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A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Tuesday, 1980 May 13 at 19:30 h.

PRESENT: Acting-Mayor D.P. Drummond, In the Chair
 Alderman G.D. Ast
 Alderman D.N. Brown
 Alderman A.H. Emmott
 Alderman V.V. Stusiak

ABSENT: Mayor D.M. Mercier
 Alderman D.A. Lawson
 Alderman W.A. Lewarne
 Alderman F.G. Randall

STAFF: Mr. A.L. Parr, Director of Planning
 Mr. K.K. Ito, Current Planner
 Mr. James Hudson, Municipal Clerk
 Mr. B.D. Leche, Deputy Municipal Clerk

The Public Hearing was called to order at 19:30 h.

1. FROM REGIONAL INSTITUTIONAL DISTRICT (P6) TO COMPREHENSIVE DEVELOPMENT (CD)

Rezoning Reference #9/80

Portion of D.L. 144, bounded by B.C. Hydro right-of-way to the north and proposed ring road to the south.

Located on the south slope of Burnaby Mountain and south of the existing Simon Fraser University buildings and is bounded by the proposed ring road and the B.C. Hydro right-of-way with the intersection of Gagliardi Way and Curtis Street at the western edge.

The applicant requests rezoning in order to facilitate a research park on the subject site.

Mr. William Goodacre, speaking on behalf of the Simon Fraser University Students, then addressed Council and advised that the Simon Fraser Students would be submitting a four-part brief to Council on the subject of this rezoning this evening. The brief will be presented as follows:

- (1) William Goodacre - Introduction
- (2) Laverne E. Wiebe - The Research Park Experience at other Institutions
- (3) Donald Gutstein - Planning Considerations
- (4) Stuart Rush - Legal Considerations

Mr. William Goodacre then presented the introduction to the Simon Fraser University Students' brief, the text of which follows:

On April 3rd of this year, a general meeting of S.F.U. students endorsed a motion demanding a moratorium on the development of a research park at S.F.U. until such time as the university community, and the community at large, have had the opportunity, through a full public hearing, to investigate and examine the research park concept and the Discovery Foundation in particular. The rationale behind this motion is to be found almost entirely in the secretive manner by which the research park proposal has been dealt with. Because of this secrecy, and also because of the speed with which this proposal has been developed, we find ourselves in the position where our first real opportunity to address this issue in public is at this hearing. We are therefore seeking this moratorium in order to be able to assess this research park proposal more thoroughly, so that we can make a reasoned judgement about its desirability.

Tonight we wish to bring to the attention of this committee several questions which we feel ought to be addressed before Discovery Parks is given the rezoning for the S.F.U. research park site. Considering the fact that Discovery Park does not as yet have a legal lease with the University for the land in question, we do not see that time is of the

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essence in this matter. Discovery Parks is obviously still in a pre-planning stage, far from the point where they are ready to make a detailed development plan before Council. Before they are given a rezoning for this property it would be desirable that they provide specific answers to many of the questions connected with research parks. Spinoffs, both positive and negative, are a part of any large project. Unless we have a reasonable understanding of these spinoffs, we are not in a good position to make a rational decision.

Why has there been no proper environmental impact study done of the proposed development area? Why has there been no economic feasibility study done with respect to Discovery Parks? Does either Burnaby Council or the University have the power to deal with controlling harmful or unethical research? Is Burnaby adequately equipped to handle the transport of hazardous materials through the municipality? Has an impact study been done on the effect of this development on the traffic flows of Burnaby? All of these questions should be answered before any rezoning is allowed simply because all these questions relate to the desirability of allowing the development to proceed. Should the development proceed, and should we later find that one or more of these questions yielded a negative response, then what?

Some students from S.F.U. travelled to California just two weeks ago to examine research parks in San Francisco. While there, they studied the history of these institutions as well as their current operations. Considering that not all things are perfect, it is natural to assume that there are problems in these research parks. Health hazards which affect both research workers and surrounding populations, unethical research (despite so-called 'controls'), a strong effect on housing prices and other matters were discussed there. These are all of direct relevance to Discovery Park's proposal for S.F.U. It is possible for Burnaby to obtain a pretty clear understanding of the range of possible effects research parks have on the surrounding community. The examples of existing research parks provide an opportunity to assess the pros and cons of research parks. The proposed lease with S.F.U. is for a 75-year term - surely putting such a project off for another year or two to ensure that Burnaby isn't stuck with 75 years of regret is not too much to ask.

As students, we are somewhat upset with the University for not involving the University community in the research park proposal. The fact that students were not involved in the planning of the research park proposal is the principal reason this project has moved along so quickly. It is the opinion of the students that the Board of Governors and President Pedersen have acted in a very irresponsible manner in the development of this proposal. It is unfortunate that Discovery Parks has seen fit to use the acquiescence of the University administration as an indication that all was well with respect to the proposal. In fact, nothing could be further from the truth. There are serious problems with the plan, not the least of which is the stability of the site itself.

