area is forested, steeply sloping and with several watercourses including the Class 'B' Eagle Creek, the following items will be required: an environmental impact assessment, grade survey, geotechnical report, tree survey, and raptor survey. The environmental impact assessment will require approval by the Environmental Review Committee.
- 4.6 The submission of a suitable on-site stormwater management plan will be required.
- 4.7 The submission of an approved, on-site sediment control program will be a requirement of Preliminary Plan Approval.
- 4.8 The GVS & DD Sewerage Development Cost Charge (Fraser Area) of \$0.811 per sq.ft. applies.
- 4.9 The granting of all necessary statutory rights-of-ways and Section 219 Covenants including but not necessarily limited to:

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- Statutory rights-of-way to ensure legal public access to the facility, including statutory rights-of-way for SFU-owned Roads A, B, and C, any public pedestrian walkways, and bicycle paths;
  - Statutory rights-of-way for utilities as determined by the Engineering Department;
  - Legal agreements related to any provided services related to the SFU servicing system;
  - Section 219 Covenants for any trees deemed worthy of preservation; and
  - Section 219 Covenant regarding on-site stormwater management.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

**5.0 SUMMARY**

The proposed Burnaby Mountain Sport + Medical development is purported to be the largest athletic complex in Canada and realized through a unique partnership between the proponent and Simon Fraser University. The facility would strengthen the university's kinesiology and sports medicine research programs and athletic performance, help satisfy the growing demand for sporting facilities on the campus and in the city as whole, help promote Burnaby as a world-class centre for sport, and generate spin-off economic benefits for the region. This Department is therefore prepared to work with the applicant towards a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report be submitted at a later date.

