Development Parameters

Attachment A
Rezoning Reference #06-65
Development Parameters - UniverCity - Phase 3
2010 July 6 .......................................................... Page 2

1.0 INTRODUCTION

1.1 A subdivision (SUB #07-51; see attached Sketches #3 and 4) is being pursued to create the Phase 3 development sites of the UniverCity residential community at Simon Fraser University. The overall CD Comprehensive Development rezoning accommodates the creation and servicing of these parcels, and establishes development criteria for them. The overall P11e density of 1.70 Floor Area Ratio (based on full underground parking) which applies to Parcels 16, 17, 18, 19, 20, 21, 23, 27, 28, 29 and 43 is allocated to the individual parcels as specified.

1.2 Development of Parcels 16, 17, 18, 19, 20, 21, 22, 27, 28, and 29 for residential use shall be in accordance with these Development Parameters including “Table 1 - Development Statistics” and the UniverCity Phase 3 Conceptual Development Plans document for the individual sites. Preliminary Plan Approval is required. An application for Amended CD rezoning can be considered where a developer wishes to pursue a departure from the Conceptual Development Plan for a specific parcel.

1.3 Development of Parcel 22 for child care use (based on P1 guidelines) will be in accordance with the development plan in the UniverCity Phase 3 Conceptual Development Plans document.

1.4 Development of Parcel 24 will be for commercial (retail/office) use with a transit hub and bus layover component as well as possible residential component (based on C3 and P11e guidelines and the conceptual development plan in the UniverCity Phase 3 Conceptual Development Plans document), and will require a CD amendment rezoning as well as a servicing agreement providing for completion of adjacent roads and the public transit facilities. Floor Area Ratio will be determined at the time of amendment rezoning based on a specific architectural plan.

1.5 Interim development of Parcel 25 for temporary sales centres (for developments in UniverCity) and for temporary surface parking (based on C3 and P8 guidelines) will be in accordance with the development plan in the UniverCity Phase 3 Conceptual Development Plans document. Future re-development of Parcel 25 for mixed commercial and residential use (based on C3 and P11e guidelines) will require a CD amendment rezoning (based on C3 and P11e guidelines and the development guidelines in the UniverCity Phase 3 Conceptual Development Plans document). Floor Area Ratio will be determined at the time of amendment rezoning based on a specific architectural plan.

1.6 Parcel 26 accommodates existing development, public park (on statutory ROWs for that purpose), and the existing water tower as well as any future new or replacement water tower that may be required. Office and university use are permitted in the existing development. Any significant change to the existing development or redevelopment (other than a water tower) requires rezoning.

1.7 Parcel 42 is being created by SUB #07-51 as the enlarged neighbourhood park parcel replacing existing Parcel 12. It accommodates facilities required for the neighbourhood, including an expansion of Richard Bolton Park, as well as a planned pumphouse and two below-grade water reservoirs for SFU and UniverCity. Part of the Park is also located on Statutory ROWs on adjacent lots. The new portion of Park, which will house the pumphouse and associated park facilities, is included in this rezoning.

1.8 Parcel 43 will be the future Phase 4 of UniverCity, for which this rezoning establishes the overall density and concept plan. In the future, a subdivision will be pursued to create and service the Phase 4 development sites, and an overall CD Comprehensive Development rezoning will establish specific development criteria for them.

2.0 SITE INVENTORY AND ENVIRONMENTAL CONSIDERATIONS:

2.1 Prior to development planning for each site, the following shall be undertaken:

- detailed topographic survey, with particular emphasis on accurately determining existing grades at property lines and along covenant area boundaries; these are to be co-ordinated with design grades where applicable along roads, pathways, other Statutory ROWs, etc.
- detailed survey of significant trees throughout and adjacent to the site; trees within covenant areas have already been identified for retention; other significant trees are to be assessed for retention.

2.2 A sediment control system will be required for each development site. Consideration of the location and planning of the sediment control system should commence early in the development planning process.

2.3 An on-site stormwater management system meeting the criteria of the registered Section 219 Covenant to the approval of the Director Engineering is required for each development site at time of PPA (or CD rezoning where applicable), as well as deposit of funds to guarantee its provision and continuing operation.

2.4 SFU Community Trust has established and will administer Green Building Requirements and incentives for UniverCity. Maximum, as distinct from Base Floor Area Ratios and Gross Floor Areas for development parcels can only be achieved upon certification by the Trust that the applicable criteria have been satisfied.

2.5 Site clearing is to conform with Wildlife Act and Migratory Bird Convention Act requirements.
3.0 PRELIMINARY PLAN APPROVAL APPLICATIONS

3.1 Consultation with City Planning Department staff shall be initiated when a developer commences planning and design for the development of a site, to ensure that the development proposal will meet the parameters of the CD Comprehensive Development zoning of the site, and the required level of quality. All development proposals must comply with these Development Parameters including "Table 1 - Development Statistics" and the UniverCity Phase 3 Conceptual Development Plans for the individual sites. The initial development plan submission must include simplified plan and section sketches for the proposed building overlaid on the plan and section sketches (1:500 scale) included in the Conceptual Development Plan for the site.

3.2 SFU Community Trust (SFU CT) has established detailed Design Guidelines, Landscape Guidelines, and Green Building Requirements which apply to the development parcels, and will be responsible for ensuring compliance by all development proposals prior to their submission to the City of Burnaby for Preliminary Plan Approval (PPA). SFU CT will retain a coordinating design architect and landscape architect to assist SFU CT in achieving the goal of a comprehensively planned community designed to a high standard of both architectural and environmental achievement. SFU CT will retain a green building consultant to verify and provide approvals for the green building requirements including certification for achievement of maximum density.

3.3 SFU CT approval of the development proposal for each parcel will be made prior to formal submission to the City for PPA, and after SFU CT has held a Public Consultation meeting for the specific development proposal. All applications for PPA will include written certification from SFU CT that the proposed development meets its Design Guidelines, Landscape Guidelines, and Green Building Requirements, as well as SFU CT’s summary of public input received. PPA submissions must also comply with the requirements of Section 511.4 of the Zoning Bylaw.

3.4 The GVS & DD charge is to be paid at time of PPA (or CD rezoning where applicable).

4.0 FORM OF DEVELOPMENT

4.1 Building Orientation

- Most buildings should generally align with the orthogonal grid of the University campus. The exceptions are the podium levels of those buildings forming the curve of University Crescent. The edge of this curve is to be defined either through curved buildings, or through a finely-stepped plan configuration.

- Building orientation should take into consideration the maximization of views for as many units as possible, as well as for the preservation of longer view corridors across the Slopes Neighbourhood to the south and the east.