Are the laws of British Columbia and Canada adequate to deal with the potential hazards associated with the research park? As we are all aware, the type of research contemplated at this research park is, in many respects, new to British Columbia; therefore it seems that we should be careful that we do not allow developments to proceed before we are fully confident that the harmful aspects of such developments are well understood. We feel that the public, through public hearings, are in the best position to judge whether or not certain risks should be incurred in order to facilitate economic development. The public has not, in this case, been given sufficient information to judge whether or not the risks involved with this development are worth taking.

We feel that both a postponement of the rezoning hearing, until such time as Burnaby has the information needed to construct a complete assessment of the effects of the research park, and expanded hearings, to enable interested residents an opportunity to examine the proposal in detail, would be in the best interests of the public. We also hope that Burnaby Council shares our concerns in this matter. After all, 75 years is a long, long time."

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Mr. Laverne E. Wiebe, 5242 Christopher Crescent, Burnaby, B.C., then addressed Council on the research park experience at other institutions. The following is the text of Mr. Wiebe's remarks:

"Discovery Parks Incorporated is trying to develop a research park at Simon Fraser University. Towards this end, they are now applying to you for a zoning change of one section of S.F.U. It is the view of the Simon Fraser Student Society that such a change at this point in time would be undesirable. Research parks have been developed at Stanford and at the University of Utah, and serious consequences have resulted. Nothing that has been made public by Discovery Parks gives any indication that these problems could not conceivably recur at S.F.U.

The two examples I will be using to show the problems and possible solutions regarding the development of research parks will be Stanford and Utah. Both of these parks have good and bad points. Unfortunately, Discovery Parks seems to have chosen to combine the worst features of each in their own vision of the development at S.F.U. Therefore, I feel that Council should not grant the rezoning until a better version of the park is formulated.

The park in Utah was developed quite recently. Conceived of in 1968, it was functional in 1972. The structural relationship between the University and the park is markedly different from that proposed by D.P.I. The most significant difference is in the area of leasing agreements. Discovery Parks, if developed, would play the role of middleman in negotiations between the University and the park clients. S.F.U. would lease its land out to Discovery Parks, who would in turn lease the land out to various firms wishing to do research. Utah does not have the middleman. The University leases land directly to the clients of the research park, without any intermediate leasee such as D.P.I.

Utah's system is the more advantageous, both for the university community and local citizens. For example, in Utah, each lease is individually negotiated between the university and the company involved. It can be designed with the individual client in mind, and therefore the restrictions on research imposed by the university can be much more precise. In the S.F.U. case, the lease has to be designed to cover a vast range of possible research topics, resulting in ambiguities and generalities.

The lease agreements at Utah are all 40 years duration. The companies are charged a rent based on the full market value of the land, and both land and buildings revert to the university at the expiry of the lease. At S.F.U. the term of the lease is 75 years, and the rent will be significantly less than market value for the first twenty years.

It is obvious which is the better agreement for the university and the community. At Utah, other things being equal, much more money would be received by the university coffers, and there would be less need of government funding for the university, resulting in a lower burden to the taxpayers. At S.F.U., the opposite situation develops: S.F.U. will be subsidizing corporate research for twenty years. And, if S.F.U.'s lease was similar to Utah's, the university could have use of the buildings 35 years sooner.

At the Utah park, a public committee has been set up to monitor the type of research that is done on university land. The committee is made up of various citizens and has veto power over research it finds disagreeable. S.F.U. has made no provisions for such a committee, and I believe that it should. In D.P.I.'s proposed scheme, control of research would rest with D.P.I. itself, a virtually autonomous group, appointed by the Socred cabinet, and accountable to no public group - not the taxpayer, the legislature, the students.

The park at Utah does have some problems, however, and these are duplicated in the S.F.U. proposal. One is the lack of student input in the planning and operating stage. Another is lack of allowance for resolving possible conflicts of interest. At the University of Utah, the Dean of Engineering is a major shareholder in a company doing research at the university, which

appears to be a conflict of interest. The D.P.I. plan has nothing to prevent such an occurrence here; the only guideline given states that members of the board should abstain from voting on matters in which they have a vested interest. This is not adequate protection against misappropriation of land, because it allows Cominco to abstain on an issue involving Cominco while MacDonald Deitweller votes in favour and MacDonald Deitweller to abstain in another situation while Cominco votes in favour.

Growth potential is another aspect which the Utah example brings forward. The Utah park has grown over the years to the point where there are now 25 or 26 companies. However, this should not be interpreted as a sign that the park is booming and a brilliant idea, because much of this growth has come at the expense of another industrial park several miles away. This is a possibility at S.F.U., where we could allocate an immense amount of land to corporate research in a saturated market.

The park at Stanford University is considerably different from both Utah and the proposed D.P.I. project. The Stanford Research Institute was set up in 1946. Its structure, that is the relationship between the University and the tenants, was similar to that of Utah until 1970, and thus the University did not exercise much control over the type of research that went on at the Institute. The report of the Stanford S.R.I. Committee of 1969 April 11 stated:

You (S.R.I.) still have the power to make decisions ... Students don't. Faculty don't. S.R.I.'s employees don't. We can vote, we can discuss, we can shout, or we can disrupt this University. You will ultimately make the decisions about S.R.I.