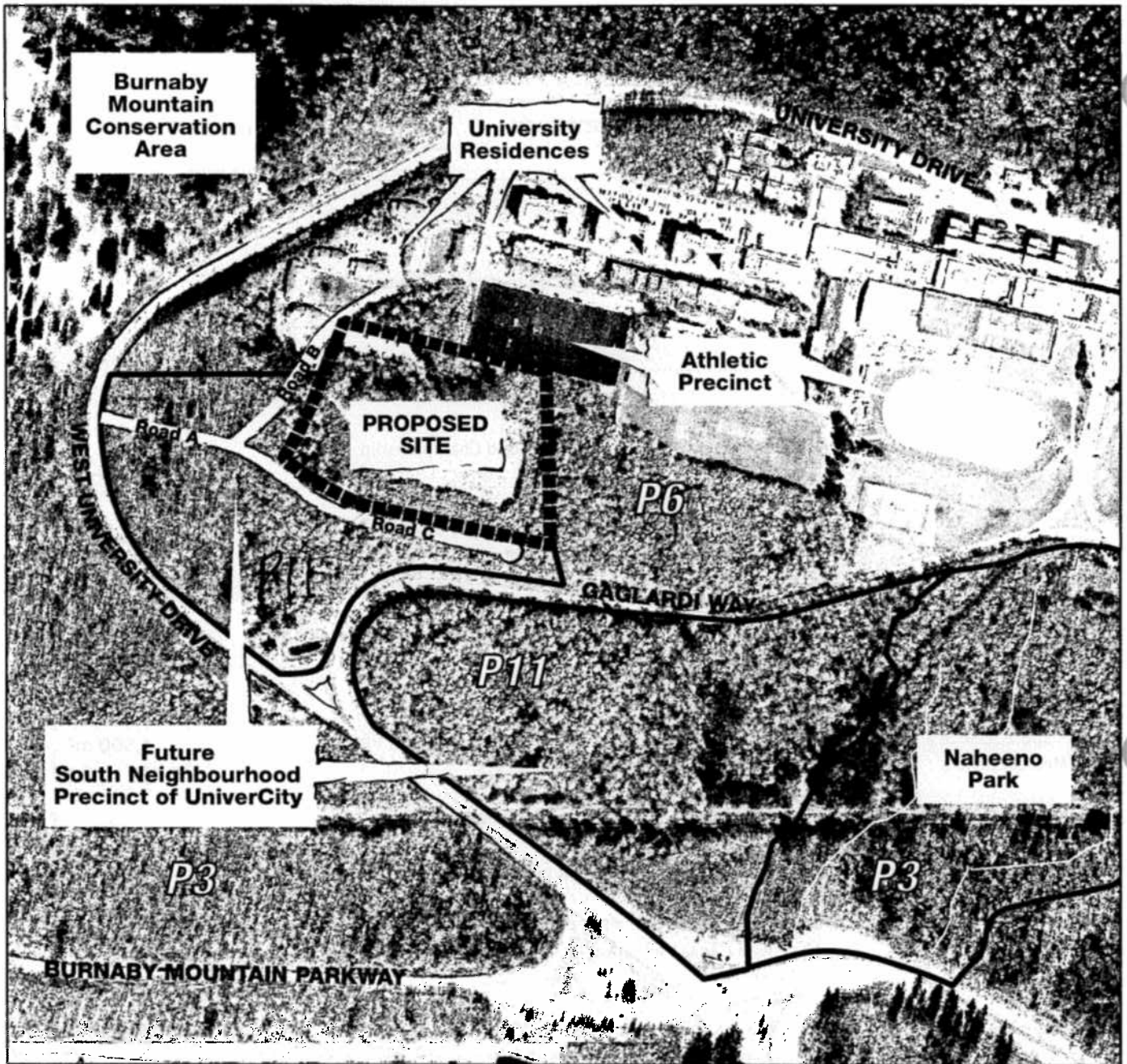
  
B. Luksun  
DIRECTOR PLANNING & BUILDING

KH:gk  
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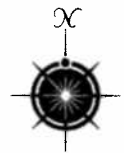
- cc. Chief Building Inspector  
City Clerk  
City Solicitor  
Director Engineering  
Director Finance  
Director Parks, Recreation and Cultural Services  
Fire Chief

**Appendix 1: Preliminary Components & Floor Areas  
Burnaby Mountain Sport Medical**

<i>COMPONENT</i>	<i>DESCRIPTION</i>	<i>GROSS FLOOR AREA</i>
<b>OUTDOOR</b>		<b>20,000 m<sup>2</sup></b> <b>(215,300 sq.ft.)</b>
- Playing Fields	- Two lighted synthetic turf fields on roof of Field House (FIFA World Cup Standards)	
<b>INDOOR</b>		<b>41,400 m<sup>2</sup></b> <b>(445,600 sq.ft.)</b>
- Field House	- Track and field components (IAAF World Championship Standards) - Adaptable for court sports, auditorium events, trade shows, career fairs, convocation, entertainment and other uses - 3,000 permanent seats entertainment, with temporary seating up to 5,000 total	7,200 m <sup>2</sup> (77,500 sq.ft.)
- Fitness Centre	- Training facility for SFU teams, Vancouver Whitecaps, BC Lions, and amateur groups - Club membership available to public	7,000 m <sup>2</sup> (75,300 sq.ft.)
- Sport Science and Medical Centre	- Offices for sports medicine, including orthopaedics, fitness, physiotherapy, and podiatry practitioners - MDS Laboratories - World Anti-Doping Agency Laboratory, IOC standards	4,500 m <sup>2</sup> (48,400 sq.ft.)
- Aquatic Centre	- One 10-lane, 50m pool, largest in Western Canada (FINA World Standards) - One 6-lane, 25m pool, zero-depth entry - 40+ Swim Canada and Swim BC events per year - 2,000 seats	5,000 m <sup>2</sup> (53,800 sq.ft.)
- Medical and Offices	- Proposed 8,550 m <sup>2</sup> (92,000 sq.ft.) chiropractic centre - Facility administration and offices in the balance of the space, approximately 3,450 m <sup>2</sup> (37,200 sq.ft.)	12,000 m <sup>2</sup> (129,200 sq.ft.)
- Retail Shops and Restaurants	- Proposed viewing restaurant, food court, shoe & apparel store, nutrition & supplement store, and pharmacy	3,700 m <sup>2</sup> (39,800 sq.ft.)
- Central Concourse	- Central lobby and concourse area	2,000 m <sup>2</sup> (21,500 sq.ft.)
<b>PARKING</b>		<b>48,000 m<sup>2</sup></b> <b>(516,700 sq.ft.)</b>
- Parking facility	- 2 ½ levels under-building parking accommodating 1,500 cars - Existing surface parking lot to be relocated west of current location	