4.2 Grade Relationships and Terraced Buildings

- Ground floor levels should relate closely to existing grade and adjacent streets and public walkways, and should step up or down with the slope of the land. Generally, finished floor elevations should be at sidewalk grade or up to 0.50 metres higher (possibly lower or higher where larger setbacks are provided to manage grade changes) and should terrace along sloping site frontages to ensure a better grade-oriented relationship of the building to the street, and to avoid high walls in the landscape.

- Terraced buildings are encouraged given the predominance of this form within the campus and the topographic nature of Burnaby Mountain. Terracing will increase the sense of hill-town in the overall development. Building terraces can be either single floor or double floor increments.

- Roofs and terraces in a stepped building should be used where practical, for private and communal outdoor patios, decks, and gardens. Green roofs are encouraged as a means of retaining stormwater from smaller storm events and to add visual interest.

- There are opportunities for residential units to be placed “downslope” of higher building components. These may be either free-standing, or built against parking structures. These units should generally be accessed from the uphill street through a residential courtyard. However, there may be the opportunity to address these units from the lower street on certain sites.

4.3 Street and Pathway Relationship

- All buildings should relate directly to the streets and public pathways on which they front. Entrances should create identity and a sense of address for buildings, dwelling units and stores. Ground floor dwellings should address the street through the use of front door entrances, gates and entry courtyards. Porches, patios or decks should be designed to establish a semi-private zone in support of a “porch culture” along the street. Windows and balconies at upper floor levels should face outward, adding to a sense of safety and security for the public domain.

- To create an appropriate scale along streets a two- or three-storey building base element is encouraged, unless otherwise specified in Parcel Specific Guidelines. Within this base, two-and three-storey “city-homes” are strongly encouraged with their primary entrance from the street. Floors above this base element should generally be set back a minimum of 2 metres.

- The lower floors will form part of the streetscape, and are important to the public realm and pedestrian character of the street. Devices such as changes in material and
Development Parameters

- Fenestration scale and cornice lines should be used to achieve a comfortable pedestrian scale. Richer materials, more intensive decorative details, and lighting should be used to enhance the “close-up” view for pedestrians.

- Patio fencing or screens along public streets and walkways are limited to 1.0m in height, and should be staggered and set back at least 0.6 metres from property lines, walkways or statutory rights-of-way in order to allow for landscaping, grade changes, and visual interest along public areas.

4.4 Building Height, Massing, and Articulation

- Maximum building heights are specified in the conceptual designs for individual parcels. Elevator and mechanical penthouses may extend up to 3.5 metres above the specified height, but are limited to 15 percent of the roof area with at least a 3 metre setback. Parking levels above existing grade will be counted as part of building height.

- Where building heights exceed 6 storeys, that portion above 6 storeys shall be limited to a frontage width of 25 metres. Where a single building is configured as a point block tower, up to 20 storeys in height, the floor plate shall not exceed 570 square meters in area, or as specified in the conceptual designs for individual parcels.

- Articulation of building massing should be provided to add interest to long facades and tall buildings. To reduce the bulk of larger buildings, a “softening” of corners in plan and elevation is encouraged and can be achieved by stepping the upper corners of buildings a minimum of 1.5 metres.

4.5 Separation Between Buildings

- Any portion of a building above 6 storeys in height should maintain a separation of 25 metres minimum from any existing, or approved, adjacent structure that is higher than 6 storeys.

- Townhouses and ground oriented units on separate development parcels that have facing front entrances shall have a minimum separation between building faces of 25 metres.

4.6 Usable Outdoor Space

- A pattern of courtyards and enclosed spaces is inherent in the organization of the University campus. Residential projects should take advantage of this concept to form new spaces, particularly in townhouse developments. Courtyard spaces should be usable by building residents as communal outdoor spaces.

- Each dwelling unit should have direct access to a private outdoor space in the form of a balcony, patio or roof deck, generally with a minimum depth of 1.5m and a minimum area of 4 square metres. Adjoining balconies should be separated with a privacy screen. Where outdoor spaces are terraced, screening should be employed to minimize the extent of overlook from one patio to another.

4.7 Accessibility and Adaptability

- Access to all residential common spaces and primary external circulation routes shall be designed to be accessible to persons impaired by vision, hearing, or mobility. Street-oriented units elevated above the sidewalk grade may be excepted from this requirement, but shall provide opportunity for adaptability for accessibility requirements to not preclude aging in place for future users of these units.

- Inclusion of units adaptable to the needs of the disabled is encouraged, although it is recognized that the slope of the land and the planned form of housing may pose difficulties.

4.8 Safety and Security

- CPTED (Crime Prevention through Environmental Design) principles should be incorporated into building and site design. Public and semi-private outdoor spaces should have some degree of overlook from residential units and good visibility from the street.

- Lighting shall be provided for on-site development walkways (as well as for the public walkways on statutory rights-of-way). Landscaping should be illuminated to enhance security.

4.9 Amenity Spaces

- Individual projects should include amenity spaces for the residents. These areas should relate to a communal space for outdoor activity or offer an attractive view. Alternatively, amenity spaces could be related to a rooftop terrace. Amenity spaces may be excluded from the floor area calculation for a site in accordance with Zoning Bylaw requirements.
4.10 Children's Play Areas

- Children of all ages shall have easy access to appropriately located, designed and landscaped outdoor play areas suited to their developmental and play needs.

- The development on each lot should include a “tot lot” play area. Total outdoor play area shall be a minimum of 130 square metres in size and shall be visually accessible from amenity areas and residential units. Outdoor play areas shall be situated to maximize sunlight access. There should be a minimum of 2 hours of sunlight between the hours of 10:00 a.m. and 5:00 p.m. on December 21st. Adequate artificial lighting shall be provided.

4.11 Underground Parking

- Parking is to be provided in accordance with Zoning Bylaw requirements for the P11e District. On-site visitor parking at a ratio of at least 0.1 space per unit is required. SFU CT is making provisions to maintain off-site parkade parking for visitors at a ratio of 0.1 space per unit for Phase 3 and 4 UniverCity development sites.

- All parking is to be provided in fully underground parking areas to maximize the use of site area for landscaping, pedestrian circulation and activity areas. Underground parking is to be located under new buildings, and generally meet side and rear yard setback requirements. In some situations it may be feasible for parking to extend to a side property line, subject to acceptable design coordination with the adjacent property.

- Where underground parkades protrude above grade due to sloping topography, any exposed wall should generally be limited to 0.8 metres in height above grade, appropriately finished, and adjacent grade should be sloped and planted to soften the wall. Exceptions are possible on steeply sloping sites, subject to conformance with the applicable Zoning Bylaw requirements for the P11e Zoning District.

- Ramps to underground parking should be perpendicular to the street that serves them, rather than parallel to the street frontage. Ramps should be concealed to the greatest extent possible within a building or through the use of overhead trellises and landscaping.