The consequences of this for S.R.I. were quite serious - a history of confrontation, including a week-long sit-in by 1400 students in 1969.

Another problem encountered by S.R.I. was getting tenants. Originally, like the S.F.U. proposal, the Stanford park was for company research, but had to begin accepting government contracts to fill up space. By 1971, 71% of the research done at Stanford was for the government, quite often for the Defence Department. Although one of the myths of the benefits of research parks is the abundance of knowledge which will flow from the research for university and community benefit, Stanford's example shatters that myth. In 1968, 1/3 of the projects done at S.R.I., or 143 of them, were classified and the results never made public.

Above all else, the lesson of S.R.I. is the ease by which lease provisions can be disregarded if the group doing the research so desires. The S.R.I. lease contains two passages designed to exert some control over research done on the land. One clause prohibits "morally offensive or undesirable" research; another says S.R.I. would "refuse to engage in projects dealing directly with the development of weapons of biological or chemical warfare". In 1969, the Stanford students discovered that biological warfare research was indeed taking place, in direct violation of the lease agreement. The researcher was interviewed and addressed the contradiction this way:

Reporter: Are the contracts involved with offensive biological warfare?

Perkins: No. It doesn't involve biological warfare at all. I don't know where you ever got that. We were concerned with problems about atmospheric diffusion from the standpoint of air pollution, and whoever received the information decided that they could use it for that (biological warfare) too.

If research which was done for the Defence Department can be obscured so easily and carried out against explicit statements in the lease, I would doubt that Discovery Park has dealt adequately with this problem in their lease, one which has never been released to the Student Society although it has been signed.

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Another question arises around the viability and desirability of zoning the S.F.U. land to permit a research park. The S.R.I. public relations officer states that S.R.I. did a study for Discovery Parks on the feasibility of developing a series of research parks in B.C. This study has not been made public, which points to the conclusion that the results were not that positive. Even the 1969 Stanford report addressed this possibility: "Scores of second and third rate colleges and universities are planning research institutes. Many of these ventures will fail". Do we want to risk destroying one of the last natural habitats in Vancouver if McGeer's experiment fails?

There are too many loose ends in the plan proposed by D.P.I. to warrant even a consideration of acceptance at this time. The problems encountered by other parks have not been adequately covered, or for that matter covered at all. The secrecy surrounding this project reinforces this point of view. Until these problems are addressed, and the veil of secrecy lifted over the D.P.I. dealings, Council cannot consider approving a development of this magnitude."

Mr. Donald Gutstein, 2134 West 13th Avenue, Vancouver, B.C., then addressed Council on planning considerations. The following is the text of Mr. Gutstein's submission:

"At its ultimate development, Simon Fraser's Discovery Park may well be one of the largest projects ever constructed in the municipality - over one million square feet of built space. That's as large as the Lougheed Mall and Brentwood Shopping Centres combined. And, according to the calculations done by your planners, space will have to be provided for somewhere between 1,000 and 2,000 parked cars.

It's a large project and it demands a cautious approach. The developer, however, doesn't seem to want caution. He's asking you to grant the rezoning before he's given you the basic information you need and have a right to expect.

It is our position that Council must have the answers to some pretty basic questions before any rezoning is granted. It seems to us that events have been moving much too quickly for a project of this magnitude.

Take the important question of fire protection, for example. When the preliminary report came before you on 1979 November 26, you were informed about the problem of providing appropriate fire protection to Simon Fraser University. It was a problem of long response times and steep grades. You were told that the matter "would be addressed in pursuing the delineation of the detailed Community Plan for the S.F.U. site".

However, when that Community Plan did appear before you some four and one-half months later, you were told that the problem was still unresolved but that "provision of appropriate fire protection would be arranged by the developer through further discussions".

Why not wait until you are convinced that the area can be adequately serviced and the costs to the municipality are known? Then you could give the rezoning. That's the usual procedure with Comprehensive Development zoning: plans first, zoning second. In this case we seem to have zoning first, plans second.

There are other problems with the community plan.

The site itself raises important environmental considerations. Last summer, Sigma Resource Consultants prepared a preliminary environmental review of the site. It concluded by stating that no specific recommendations could be made "until the detailed plans for development of the site are known". Surely that means that we need the specific recommendations before a rezoning is granted. Questions that must be dealt with are the impact of development on the drainage of the site and the basic stability of the soil.

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There's also the question of the effects of the project on the conservation area, the land below the ring-road. To us, it seems ludicrous to declare land as a Conservation Area if it is going to be washed away after several winters of heavy rain. Or, are our concerns ludicrous? The only thing that is certain at this point is that nobody knows.

Sigma Resources made only one specific recommendation in its report that the area around Mel's trail should be preserved for aesthetic reasons and also to serve recreational and outdoor educational needs. In the architect's concept plan before you, both the east and west edges of the Mel's trail area have been gobbled up by Clusters B and C and Mel's trail itself is recommended to become "a more developed park-like setting". Are they trying to improve on nature?