PLANNING & BUILDING DEPARTMENT

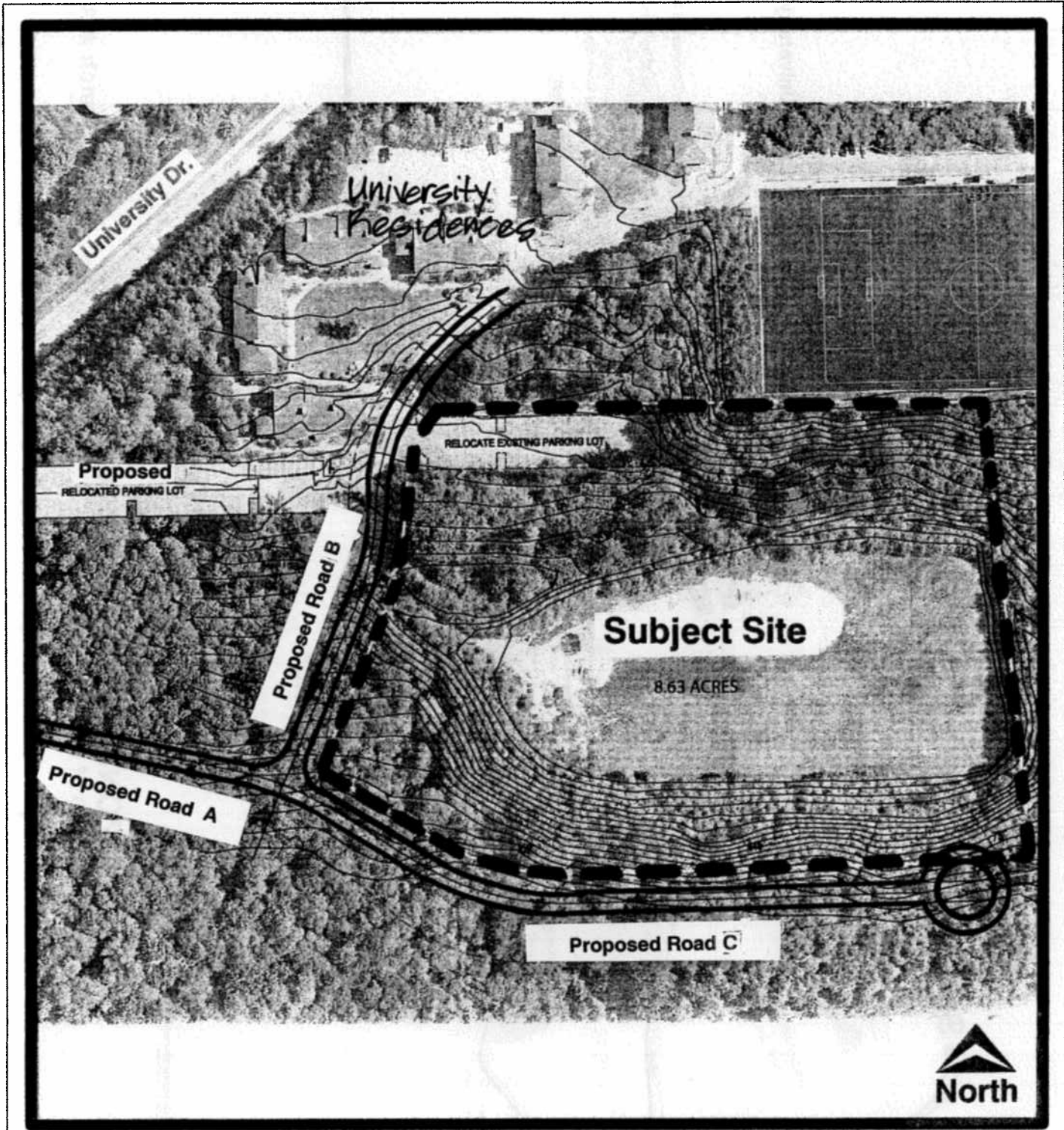


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2007 September 13

**Rez 07-30**  
**Proposed Burnaby Mountain Sports + Medical**  
**Complex