- Underground parking areas shall be provided with a high standard of lighting, being painted in a light colour, have good view lines throughout, and use glazing in lobbies, stairwells, and entry-exit doors. All parking dimensions and column locations shall comply with Zoning Bylaw requirements.

- Underground parking vents shall be located and designed not to have any negative impacts on pedestrian areas or building residents, and shall be clearly shown on PPA submissions.

- Visitor parking shall have security gates with intercom and turnarounds meeting Zoning Bylaw requirements, and have convenient pedestrian connections into developments.

- Full cut-off lights shall be used to avoid spill-out of lighting into public spaces and to mitigate concerns for night sky pollution, with a full consideration of CPTED principles.

- Car wash spaces are required in accordance with Zoning Bylaw requirements.

4.12 Bicycle Parking

- Secured bicycle parking for residents and visitor racks shall be provided in accordance with Zoning Bylaw requirements for the P11e Zoning District.

4.13 Recycling and Garbage

- Provision should be made within individual units, and in the main garbage holding area for each building, for a full recycling program for residential waste. Garbage holding areas should be contained within buildings either at grade or in underground parking areas. In no case should large garbage containers be left exposed to the street. These areas are to be properly ventilated, enclosed behind operable doors, and equipped for full sanitary management. Space in garbage holding areas should provide additional space for future compost collection.

4.14 Signage

- Residential identification signage shall be placed close to the ground, in a horizontal format, preferably embedded in a building or landscaping wall, and shall conform to the Sign Bylaw.

- The content of a residential sign shall be limited to one or more of the following elements:
  - project name;
  - project logo;
  - street address number.
4.15 Landscaping

- Developments must respect Tree Preservation and Riparian Covenants. A tree survey and assessment should be undertaken for each development site to ascertain the potential for additional tree retention.

- Landscape plans shall include a significant proportion of Native Plant Materials in their design to reflect the indigenous character of the site and to support ecologically responsible development. It is acknowledged that native plants do not fulfill all landscape needs; however, such materials shall be included and used in preference to ornamental species.

- Sustainable landscape design is strongly encouraged. Landscape should be designed for low requirements for watering and energy used for maintenance purposes. Herbicide and pesticide use is not supportable. Integrated Pest Management (IPM) measures should be implemented.

### Development Parameters

#### Table 1

UNIVERCITY PHASE 3 + 4 DEVELOPMENT STATISTICS

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Lot Area (m²)</th>
<th>Lot Area (sq.ft.)</th>
<th>Max Site Coverage</th>
<th>Base FAR</th>
<th>Max FAR w/ bonus</th>
<th>Base GFA (sq.ft.)</th>
<th>Max GFA (sq.ft.) w/bonus</th>
<th>Maximum Unit Count</th>
<th>Maximum Building Height</th>
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<td>201,851</td>
<td>183</td>
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<td>35%</td>
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<td>91,424</td>
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<td>192</td>
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<td>(Pooled Phase 3 Residential Units (15% of total allowable):</td>
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<td>Phase 3 Total</td>
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<td>530,002</td>
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<td>2.20</td>
<td>2.20</td>
<td>1,058,632</td>
<td>1,165,800</td>
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<td>1,886,225</td>
<td>1906</td>
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</table>

**NOTES:**

1. Maximum FAR and GFA are achievable only where SFU CU has certified that the development satisfies the green building bonusing provisions.

2. Maximum Unit Count can be increased by up to 15% for a specific parcel (utilizing the 164 pooled units) subject to no increase to the GFA for the site, and to applicable minimum unit sizes.

3. Parcels 24 and 25 (which require Amended CD rezoning, prior to development and are intended to be mixed-use) may include residential units in addition to the specified East Neighbourhood total; these sites do not form part of the above table because they are not part of the density allocation.
UniverCity Phase 3

Conceptual Development Plans & Development Statistics

Prepared by SFU Community Trust

July 26, 2010 Revision 1
Submission to the City of Burnaby

List of Drawings:

- UniverCity Phase 3 Development Statistics Table
- RZ 100 UniverCity Overall Phasing Plan
- RZ 101 UniverCity Overall Open Space, Riparian, Tree Preservation, Pathway Plan
- RZ 102 Phase 3 Area Plan
- RZ 103 Phase 3 Area Fire Access Plan
- RZ 104 Riparian and Riparian Plan
- RZ 105 Phase 3 Concept for Future Subdivision and Rezoning (Parcel 43)
- RZ 106 Phase 3 Slopes Mews Streetscape
- RZ 107 Phase 3 Slopes Mews Site Plans/Sections
- RZ 108 Phase 3 Slopes Mews Street Plans
- RZ 109 Phase 3 Detail Slopes Mews Plans
- RZ 110 Phase 3 Detail Slopes Mews Plans
- RZ 111 Phase 3 Detail High Street Plans
- RZ 112 Phase 3 Detail High Street Plans and Section at Parcel 13
- RZ 113 Phase 3 Detail High Street Plans
- RZ 114 Phase 3 Phase 3 Detail High Street Plan
- RZ 115 Phase 3 Phase 3 Detail High Street Plan
- RZ 116 Phase 3 Lot Plan and Section at Parcel 13
- RZ 117 Phase 3 Lot Plan and Section
- RZ 118 Phase 3 Lot Plan and Section at Parcel 13
- RZ 119 Phase 3 Lot Plan and Section
- RZ 120 Phase 4 Concept for Future Subdivision and Rezoning (Parcel 43)
- RZ 121 Phase 4 Concept for Future Subdivision and Rezoning (Parcel 43)

Parcel Information Packages:
- Parcel 16
- Parcel 17
- Parcel 18
- Parcel 19
- Parcel 20
- Parcel 21
- Parcel 22
- Parcel 23
- Parcel 24
- Parcel 25
- Parcel 26
- Parcel 27
- Parcel 28
- Parcel 29
- Parcel 42

Appendix:
- A Phase 3 Tree Preservation plan by Pottinger Gaherty Environmental Consultants Ltd
- B Future Phase 4 Tree Preservation Plan by Pottinger Gaherty Environmental Consultants Ltd
- C Memo from Pottinger Gaherty Environmental Consultants Ltd: Explanation of Codes for the West Highlands Phase 3 Tree Retention Plan
- D Baseline Plans Prepared by PGL for Lots 16, 17, 18, 19, 21, 43 North, 43 South
- E Parking Lot Impact Plan by Hunter Laird Engineering Ltd.
- F Lots 27, 28 & 29 Mews Plan by Hunter Laird Engineering Ltd.
### UNIVERSITY PHASE 3 DEVELOPMENT STATISTICS (REZ#06-65, SUB#07-51)

SFU Community Trust
28-Jul-10
Based on revised Phase 3 sub-division plan provided on June 29, 2010