If the only recommendation made is being so readily ignored, what confidence can we have about recommendations that are to be made later on, after the public has had its say?

Our second major concern has to do with the uses that will be allowed in the Discovery Park, and specifically with so-called High Technology industry uses.

What is high technology? The community plan waxes poetic with its definition that high technology "is knowledge-based. Its raw materials are highly educated professionals with scientific and technical expertise", etc., etc. When we cut through the McGeerisms in that definition it is actually quite straightforward. High technology is simply "recent technology in any field". According to knowledgeable people the field is wide open, and could include virtually anything from electronic to nuclear, from biological to telecommunications.

Now we know that it would be impossible to attempt to anticipate every possible user that might want to locate in the Simon Fraser Park, but surely the public is entitled to something a little more specific than is contained in the Community Plan. Compare the vague list of uses there with, say, the schedule of uses in the M1 Industrial Zone and see how specifically they are spelled out.

One other point in this area of concern. I would refer you to your Section 9.3(c) page 8, and note that the lease between Simon Fraser and Discovery Parks Inc. has a much tougher provision which I mention here (the underlined words are the additional ones in the lease):

"Research or development which is directly or indirectly related to products designed for the injury or destruction of human life or which is contrary to the public policies expressed by the government of Canada or British Columbia will not be permitted.

Perhaps the greatest concern that students and residents have voiced is whether our lives and the environment will be adequately protected against potential hazards emanating from park-related activities. Section 9.6 of the Community Plan, which deals with these questions, is totally useless to us in evaluating whether there are sufficient safeguards, and even if there are such safeguards, whether they are enforced properly.

The problem with Section 9.6 is that it has no content. It tells us that all the relevant federal, provincial, regional and municipal regulations and requirements shall be adhered to. But precisely what are those requirements, and will they be adequate.

Because of time, I can give only one example here to illustrate this point.

Section 9.6 says:

"... nor shall anything be done which creates or causes a health, fire, or explosion hazard ..."

A noble sentiment with which we can all but agree. But let us look at this in some detail. Suppose that the research facility is a laboratory using large amounts of chemicals which must be transported to and away from the site.

"Is it allowed", we ask?

"Yes", you say, "because they will have to adhere to regulations". But recent history has taught us a painful lesson about regulations, where such a situation falls between a number of regulatory bodies: in this case, the federal and provincial ministries of the environment, the Pollution Control Branch, the Canadian Transport Commission, the B.C. Motor Carrier Commission, the Provincial Department of Highways, the Greater Vancouver Regional District, or yourselves, the Municipal Council.

It is an area of diverse and mainly ineffective regulation, and dangerous because of that fact. Thus it is extremely important that the issue be thoroughly canvassed now, at the rezoning stage, or else we may as well forget about it until there is a major accident. Then we might get a full public inquiry into the problem.

To summarize the planning concerns:

At the Council Meeting on 1980 April 14 you adopted the recommendations of the Municipal Manager approving the Community Plan, and establishing certain prerequisites to the completion of the rezoning. From the public's point of view, three of these are crucial:

- "(b) The submission of a suitable plan of development ...
- (m) The determination of acceptable control standards ...
- (o) The determination of an acceptable arrangement regarding fire protection ..."

These are precisely the requirements which, we maintain, should be met before any Public Hearing on the rezoning is held. They form the nuts and bolts of the plan and without them it is an exercise in frustration for informed public opinion at this time."

Mr. Stuart Rush, 2305 Napier Street, Vancouver, B.C., then addressed Council on the legal considerations. The following is the text of Mr. Rush's submission:

"There has been a serious failure to disclose information by Discovery Parks Incorporated and the Municipal Planning Department by their non-compliance with the legal safeguards provided for in the Municipal Act and and the Burnaby Zoning By-law. We shall deal with the notice requirements for a Public Hearing, the disclosure provisions inherent in the comprehensive plan district sections and the statutory conditions dealing with the designation of a development permit area.

The municipality has not given those persons affected by this proposed by-law amendment sufficient information to make informed judgements about the plan. Section 703 of the Municipal Act has not been complied with. The immediate consequence of this is that this hearing is not validly constituted. Section 703 establishes as preconditions to the hearing, a number of mandatory requirements. One of these is that the published notice stating the time and place of the hearing must also state, where and the days and hours during which, a copy of the proposed by-law may be inspected. This notice appeared in The Sun and Province last Wednesday and Thursday. However, when we attempted to inspect the proposed by-law at the Municipal Clerk's Office, there was no by-law to inspect. Why? We were told that none had been prepared or that the City Solicitor was still working on it. You can't have a Public Hearing without a zoning by-law available to the public.

The point of the by-law inspection requirement is to put those persons affected by the by-law on notice of the actual terms of the proposed rezoning. In this case, we are left in the dark, given no time to consider the specifics of the by-law or its ramifications. There can be no lawful Public Hearing unless there has been disclosure of sufficient information to enable the affected residents and occupiers of land to make an informed response to the proposal. Without the by-law, in advance of the hearing, there can be no such informed response, as a result the zoning hearing itself is negated.