Development**

**SKETCH #1**





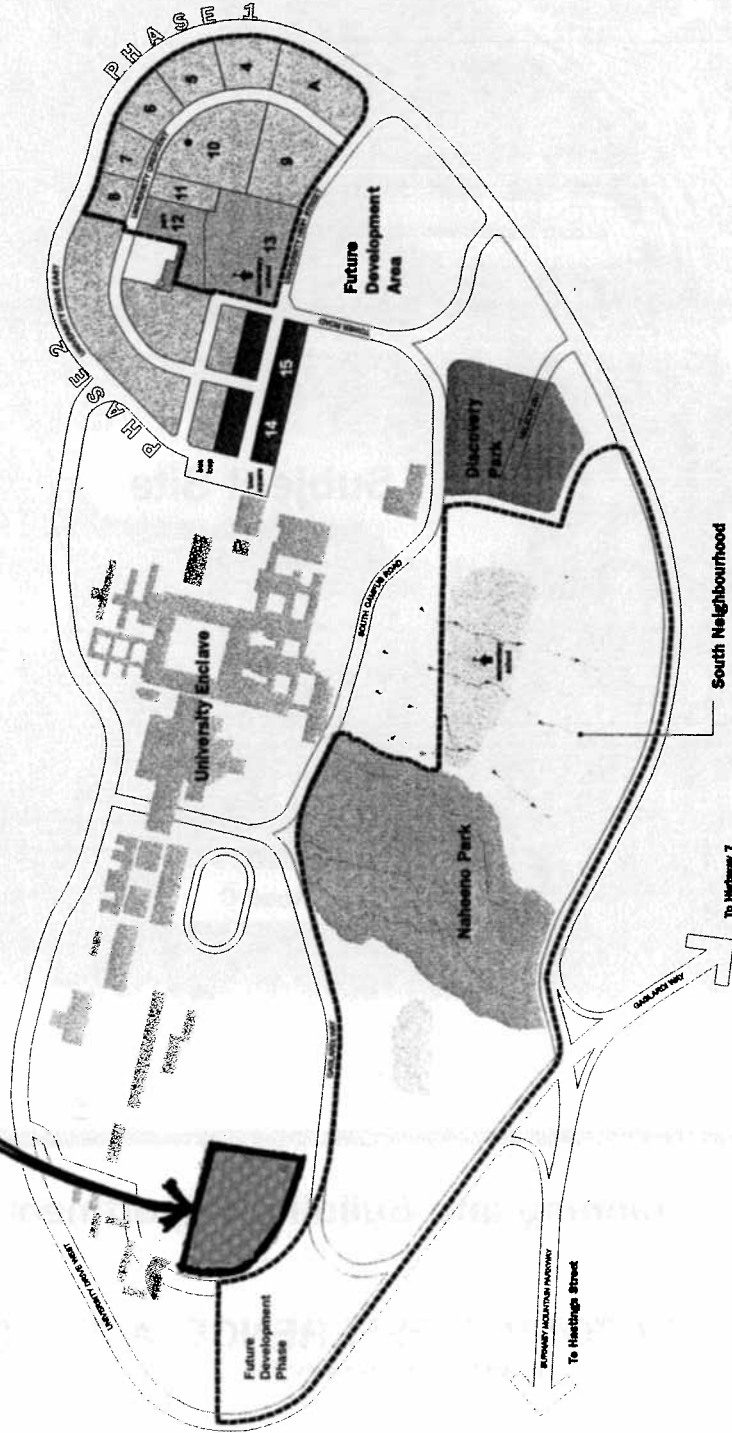
**Planning and Building Department**

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 Drawn By: J.P.C.  
 Date: September 2007