#### Phase 3 (West Highlands and Slopes)

| Parcel No. | Lot Area (m2) | Lot Area (af) | Max Site Coverage (%) | Base Residential FAR | Max Residential FAR (w/ bonusing) | Base GFA (m²) | Max GFA (w/ bonusing) | Unit Count | Estimated Max Bedroom Count (w/ 15% as per %) | Estimated GFA w/ Pooled Units | On-Site Parking (incl. visitor 1:1 (P:1E)) | Estimated Centralized Visitor Parking (gls.1) | Maximum Building Height | Easement/GRROW (as indicated) | Free Retention (m2) | Riparian Cover (m2) |
|------------|---------------|---------------|-----------------------|---------------------|-----------------------------------|---------------|-----------------------|------------|-----------------------------------------------|-------------------------------|---------------------------------------|-------------------------------------------|-----------------|-----------------|
| 16         | 7,212.5       | 77,035        | 35%                   | 2.30                | 2.60                              | 233,210       | 263,850               | 210        | 602                                          | 220                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 17         | 4,904.0       | 43,097        | 35%                   | 2.30                | 2.40                              | 191,620       | 224,590               | 190        | 577                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 18         | 6,457.5       | 57,165        | 35%                   | 2.70                | 3.00                              | 211,120       | 241,920               | 192        | 678                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 19         | 4,310.5       | 37,430        | 35%                   | 2.30                | 2.40                              | 201,120       | 224,590               | 190        | 577                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 20         | 7,639.9       | 87,134        | 35%                   | 2.70                | 3.00                              | 297,683       | 337,740               | 192        | 678                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 21         | 4,340.7       | 37,430        | 35%                   | 2.30                | 2.40                              | 191,620       | 224,590               | 190        | 577                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 22         | 2,209.5       | 17,552        | 35%                   | 2.30                | 2.40                              | 103,902       | 120,114               | 147        | 424                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 23         | 3,168.1       | 26,065        | 35%                   | 2.70                | 3.00                              | 40,720        | 48,294                | 124        | 363                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 24         | 5,118.1       | 42,267        | 35%                   | 2.30                | 2.40                              | 94,648        | 111,214               | 192        | 678                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 25         | 2,980.5       | 22,847        | 35%                   | 2.30                | 2.40                              | 106,359       | 123,114               | 192        | 678                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 26         | 7,721.6       | 61,794        | 35%                   | 2.70                | 3.00                              | 257,743       | 293,740               | 192        | 678                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |
| 27         | 13,460.2      | 137,503       | 35%                   | 2.30                | 2.40                              | 530,002       | 630,002               | 303        | 905                                          | 192                           | 19.5 (4.24 af)                      | 12900.0                    | 905.9          | 116.8 |

#### Pooled Phase 3 Residential Units

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Unit Count</th>
<th>Bedroom Count</th>
<th>Estimated Population (incl. visitor 1:1 (P:1E))</th>
<th>On-Site Parking (incl. visitor 1:1 (P:1E))</th>
<th>Estimated Centralized Visitor Parking (gls.1)</th>
<th>Maximum Building Height</th>
<th>Easement/GRROW (as indicated)</th>
<th>Free Retention (m2)</th>
<th>Riparian Cover (m2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-22</td>
<td>316</td>
<td>102</td>
<td>209</td>
<td>290</td>
<td>197</td>
<td>16</td>
<td>8</td>
<td>965</td>
<td>241</td>
</tr>
<tr>
<td>23-26</td>
<td>390</td>
<td>132</td>
<td>230</td>
<td>280</td>
<td>197</td>
<td>16</td>
<td>8</td>
<td>965</td>
<td>241</td>
</tr>
</tbody>
</table>

#### Total Phase 3

- Parcel 24: 6,309.0 m²
- Parcel 25: 8,309.0 m²

#### Total Future Phase 4 (Slopes)

- Parcel 24: 3,389.0 m²
- Parcel 25: 6,309.0 m²

#### TOTAL PHASE 3 & 4

- Parcel 24: 103,080.0 m²
- Parcel 25: 109,544.0 m²

**Notes:**

- Number of residential units built to date = 1080 (not including mixed-use High Street Parcels 14 & 15)
- Number of residential units remaining = 3845 (per OCP) - 1080 = 2765
- Residential unit counts for mixed-use High Street Parcels 14, 15, 24 & 25 are part of 2048 units, per OCP (Section 2.8 and Figure 1)
- Parking calculation: per P:1E below minimum af or flex parking at 10% for Concrete, 20% for Wood and af parking at 0.1 with remaining 0.1 accounted for in a centralized facility
- Average unit size: determined through as-built assessment of all product at UniverCity to date and cross referenced to buildable/unit amount count. 800sqft. Concrete, 1100sqft. Wood
- Building height: Calculated based on as-built assessment of all product at UniverCity to date and per advice on development program and Phase 3 4 site plan from HBBH Architects
- Concrete: 10% af, 28% 1.5 Bath, 15% 2 Bath, 15% 3 Bath
- Wood: 1% Studio, 2% 1 Bath, 62% 2 Bath, 38% 3 Bath, 7% 4 Bath
- Max FAR and GFA is achievable only where SFU CT has certified that the development satisfies the green building bonusing provisions
- A. Max Building height is calculated as number of storeys x 3m plus 1m measured from adjacent sidewalk or curb grade; Elevator and mechanical penthouses may extend up to 3.5 metres above the specified height, but are limited to 15 percent of the roof area with at least a 3 metre setback. Parking levels above existing grade will be counted as part of building height.
- B. Parcel 21 and 24 will have covenants placed upon them to prevent their development until the the Public Transit Centre - Bus Loop and associated road design are finalised and servicing agreement completed. Amendment CD meaning for a specific plan of development is required prior to development of these parcels.
- Centreline visitor parking at 0.1 is at option of developer; developer may choose to provide on-site
- "Tree" in Building Height column is shorthand for "Slopes Mixed"
- Parcels 24 and 25 (which require Amended CD Rezoning prior to development and are intended to be mixed-use) may include residential units in addition to the specified Neighbourhood total; these sites do not form part of the above table because they are not part of the density allocation.
CONSERVATION AREA

LEGEND:
1. RIPARIAN AREA
2. TREE RETENTION AREA
3. PUBLIC OPEN SPACE
4. BURNABY MOUNTAIN CONSERVATION AREA
5. SRW FOR POTENTIAL WATER TOWER REPLACEMENT
6. OFF SITE

Area Plan
Phase 3
RZ-102
2. EXISTING TREES TO REMAIN

3. RIPARIAN AREA

4. TREE RETENTION AREA

5. PUBLIC OPEN SPACE

Legend:
1. Proposed Trees
2. Existing Trees to Remain

ampa selected to match existing on University Crescent:
- Acer rubrum 'Morgan' Red Maple
- Quercus coccinea
- Liquidambar styraciflua 'Slender Silhouette'

