



Item.....01
Meeting.....2008 Feb 18

## COUNCIL REPORT

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**TO:** CITY MANAGER **DATE:** 2008 February 13

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

**SUBJECT: SFU OFFICIAL COMMUNITY PLAN AMENDMENT**  
**X-REF. REZONING REFERENCE #07-30**  
**PTN. 8888 UNIVERSITY DRIVE**

**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.

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### 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 2008 - 2013 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 can be accommodated within 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 prepared and advanced to First Reading on 2008 March 3 and to a Public Hearing on 2008 March 18 at 7:30 p.m.

### REPORT

#### 1.0 INTRODUCTION

Appearing on Council's agenda is a report recommending that Rezoning Reference #07-30 proceed to Public Hearing on 2008 March 18. That report notes that the proposed Burnaby Mountain Sport + Medical complex would be located within the University Enclave, which is specifically designated in the SFU Official Community Plan for

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University development. As the proposed development has both university uses and associated, publically-accessible sports and medical facilities, an amendment of the Simon Fraser University Official Community Plan is required. The purpose of this companion report is to initiate the preparation of the necessary amendment bylaw to change Section 2.2.1 of the SFU Official Community Plan Bylaw to allow this facility to be developed within the University Enclave.

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 2008 March 3 and to a Public Hearing on 2008 March 18 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 proposed amendment is to recognize expanded public use, rather than sole university use, of an integrated athletics and sports medicine complex. 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 further with adjacent municipalities or other regional boards on this OCP amendment.

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- *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 amendment does not affect the anticipated number of school children to be accommodated by the School District. As such, 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*

While the proposed OCP amendment to permit general public use within the University Enclave does not have a direct affect on watercourses and riparian areas, detailed aspects of the development proposal are being reviewed by the Environment Review Committee and the Department of Fisheries and Oceans as part of the rezoning process. Consultation with other Provincial or Federal agencies is not considered necessary.

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 recommended that Council concur with staff's conclusion.

## **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 2008 Provisional Financial Plan and the City's liquid and solid waste management plans. The proposed amendment is in general compliance with the Provisional Financial Plan and can be accommodated within the waste management plans. 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 the amendment of the SFU OCP related to Rezoning Reference #07-30. Appearing elsewhere on Council's agenda is the companion report regarding

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Rezoning Reference #07-30, also recommending that the rezoning bylaw be advanced to First Reading on 2008 March 3 and forwarded to a Public Hearing on 2008 March 18 at 7:30 p.m.



B. Luksun  
DIRECTOR PLANNING & BUILDING

KH:  
Attach.

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

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