The absence of the by-law might be seen as merely an administrative oversight or tardy officialdom but there are other more serious problems with the hearing and the proposed zoning by-law. The newspaper notice tells us the proposed amendment to the Burnaby by-law is "From Regional Institutional District (P6) to Comprehensive Development (CD)". In short, from an educational institutional use to a multi-faceted use. Simon Fraser University, on this proposal, will be zoned CD. Now what does this mean?

According to the Burnaby Zoning By-law 1965, comprehensive development districts means "the development of an area embracing one or more land use classifications as an integrated unit based upon a comprehensive development plan". We underscore the term based upon a comprehensive development plan. The rationale for such a requirement is clear when dealing with what we submit, is a unique form of zoning for this municipality and certainly for an area considered at this time to be a university. The proposal is of considerable magnitude covering some 84 acres on the side of Burnaby Mountain, almost the same size as the present university area. The plan, then, must detail the nature of the development so that the changes in the area will be fully known to this Council and to the residents of the affected area. We are entitled to know the scope and substance of the proposed development scheme so that we may usefully contribute our views on the zoning by-law amendment.

Before us, we have no comprehensive development plan. We have a document entitled, "Simon Fraser University - Discovery Park Community Plan". This is not the comprehensive plan as required by Section 700 of the Burnaby Zoning By-laws, 1965. This section of the by-law specifically requires that "every applicant for comprehensive development district zoning shall submit the following information to Council". The applicant, in this case, is Discovery Parks Incorporated. But they have not submitted any such plan to Council and the Community Plan does not constitute the plan contemplated by Section 700.

Section 700.03 specifies exactly what the applicant shall submit to Council, for its information and presumably for the public's as well. It would be useful to recite these prerequisites in detail:

"Every applicant for comprehensive development district zoning shall submit the following information to Council.

- (1) A comprehensive plan, including the following:
 - (a) A site plan or plans, including legal descriptions of the area to be developed, showing the location of all existing and proposed buildings, streets, lanes, highways, driveways, parking and loading areas, sidewalks, street lighting, utilities and utility easements, streams and other topographical features of the site.
 - (b) Preliminary architectural plans for any proposed buildings.
 - (c) Existing and proposed grades and their relation to the elevations on adjoining properties.
 - (d) The location, size, height, colour, lighting and orientation of all signs.
 - (e) The location and treatment of open spaces, landscaping fences and walls.
 - (f) A statement of uses.
- (2) A statement of ownership of land and interest of the applicant therein.
- (3) The estimated commencement date and proposed schedule of construction.

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- (4) A statement of financial responsibility, including the posting of bonds or cash, to assure the installation of the improvements required by the municipality as a condition to development.

None of this information is available to us in the Planner's Community Plan. In fact, we have learned that the information is not available at all at this time. We say that it must be.

The applicant developer cannot sidestep its obligations to this Council because of the cosmetic beauty of the proposal. The community plan is not based on any detailed consultant, architectural, or environmental analyses which would allow you to make a reasoned judgment about the validity, safety, and planning concepts of the proposal. Let us take but one of the requirements to consider. Section 700.3(1)(a) requires that a "site plan" be submitted by the applicant. The sketches in the Planner's report do not a "site plan" make. Without such a site plan, how can you reasonably decide if the proposal isn't too dense for the space available, or too violative of the natural space or too permissive on parking. You need specifics for that judgment and that is precisely what the comprehensive plan is intended to provide.

Furthermore, there are no architectural plans for any of the proposed buildings. There are no detailed open space plans, plans for landscaping, fencing or walls. There is no specific and comprehensible statement of uses. We are given vague and generalized terms with no content. We do not know the legal interest of the applicant in the land. D.P.I. has signed a lease with the University but neither party will disclose the contents of that lease to us. There is nothing dealing with a construction schedule or financing. This Municipal Council is not in any position to pass the proposed zoning changes without specific and detailed information in conformity with its own by-law safeguards. You are entitled to have the information. So are we. We ask you to demand full disclosure from D.P.I.

In addition, the Zoning By-law of the municipality sets out in Section 7.3, the requirements which must be fulfilled by any person wishing to undertake a development in the municipality. Again, we see in Subsection 2, the details of the proposed development which must be provided to the municipality. Once again, we see that these details have not been provided to the municipality and again we are expected to accept the community plan on faith as providing the necessary information for the proposal. In effect, this provision is being avoided and the safeguards required by the Council, ignored. Would you ignore these requirements if this was a shopping plaza development?

Thirdly, we would draw your attention to the fact that your Planner has proposed that the S.F.U. site - Discovery Park Community Plan - be approved as a development permit area. This would be in step with the provisions of Section 702AA of the Municipal Act. We view your Planner as requesting Council's approval to designate the CD rezoning district as a development permit area. This approval was given on 1980 April 14. No mention of this fact was contained within the public notice. And yet we suggest that to designate the area proposed to be the comprehensive plan area as a development permit area is, in fact, a rezoning change because the development permit area becomes attached as part of the Zoning By-law. Hence, it is our submission that the Council was required to give notice that it intended to designate Simon Fraser University as a development permit area and to have that designation incorporated in the By-law.