Japanese Zelkova Maples selected to match existing on University Crescent:
- Liquidambar styraciflua 'Worplesdon'
- Acer rubrum 'Bowhall'
- Acer rubrum 'Morgan'

Trees retained:
- Acer rubrum 'Bowhall'
- Acer platanoides 'Emerald Queen'
- Acer rubrum 'Morgan'
- Liquidambar styraciflua 'Worplesdon'
- Liquidambar styraciflua 'Slender Silhouette'

Existing Liquidambar styraciflua 'Worplesdon' Clean Cut

Japanese Zelkova

Tree retention area

Note: Trees identified by their scientific names. For reference, Acer rubrum is Red Maple, Quercus coccinea is Red Oak, and Liquidambar styraciflua is Sweetgum.
Riparian and Tree Covenant Plan

Phase 3 & 4

Legend:
1. Riparian Area (RIP) 40,111.6 m²
2. Tree Retention Area 27,872.2 m²

Provided by Butler Sundvick & Assoc.
### UNIVERSITY PHASE 4 DEVELOPMENT STATISTICS (REZ#06-65)

**SFU Community Trust**

**26-Jul-10**

**UNIVERSE CITY PHASE 4 DEVELOPMENT STATISTICS (REZ#06-65)**

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Lot Area (ha)</th>
<th>Lot Area (m²)</th>
<th>Max Site Coverage (%)</th>
<th>Base Residential FAR</th>
<th>Max Residential FAR (w/ bonus)</th>
<th>Base GFA (m²)</th>
<th>Max GFA (m²)</th>
<th>Estimated Max Unit Count</th>
<th>Estimated Max Bedroom Count</th>
<th>Estimated Parking @ 2.2 ppu (P11E)</th>
<th>Estimated Centralized Visitor Parking (Q3E)</th>
<th>Other Easements/SROW (as indicated)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel A</td>
<td>0.01</td>
<td>1522</td>
<td>35%</td>
<td>1.00</td>
<td>2.75</td>
<td>1700</td>
<td>5160</td>
<td>31</td>
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<td>10</td>
<td>30</td>
</tr>
<tr>
<td>Parcel B</td>
<td>0.01</td>
<td>1522</td>
<td>35%</td>
<td>1.00</td>
<td>2.75</td>
<td>1700</td>
<td>5160</td>
<td>31</td>
<td>30</td>
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<td>10</td>
<td>30</td>
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<tr>
<td>Parcel C</td>
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<td>35%</td>
<td>1.00</td>
<td>2.75</td>
<td>1700</td>
<td>5160</td>
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<td>30</td>
<td>142</td>
<td>10</td>
<td>30</td>
</tr>
<tr>
<td>Parcel D</td>
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<td>35%</td>
<td>1.00</td>
<td>2.75</td>
<td>1700</td>
<td>5160</td>
<td>31</td>
<td>30</td>
<td>142</td>
<td>10</td>
<td>30</td>
</tr>
<tr>
<td>Parcel E</td>
<td>0.01</td>
<td>1522</td>
<td>35%</td>
<td>1.00</td>
<td>2.75</td>
<td>1700</td>
<td>5160</td>
<td>31</td>
<td>30</td>
<td>142</td>
<td>10</td>
<td>30</td>
</tr>
<tr>
<td>Parcel F</td>
<td>0.01</td>
<td>1522</td>
<td>35%</td>
<td>1.00</td>
<td>2.75</td>
<td>1700</td>
<td>5160</td>
<td>31</td>
<td>30</td>
<td>142</td>
<td>10</td>
<td>30</td>
</tr>
<tr>
<td>Parcel G</td>
<td>0.01</td>
<td>1522</td>
<td>35%</td>
<td>1.00</td>
<td>2.75</td>
<td>1700</td>
<td>5160</td>
<td>31</td>
<td>30</td>
<td>142</td>
<td>10</td>
<td>30</td>
</tr>
</tbody>
</table>

**NOTES:**

- ALL PARKING IN PHASE 4 IS UNDERGROUND PARKING

**LEGAL: (Parcel 43)**

- **1. RIPARIAN AREA**
- **2. TREE RETENTION AREA**
- **3. PUBLIC OPEN SPACE**
- **4. BURNABY MOUNTAIN CONSERVATION AREA**
- **5. OFF SITE**

**Phase 4 Concept for Future Subdivision and Rezoning (Parcel 43)**

**Phase 4 Allocation**

- Total Phase 4 (Hectares) for future re-subdivision: 42
- Total Phase 4 (Hectares) for off-site: 53841.2

---

**Phase 4 Lot Area**

- Parcel A: 579542
- Parcel B: 579542
- Parcel C: 579542
- Parcel D: 579542
- Parcel E: 579542
- Parcel F: 579542
- Parcel G: 579542
### Suggested Plant List

**University Walkways**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
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<tbody>
<tr>
<td>Acer circinatum</td>
<td>Vine Maple</td>
</tr>
<tr>
<td>Acer rubrum</td>
<td>Red Maple</td>
</tr>
<tr>
<td>Amelanchier alnifolia</td>
<td>Saskatoon Serviceberry</td>
</tr>
<tr>
<td>Picea omorika</td>
<td>Serbian Spruce</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shrub</th>
<th>Ground Cover/Ferns</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cornus sericea</td>
<td>Red-osier Dogwood</td>
</tr>
<tr>
<td>Ribes sanguineum &quot;King Edwards VII&quot;</td>
<td>King Edward VII Flowering Currant</td>
</tr>
<tr>
<td>Vaccinium ovatum</td>
<td>Evergreen Huckleberry</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cover</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Adiantum pedatum</td>
<td>Maiden hair fern</td>
</tr>
<tr>
<td>Arctostaphylos uva-ursi</td>
<td>Vancouver Jade</td>
</tr>
<tr>
<td>Blechnum spicant</td>
<td>Deer Fern</td>
</tr>
<tr>
<td>Cornus canadensis</td>
<td>Bunchberry</td>
</tr>
<tr>
<td>Gaultheria shallon</td>
<td>Salal</td>
</tr>
<tr>
<td>Mahonia nervosa</td>
<td>Cascade Oregon Grape</td>
</tr>
<tr>
<td>Polystichum munitum</td>
<td>Western Sword Fern</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Perennials and Wildflowers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Linnaea borealis</td>
</tr>
<tr>
<td>Smilacina racemosa</td>
</tr>
</tbody>
</table>

**Legend**
- **EXISTING TREE**
- **TO BE RETAINED**
- **PROPOSED TREE**
- **PROPOSED SHRUBS AND GROUND COVER**

**Diagram Notes:**
- **Granular Path with Organic Stabilizer**
- **Shrub and Groundcover planting**
- **Unit Pavers Typ.**
- **Bollards Typ.**

**Phase 3**

**Walkway Plans**

**Scale:** 1:250

**Drawing Title:** RZ-112
Two terraced tower forms are planned, up to 12 and 14 storeys in height (for the east and west towers respectively), with two and three storey townhouse units at their base facing University Crescent. Building entries are to be oriented towards the street. The tower forms shall be terraced, particularly at the lower levels, to add interest and create usable outdoor areas for some units. The axis of the tower elements are to be perpendicular to the tangent of the curvature of the street.