**REZONING REFERENCE # 07 -- 30**  
 Portion of 8888 University Dr.

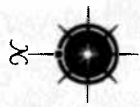
Sketch # 2

# Subject Site



## Simon Fraser University

-  Mixed Use/Commercial Services
-  P1.1e SFU Neighbourhood District and CD rezoning adjustments
-  Park, School, Trail, Ravine and Open Space Area
-  Business Park



# REZONING REFERENCE # 07 -- 30

## Portion of 8888 University Dr.

### Sketch # 3



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

Stantec Architecture Ltd.  
1100 - 111 Dunsmuir Street  
Vancouver BC V6B 6A3  
Tel: (604) 696-8000 Fax: (604) 696-8100  
stantec.com



**Stantec**

August 17, 2007

City of Burnaby  
Planning and Building Department  
4949 Canada Way  
Burnaby, BC  
V5G 1M2

**Attention: Karin Hung – Zoning Planner**

Dear Karin:

**Re: Rezoning for a Mixed Use Athletic Complex and Related Facilities at SFU**

**LETTER OF INTENT**

On behalf of Burnaby Mountain Sports and Medical Ltd., Stantec Architecture Ltd. is applying to the City of Burnaby to undertake a Comprehensive Development (CD) rezoning of lands at Simon Fraser University (SFU) in the "West Campus Athletic Precinct" for the purposes of developing a mixed use Athletic Complex and related facilities.

This application follows a lengthy process culminating in the Approval in Principle of this project amongst the Province of BC, Partnerships BC, Simon Fraser University and Burnaby Mountain Sports and Medical Ltd. to enter into a long term Land Lease Agreement with SFU for the purposes of developing a mixed use Athletic Complex and related facilities. Significant utilization of the Field House Facilities will accrue to SFU through this Agreement as well as many synergies in research, programming and other general usage throughout the athletic complex.

The scope of the project includes: 2 synthetic turf FIFA World Cup Soccer Fields; a Field House, incorporating a 200m Indoor Track, Triple Gym with both fixed and retractable seating, and related support facilities; a major Fitness Center; an Aquatic Center, with 25mX70m Competition Pool with fixed seating, as well as related facilities; a Sport Medical Center including laboratories and research facilities; Commercial Space for Lease, as well as related commercial support services for the overall Complex; and a Parking Structure with approximately a 1,500 car capacity. The overall project will be approximately 54,000sm excluding parking.

The project will be designed to include various off site improvements to utility services and roads to accommodate the additional infrastructure requirements of this project. It will be designed to meet with the approval of SFU and Burnaby Mountain Sports and Medical Ltd.

**Stantec**

Ms. Karin Hung – Zoning Planner  
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**Re: Rezoning for a Mixed Use Athletic Complex and Related Facilities at SFU  
LETTER OF INTENT**

respecting its planning and architectural appropriateness and “fit” within the SFU Campus context.

This project will provide exceptional Competition Sports and Recreation Facilities that will be available for the use of Simon Fraser University, the Sport Community, and the citizens of Burnaby and the lower mainland. Burnaby Sport and Medical Ltd. and Simon Fraser University believe this to be a very unique public private undertaking; one that warrants the support of City of Burnaby Council.

We look forward to your continued support of this project through the Rezoning and Building Approvals process.

Yours truly,

**STANTEC ARCHITECTURE LTD.**



Peter Wreglesworth, MAIBC FRAIC  
Senior Principal  
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[peter.wreglesworth@stantec.com](mailto:peter.wreglesworth@stantec.com)

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Attachments