We should not allow the provisions of the Municipal Act dealing with the designation of a development permit area to be used in such a way as to avoid public accountability. The Municipal Council should insist upon full disclosure and complete discussion about this plan. We know from the former President of Discovery Parks Incorporated that the proposal for the Industrial Research Park is "an endeavour of ... magnitude". His job was to retain and co-ordinate a battalion of specialists in order to "provide viable results within a reasonable time frame". There is a plethora of specialized and specific information that has been sought by Discovery Parks Incorporated. We know for example that a study of Development Research Park has been done by SRI in Stanford by Discovery Parks Incorporated and that study has not been made public. Simon Fraser University

is acting in conjunction with this company. And yet none of this information has been made available. We say that it should have been.

In summary, so that we may have an informed Public Hearing, so that we as the persons affected by the proposed zoning changes, may fully appreciate the broad ramifications of this proposed industrial park. We demand that the Burnaby Municipal Council delay indefinitely this Public Hearing and the consideration of this by-law so that this information may be forthcoming."

Mr. L.N. Johnson, President, Burnaby Residents Joint Council, 7628 2nd Street, Burnaby, B.C., then addressed Council on this rezoning proposal. The following is the substance of Mr. Johnson's submission:

"Good evening Mr. Chairman and Members of the Committee. I am here tonight to ask you to delay making a recommendation on this parcel of land until you have a great deal more information than you appear to have at this time.

As you may already know - there are several citizens' groups in Burnaby that are quite concerned about what is happening to our municipality. Most of the concerns centre around transportation problems, but, there are other concerns as well. The citizens of our municipality are beginning to realize that some of the projects being considered may not be in their best interests, after all, it's the people of Burnaby who will suffer if bad decisions are made.

The information on this project that is available at this time, at best, is vague. When we talk about research we are talking about a wide variety of things which could include some very distasteful and dangerous projects such as atomic and chemical research. We want to know exactly, what we are going to be faced with.

I have already said that transportation had a high priority with our organization. Almost two years ago the Municipal Council set up a Transportation Committee to deal with this problem and the end result was a Comprehensive Plan which was adopted by Council. We must look at what has happened since that Committee was established.

Tonight we are supposed to be talking about rezoning this parcel of land known as D.L. 144 from Institutional District (P6) to Comprehensive Development (CD). This sounds neat and simple doesn't it? We are talking about 84 acres of land, almost half of which will encompass this research centre. We cannot look at this rezoning in isolation, this affects all of Burnaby and will affect us for all time to come.

In reading the Director of Planning's report, it would be easy to conclude that the citizens of Burnaby will get a project that will enhance their lifestyle. There are too many unanswered questions remaining - for example:

- (1) Where are the traffic exits and entrances?
- (2) Will Curtis Street bear the main brunt of the traffic?
- (3) What traffic impact will this have on the crowded streets in North Burnaby?
- (4) How much additional traffic will this 40 acre development generate?
- (5) Is the provincial government planning on building a highway from Annacis Island through East Burnaby to service this development?
- (6) What kind of research will be permitted on the site?
- (7) Will there be any chemical or nuclear research?
- (8) Who will be responsible for waste disposal?
- (9) What kind of regulations exist to control transportation of volatile material through Burnaby?

- (10) Has there been any Burnaby citizen's input into this project?
- (11) Will existing sewer and water lines be capable of servicing this project? And if not, who will provide them?
- (12) Who will benefit from this project?

There may be many other unanswered questions, therefore, we are asking that answers be provided to the citizens of Burnaby and a further Public Hearing be held before changes in zoning are considered."

Mr. Ray Parkinson, Chairman of the Board of Governors of Simon Fraser University, 2475 Yew Street, Vancouver, B.C., then addressed Council on the subject of the proposed rezoning.

"Mr. Parkinson advised that the Board of Governors of Simon Fraser University was in favour of the rezoning that has been requested and the land use which has been requested. The Board of Governors feels that this will be an enhancement of the University and the surrounding area, not just Burnaby, but the Province of British Columbia. Mr. Parkinson briefly explained the constitution of the Board of Governors of the University. The Board of Governors, after considerable consideration of the research park concept, has reached the unanimous conclusion it is in favour of seconding the land in question at this rezoning hearing and leasing it to Discovery Parks Incorporated. The lease on this property was signed late last evening and is now a public document.

Much has been made as to the user of this property and what uses will be put to it. As of this moment, Simon Fraser University has research going on over which, this Council has no control except through its by-laws in terms of health and other regulations. The Board of Governors is very much prepared to accept Council's control in these ways over the use of this land because we feel that is the way it should be. The Council has the facilities and expertise to maintain that type of control. The Board of Governors has, as part of the lease agreement, made it abundantly clear by the lease, which is a very strict landlord-tenant lease, as to the use of the land that is concerned in the lease. These are guidelines which must be met and the guidelines have been publicized and are acceptable both to the University and to Discovery Parks Incorporated, and the Board feels that this is a much better approach on the use of the land and its control than was suggested in the Student Society's brief.