Parcel 16 includes a tree preservation area on its west side which will form a permanent visual buffer between the buildings on Parcels 16 and 17, and strengthen the association of the buildings to the forest environment.

Development Statistics
Lot Area: 77,635 sf (7,212.5 m2)
Maximum Site Coverage: 35%
Base Residential FAR: 2.36
Max Residential FAR (w/ bonusing): 2.60
Base GFA: 183,219 sf
Max GFA (w/ bonusing): 201,851 sf
Max Unit Count: 183 units
Max Unit Count (w/ Pooled Units +15% as per ‘h’): 210 units
Estimated Max Bedroom Count: 324 units
Estimated On-site Parking: 220 spaces
Estimated Off-site Visitor Parking: 18 spaces
Maximum Building Height: 12 storeys (E) / 37m and 14 storeys (W) / 43m

Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.

Maximum building height is 37m from base grade as measured from University Crescent.
Maximum building height is 43m from base grade as measured from University Crescent.

Maximum building height is 43m from base grade as measured from University Crescent for the west building and 37m from base grade as measured from University Crescent for the east building.

Legend
- Spot elevation (bold) accurate to 0.01m
- Interpolated grades (not bold) accurate to 0.5m
- Covenant Boundary CB

Section Key Plan 1:1000

Parcel 16

Section 16B

Section 16C
A terraced tower form is planned, up to 12 storeys in height, with two and three storey townhouse units at the base along University Crescent. Building entries are to be oriented towards the street. The tower form shall be terraced, particularly at the upper levels, to add interest and create usable outdoor areas for some units. The axis of the tower element should be perpendicular to the tangent of the curvature of the street.

The east side yard of Parcel 17 has a tree covenant area that should be carefully respected by the development to ensure the health of the trees, while providing privacy between Parcel 16 and 17.

Development Statistics
Lot Area: 43,077 sf (4,002.0 m²)
Maximum Site Coverage: 35%
Base Residential FAR: 2.36
Max Residential FAR (w/ bonusing): 2.60
Base GFA: 101,662 sf
Max GFA (w/ bonusing): 112,000 sf
Max Unit Count: 102 units
Max Unit Count (w/ Pooled Units +15% as per h): 117 units
Estimated Max Bedroom Count: 180 units
Estimated On-site Parking: 122 spaces
Estimated Off-site Visitor Parking: 10 spaces
Maximum Building Height: 12 storeys / 37m

Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood-frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.

Section Key Plan 1:1000

Section 17 1:500

Legend
Spot elevation (bold) accurate to 0.01m
Interpolated grades (not bold) accurate to 0.5m
Covenant Boundary

Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood-frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.
This LSK to be read in conjunction with the following drawings:

- CO
- JW
- July 26, 2010
- Phase 3
- UniverCity 1023 RZ Phase 3 Parcels
- Plan.vwx
- Phase 3 and Phase 4 Parcel 17
- www.pwlpartnership.com
- T 604.688.6111
- F 604.688.6112
- PWL partnership

1. RIPARIAN AREA
2. TREE RETENTION AREA (TRA)
3. PARCEL PROPERTY LINE
4. BUILDING SETBACK
5. EXISTING CONTOURS
6. ESTIMATED EXISTING CONTOURS - INTERPOLATED
7. HEIGHT OF BUILDING - IN STORIES
8. INTERPOLATED DESIGN SPOT ELEVATION
9. SPOT ELEVATION PER CIVIL ENGINEERING DESIGN
10. INTERPOLATED DESIGN SPOT ELEVATION

LEGEND

REFERENCES:
A terraced tower form building is planned that will be up to 16 stories in height with two and three storey townhouses at its base. It is essential that the tower design not interfere with mountain views to the north when viewed from the intersection of Highland Court and University Crescent. All ground floor units and building entranceways should be oriented towards the street. The tower to upper mid-levels should be terraced to add interest and create usable outdoor areas, while ensuring architectural excellence, particularly in regard to the view of the terraced lower levels from University Drive.

Development Statistics

<table>
<thead>
<tr>
<th>Lot Area:</th>
<th>71,156 sf (6,610.6 m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Site Coverage:</td>
<td>30%</td>
</tr>
<tr>
<td>Base Residential FAR:</td>
<td>2.27</td>
</tr>
<tr>
<td>Max Residential FAR (w/ bonusing):</td>
<td>2.50</td>
</tr>
<tr>
<td>Base GFA:</td>
<td>161,524 sf</td>
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<tr>
<td>Max GFA (w/ bonusing):</td>
<td>177,890 sf</td>
</tr>
<tr>
<td>Max Unit Count:</td>
<td>162 units</td>
</tr>
<tr>
<td>Max Unit Count (w/ Pooled Units +15% as per h):</td>
<td>186 units</td>
</tr>
<tr>
<td>Estimated Max Bedroom Count:</td>
<td>296 units</td>
</tr>
<tr>
<td>Estimated On-site Parking:</td>
<td>194 spaces</td>
</tr>
<tr>
<td>Estimated Off-site Visitor Parking:</td>
<td>16 spaces</td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>49m</td>
</tr>
</tbody>
</table>

h. Max Unit Count can be increased by up to 15% for a specific parcel (including the 164 pooled units) subject to no increase in the GFA for the site, and to applicable minimum unit sizes.

Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.

Maximum building height is 49m from base grade as measured from University Crescent.
Maximum building height is 49m from base grade as measured from University Crescent.
A terraced tower form up to 12 stories in height, with two and three storey townhouses at its base, is planned. The axis of the tower should be perpendicular to the tangent of the curvature of the street. Ground floor units should be oriented towards University Crescent. Units may terrace down to East Campus Road if appropriate. A public walkway is required between the east property line and a tree retention area, to link University Crescent with East Campus Road.

Development Statistics
Lot Area: 43,535 sf (4,044.5 m²)
Maximum Site Coverage: 35%
Base Residential FAR: 1.91
Max Residential FAR (w/ bonusing): 2.10
Base GFA: 83,152 sf
Max GFA (w/ bonusing): 91,424 sf
Max Unit Count: 83 units
Max Unit Count (w/ Pooled Units + 15% as per ‘h’): 96 units
Estimated Max Bedroom Count: 147 units
Estimated On-site Parking: 100 spaces
Estimated Off-site Visitor Parking: 8 spaces
Maximum Building Height: 12 storeys / 37m

h. Max Unit Count can be increased by up to 15% for a specific parcel (utilizing the 164 pooled units) subject to no increase in the GFA for the site, and to applicable minimum unit sizes.

Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.

Maximum building height is 37m from base grade as measured from University Crescent.
This LSK to be read in conjunction with the following drawings:

- Revised 1:500
- RZ 219
- CO JW
- July 26, 2010
- UniverCity 1023 RZ Phase 3 Parcels
- Phase 3 and Phase 4 Parcel 19
- www.pwlpartnership.com
- T 604.688.6111
- F 604.688.6112
- PWL partnership
This parcel is located at the highest point of the neighbourhood and is a critical site to the design of UniverCity. It should be given special design consideration in terms of its height and its relationship to both the existing and potential new water tower.

The site will be developed with two taller buildings. The south tower will be up to 18 stories in height measured from the entry plaza with a base of two and three storey townhouses stepping down to University Crescent. The north tower will have a similar form and will be up to 12 stories in height measured from the entry plaza. The two buildings will share an entry plaza on the southeast portion of the parcel adjacent Richard Bolton Park, accessed by a driveway from University Crescent.

A public foot path on a statutory ROW will be located through the site to connect Richard Bolton Park with University Crescent and the Parcel 19 public pathway. The final design and alignment of the pathway could potentially be adjusted to correspond to the detailed architectural design for the site. The entry plaza should be carefully designed to relate positively to the public pathway and adjacent Richard Bolton Park.

Statutory ROWs restricting development are required on the east portion of the site, related to the Park and to the existing development on Lot 26.

Development Statistics
Lot Area: 81,374 sf (7,559.9 m2)
Maximum Site Coverage: 45%
Base Residential FAR: 2.36
Max Residential FAR (w/ bonusing): 2.60
Base GFA: 190,043 sf
Max GFA (w/ bonusing): 211,572 sf
Max Unit Count: 221 units
Max Unit Count (w/ Pooled Units +15% as per ‘h’): 211 units
Estimated Max Bedroom Count: 340 units
Estimated On-site Parking: 231 spaces
Estimated Off-site Visitor Parking: 19 spaces
Maximum Building Height: 14 storeys / 46m (N) and 20 storeys / 58m (S)

h. Max Unit Count can be increased by up to 15% for a specific parcel (utilizing the 164 pooled units) subject to no increase in the GFA for the site, and to applicable minimum unit sizes.

Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood-frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.
Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
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Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.
The planned development has a four-storey element terracing up along Highland Court leading to a tower up to 8 stories in height at the corner of Highland Court and University Crescent, to be a "gateway" feature for the western neighbourhood. Ground floor units fronting Highland Court and University Crescent should have direct access from the street, with a strong streetwall presence. It is important that the building be terraced along its east-west orientation, stepping down to the East Campus Road frontage, to respect the steep topography of this site and better relate to East Campus Road and the adjacent development on Parcel 19.

The west frontage of the site along East Campus Road should be designed as a transition from the High Street urban aesthetic found on the west side of Parcel 24 to the more naturalised riparian aesthetic on Parcel 19's west side. This setback area should celebrate the entry to the High street area at the intersection of East Campus Road and Highland Court with a formalising of the sideyard environment, while transitioning in materials and form to a more naturalised landscape and architectural treatment to the north. Reforestation of the north yard should be of a natural character to enhance the “green finger” along the parcel edges.

This site will not be developed until after the Transit Hub has been developed on Lot 24 due to interim use of adjacent Highland Court for bus layover.

**Development Statistics**

- **Lot Area:** 43,056 sf (4,000.0 m²)
- **Maximum Site Coverage:** 35%
- **Base Residential FAR:** 1.82
- **Max Residential FAR (w/ bonusing):** 2.00
- **Base GFA:** 78,852 sf
- **Max GFA (w/ bonusing):** 86,112 sf
- **Max Unit Count:** 78 units
- **Max Unit Count (w/ Pooled Units +15% as per ‘h’):** 90 units
- **Estimated Max Bedroom Count:** 139 units
- **Estimated On-site Parking:** 94 spaces
- **Estimated Off-site Visitor Parking:** 8 spaces
- **Maximum Building Height:** 8 storeys / 25m

- **Notes:**
  1. No buildings shall include more than four storeys of wood-frame construction.
  2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
  3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.

Maximum building height is 25m from base grade as measured from University Crescent.
Section 21B 1:500

Legend
- Spot elevation (bold) accurate to 0.01m
- Interpolated grades (not bold) accurate to 0.5m
- Maximum building height is 25m from base grade as measured from University Crescent.

Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.
NOTE: PARCEL CANNOT BE DEVELOPED UNTIL AFTER DEVELOPMENT OF TRANSIT HUB AND BUS LAYOVER ON PARCEL 24, DUE TO INTERIM USE OF ADJACENT PORTION OF HIGHLAND COURT FOR BUS LAYOVER.

REFER TO LEGAL PLANS FOR SRW INFORMATION
Parcel 22
Childcare Facility

Parking Space Allocation provided on Parcel 25
Childcare Staff: Staff 10/2 = 5
Drop-Off: 50 Children/10 = 5
Total: 10
Sand Play Edge transitions

July 26, 2010

Refer to L1 Materials + Key Plan.

Mortared Stone with edge of rill Rock Pit. Refer to L1 basalt risers R @ 150 TW 361.50 TW 361.80 Proposed Proposed Proposed Proposed BW 361.20 TW 361.80

Ex. basalt risers

3 +/ 3 +/ 3 +/ 3

6 6 6 6

61.88 61.88 62.77 62.77

62.2 62.2 61.72 61.72

indicated by dashed line Sand Play Edge transitions from Materials + Key Plan.

Subgrade below sand play area to be

Grades along east PL are being

set as shown, to meet proposed

3 % 3 % 3 % 3 %

vary from existing.

3200mm ht. Refer to L1

+/

3 3 3 3

30 30 30 30

62.46 62.46 62.81 62.81

61.16 61.16 61.4 61.4

TC :1 T :1 T :1 T :1

62.66 62.66 62.7 62.7

61.4 61.4 61.5 61.5

BC BC BC BC

61.6 61.6 61.6 61.6

TC TC TC TC

62.2 62.2 62.2 62.2

61.1 61.1 61.1 61.1

T 8 W 3 8 W 3 8 W 3 8 W 3

Landscape Arch. prior to construction.