Suggestions have been made that the research of park concepts has not been fully debated, and particularly this use of this particular land. This is just not correct. It has been public knowledge that the Board of Governors has had the issue of a research park on its lap since about 1975 or 1976 when the present government elected, as part of their political policy, to take this route, and initially the University rejected the concept on the basis that the monies were not available to do a proper job of setting up a research park. The Board of Governors has now been completely convinced that it is a viable project, that it is in the interests of the University, the community surrounding it, and the province as a whole. The Board of Governors feels that it will assist our students and our faculty to participate in the world around them because it is evident that there is a dichotomy between the ivory tower and the community, and this is one way in which we hope to overcome some of that. The suggestion has been made that this land use will be limited to private corporations. Nothing could be further from the truth. In fact, it is clearly stated by the University and by Discovery Parks Incorporated that they intend to encourage tenants which will be much broader. There are many of our large British Columbia public corporations who have large research operations which should have a connection with the University. We hope that Simon Fraser University will encourage some of them to participate in the research park which we hope will be approved."

Dr. K. George Pedersen, President, Simon Fraser University, President's Residence, Simon Fraser University, then addressed Council on the subject of the proposed rezoning.

"Dr. Pedersen spoke in support of the rezoning proposal. Dr. Pedersen advised that he accepted much of the responsibility and he would like to think much of the credit for the fact that the University has moved as far as it has with respect to the leasing of some of the University land for the purpose of developing a research park. Dr. Pedersen believed very strongly that our universities are extremely important resources to this country and that we do not use them as adequately as we could. Universities have two major functions, one of which is teaching, and he thought that they did that quite well. The other is research, and he again believed that they did that well. He did not believe that we as a province, or as a nation, make as much use of that research as we could. That is the major reason why he is supportive of this rezoning request. Dr. Pedersen advised that he was not going to try to delude Council into thinking that the University was in this for purely altruistic reasons, we are in it in part because he believed that the institution which he represents will be a better institution as a result of having this type of related activity in an area adjacent to the University. We have as a very simple goal a notion that Simon Fraser University ought to be known for its excellence, both in teaching and in research. Dr. Pedersen suggested to Council that in allowing the development of this park will do a great deal to upgrading the overall quality of research, both in the park and in the University itself. Dr. Pedersen considered it important to underline a point that has already been made by the Chairman of the University Board of Governors when he indicated that it is important that the University assist in the development of something other than a primary industry for which we are noted in this province. Dr. Pedersen was sure that we are very heavily dependent on mining, forestry, and fishing. There are limited opportunities for our young people in terms of secondary industry of any kind. In fact, it is correct to say that prior to its incorporation into Micro-Tel Pacific, Burnaby housed the largest secondary industry in the province by the name of Lenkurt. This will give Council some notion how relatively infant is the development we have on the secondary industry side in this province. Dr. Pedersen suggested to Council that the notion of creating an environment such as this for the development of enhanced technology will do considerable in the direction of moving British Columbia ahead out of its primary industry-related situation. Dr. Pedersen suggested to Council that as a municipality, Burnaby has a rare opportunity before it to attract to this municipality the type of development which most municipalities in North America would be most jealous of. It is a relatively rare occasion when you have the opportunity to bring in what we hope will be relatively large numbers of people who are working in so called cerebrum related activities of one kind or another. We think that is a very attractive feature of the proposed research park and Dr. Pedersen urged Council, as a representative of the University, to give positive consideration to the rezoning application."

Mr. Allan R. Crawford, 1449 Chartwell Drive, West Vancouver, B.C., Acting-President, Discovery Parks Incorporated, then addressed Council on the subject of the rezoning proposal.

"Mr. Crawford advised Council that Discovery Parks Incorporated was very much in favour of the rezoning proposal. Mr. Crawford noted that if we are going to be masters of our own home in the twenty-first century we must have research and development facilities in this country, otherwise our industries and jobs will continue to be controlled by people outside of this country and we will continue to have a branch-plant economy. The federal government, in the past three years, and there is universal acceptance by all three major parties of this concept, have all stated that they want to increase the expenditure on research and development to a minimum of 1.5% of the gross national product. That represents 66% increase in five years over where we are now. That increase will go into two areas. It will go into industrial research and development and it will go into research and development in our universities. The goal is to get half of it into industry, in practice it is likely that a third of that will come into industry, which represents a 40% increase over where we are now. Mr. Crawford considered it important to realise that we have an opportunity in British Columbia to capitalize on that increase in research. In the twenty-first century the research base is where the control will be. That is where the head offices will be located. Mr. Crawford submitted that he would like to see these head offices in Burnaby. That will improve our lifestyle, that will improve our tax base, and it will improve our control

of our own resources and economy in this country. Mr. Crawford felt that this is very important. As Dr. Pedersen pointed out, there has been a consistent migration of students that we graduate from our universities to other jurisdictions, whether it is Eastern Canada or whatever. Mr. Crawford considered that it was high time that we reversed this trend and kept our own students here and also imported a few from other places. That, in Mr. Crawford's view, is what the research parks will accomplish. He considered that we have the best environment in Canada for research and development based companies.

It is a requirement of the Community Plan that the site be left in a natural condition until specific research buildings are constructed. There is also a ratio of buildings to land. What will result is a campus-like atmosphere which is as important to Discovery Parks Incorporated as it is to the Municipal Council and to Simon Fraser University. The only way Discovery Parks Incorporated will be able to bring the top people to this location is to ensure that the working environment is absolutely tops. One tends to find the development of a park of this type to be complete in roughly twenty years. There will be one or two tenants in the park initially and then a linear development over the ensuing twenty years.

Miss Michele Pujol, Simon Fraser University Student, No. 425 Louis Riel House, Simon Fraser University, then addressed Council on the rezoning proposal.

"Miss Pujol was of the opinion that sufficient consideration had not been given to the full ramifications and possible long term results of the rezoning proposal. Miss Pujol outlined several concerns that she had in this respect and suggested that the Public Hearing be adjourned until such time until all parties concerned had had an adequate opportunity to do all the research that is required in order to ensure that the proposed Discovery Park will be completely compatible with the aspirations of the community as a whole."

Mrs. Barbara Gudmundson, c/o 5803 Culloden Street, Vancouver, B.C., then addressed Council on the subject of the rezoning.

"Mrs. Gudmundson was of the opinion that any research involving risk must be done in area where large numbers of people are not involved, and in an area that does not involve other high risk uses such as the tank farm on Burnaby Mountain."

Mr. Leigh Palmer, 5075 Deer Lake Avenue, Burnaby, B.C., then addressed Council on the subject of the proposed rezoning.

"Mr. Palmer advised Council that he has been a resident of Burnaby for fourteen years and was employed as a scientist at Simon Fraser University. Prior to that time he has resided in the San Francisco Bay area. Mr. Palmer advised that it was his intention to speak on the safety of the research likely to be carried on in this proposed research park. There is a great worry in our society today, partly just, also partly overblown, about the dangers of radio-activity, and he considered it proper to put it into perspective, to realise that radio-activity is used at the University at present, it is used at the Burnaby General Hospital, and it is used in various industrial installations throughout the province. It is used in any university of any rank of which Mr. Palmer was aware, and it is used under very stringent control. Mr. Palmer has worked with radio-activity himself, and he knew, that those that work with it, certainly worry about it. Nonetheless, minimum accidents are expected as the controls that are present are usually entirely adequate. There is no way that we can guarantee that there will be no accidents. However, there are no guarantees that there will not be accidents with the storage of gasoline and other materials. Chemical research goes on at all good universities and chemical research can be controlled. The spectre of Mississauga was raised at earlier public meetings, but the situations are not parallel. It is not intended that heavy manufacturing or large quantities of chemicals will go into the research park. Mr. Palmer wished to allay any fears that Council may have regarding government sponsored research. Mr. Palmer hoped that some government research would be done in the proposed research park. The

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government contracts research through the National Research Council and the British Columbia Government also contracts research. In conclusion, Mr. Palmer stated that the social and economic value to the university, to the municipality, to the province, and to a lesser extent, Canada itself, that would be due to this research park far outweighs any danger or risk to himself and his fellow residents in the municipality. Mr. Palmer stated that he hoped Council would approve this change of use application."

Mr. Larry R. Hale, 5845 Gilpin Street, Burnaby, B.C., a Member of the Senate of Simon Fraser University, and a science student at that institution, then addressed Council on the subject of the rezoning proposal.

"Mr. Hale was of the opinion that insufficient consideration had been given to all of the ramifications of establishing a research park in the municipality of Burnaby and urged Council to reject the rezoning application."

Mr. Cliff Roberts, 4868 Rowan Avenue, Burnaby, B.C., a student at Simon Fraser University, then addressed Council on the subject of the rezoning application.

"Mr. Roberts agreed with the previous speaker that insufficient consideration had been given to the ramifications of establishing a research park in Burnaby. He pointed out that the establishment of such a park could have a very adverse effect on the vacancy rate in residential accommodation in the Lower Mainland, and would create unnecessary traffic problems throughout the municipality."

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

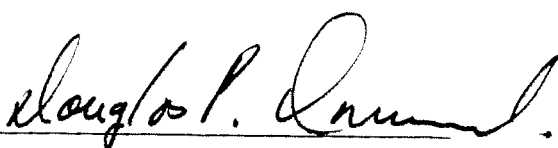
"THAT this Public Hearing be now terminated."

CARRIED UNANIMOUSLY

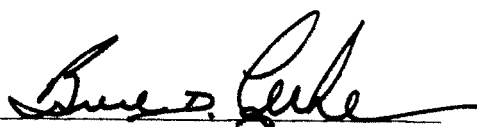
The Public Hearing terminated at 21:24 h.

Confirmed:

Certified Correct:



ACTING-MAYOR



DEPUTY MUNICIPAL CLERK