Grades along east PL are being sidewalk paving elevations.

based on grades provided by the topographic survey

Refer to Arch. Dwgs for TOW elevation to centre of planting area, typ.

extent of rooftop floorplan

Refer to Sheet L-0 Notes: 1:100
Ensure fence post footings
No construction within tree
extent of rooftop floorplan
Start of Path Radius

Dimensions of construction.
confirmed prior to concrete pad for accommodate drainage.
This parcel, located at the northeast corner of University Crescent and Highland Court, is to accommodate a single tower sitting on a double-fronting townhouse podium base with an opportunity for a courtyard concept creating residential yards or building common space, if desired. A 12 storey tower form should be located fronting the western portion of the site as part of a “gateway” element along University Crescent, as a key transitional point between the mixed-use part of the community and the more residential nature of the Crescent. This tower form should complement the 8 storey tower on Parcel 21, while allowing both solar access and views to the west and north for higher units. This 12 storey tower and the podium form will relate to tower forms on Parcel 20, and the water tower element, creating a descending ‘ring’ of height from the water tower down to the High Street. The tower will be situated on townhouse or terraced low-rise podium element. Ground floor units fronting Highland Court and University Crescent should have direct access from the street, with a strong streetwall presence. Ground oriented units on the northern façade may have a more ‘naturalised’ presence, and may have larger front yards with higher levels of native planting to provide a unique character and to provide privacy and separation from Parcel 20.

Development Statistics
Lot Area: 26,987 sf (2,507.2 m2)
Maximum Site Coverage: 75%
Base Residential FAR: 2.36
Max Residential FAR (w/ bonusing): 2.60
Base GFA: 63,689 sf
Max GFA (w/ bonusing): 70,166 sf
Max Unit Count: 95 units
Max Unit Count (w/ Pooled Units 15% as per h): 109 units
Estimated Max Bedroom Count: 189 units
Estimated On-site Parking: 116 spaces
Estimated Off-site Visitor Parking: 10 spaces
Maximum Building Height: 12 storeys / 37m

h. Max Unit Count can be increased by up to 15% for a specific parcel (utilising the 164 pooled units) subject to no increase in the GFA for the site, and to applicable minimum unit sizes.

Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.
Section 23C 1:500

Section 23D 1:500

Legend
Spot elevation (bold) accurate to 0.01m
Interpolated grades (not bold) accurate to 0.5m

Maximum building height is 37m from base grade as measured from Highland Court.

Page 1
**UNIVERCity PHASE 3 - CONCEPTUAL DEVELOPMENT PLANS & STATISTICS**

**PARCEL INFORMATION PACKAGE**

**DRAWING**

**Drawn:**

**Reviewed:**

**Date:**

**File:**

**Drawing Title:**

**Project:**

This LSK to be read in conjunction with the following drawings:

- RZ 223
- CO JW
- July 26, 2010
- Phase 3
- UniverCity 1023 RZ Phase 3 Parcels
- Plan.vwx
- Phase 3 and Phase 4 Parcel 23

www.pwlpartnership.com

T 604.688.6111

F 604.688.6112

PWL partnership

---

**Table: Parcel Information**

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Area (m²)</th>
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<tr>
<td>22</td>
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<td>25</td>
<td>767.0</td>
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<tr>
<td>19</td>
<td>755.9</td>
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<tr>
<td>20</td>
<td>755.9</td>
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</tbody>
</table>

**Legend**

1. Riparian Area
2. Tree Retention Area (TRA)
3. Parcel Property Line
4. Building Setback
5. Existing Contours
6. Estimated Existing Contours - Interpolated
7. Height of Building - in Stories
8. Existing Trees to Be Retained
9. Civil Engineering Design
10. Interpolated Design Spot Elevation

**Spot Elevations**

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<thead>
<tr>
<th>Parcel</th>
<th>Spot Elevation</th>
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<tr>
<td>22</td>
<td>360.34</td>
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<tr>
<td>25</td>
<td>360.34</td>
</tr>
<tr>
<td>19</td>
<td>755.9</td>
</tr>
<tr>
<td>20</td>
<td>755.9</td>
</tr>
</tbody>
</table>

**References**

- Refer to Legal Plans
- Refer to Civil Engineering Plans
- Refer to Fire Hydrant

---

**Diagram:**

- Map showing parcel information with various symbols and measurements.

---

**Scale:** 1:500

---

**RZ 223**
Parcel 24 is located between Highland Court on the south and University High Street on the north, between University Crescent and East Campus Road. A "no development" covenant will be placed upon this site pending Amended CD Comprehensive Development rezoning for a specific plan of development for this site. This building will include a large interior space for bus layover functions and covered arcades and canopies along University High Street and East Campus Road providing weather protection for bus stops.

The overall building height will not exceed six stories, and the aesthetic quality will become more reflective of SFU architectural styles as the building transitions from east to west. The massing of the site should be divided into two primary building masses (but not necessarily two segregated buildings) – a north larger residential building and a south 'High Street' building.

Ground oriented units should be designed to face Highland Court, Tower Road, and the internal courtyard between the north and south building components. Frontage on East Campus Road will be of an urban character matching the High Street aesthetic. The Highland Court frontage should be of a more residential character reflective in scale and form of other residential developments at UniverCity.

The building will likely be elevated to enclose the functions of bus storage and layover needs. This internal storage space will be enveloped by built form, and not visible from the street frontages as much as is possible due to the grades of the site. A higher overall height is allowed to accommodate potential higher floor-to-ceiling heights of a commercial/office/retail development.

Development Statistics
Lot Area: 89,308 sf (8300.0 m²)
Section through High St. @ Lot 24
Parcel 25 will accommodate interim surface parking (with dedicated parking allocations and upgraded landscaping) and developer’s sale centre use, and to establish mixed-use development guidelines for future amendment rezoning.

**Development Statistics**

Lot Area: 93,289 sf (8670.0 m²)

An amendment Comprehensive Development rezoning based on P11e and C3 guidelines and a specific architectural plan conforming to the following development guidelines is required.

**Development Guidelines for Permanent Development**

- The planned development is a mixed-use commercial-residential project with massing divided into two primary building masses (but not necessarily two separate buildings) - a south building fronting University High Street and a north residential building fronting Highland Court.
- The south building mass will incorporate a total of 35,000 to 70,000 sq. ft. of ground-oriented retail and second floor office space along the University High Street frontage.
- The University High Street frontage will have a maximum height of 5 storeys and will be designed to match the established High Street urban character.
- The north residential building will have a maximum height of 4 storeys on Highland Court to respect the solar aspect of the park and childcare and to reflect the residential and public realm character along Highland Court.
- The residential frontage on Highland Court should incorporate townhouses or ground-oriented units with individual street entries.
- The Tower Road and University Crescent frontages of the development should incorporate activity and visual interest contributing to the public realm and pedestrian character of the streets.
- All parking will be underground, with the entry located at the same location as the interim parking lot driveway.

In addition to the required parking for the development itself, the following parking spaces will be provided: 10 conveniently-located parking spaces for the childcare facility on Highland Court, 10 conveniently-located car co-op parking spaces, and short-term public parking (satisfying the following requirements: 20 off-site parking spaces for the church in the Cornerstone Building, 41 required off-site visitor parking spaces for existing residential development, and up to 191 off-site visitor parking spaces for planned residential developments in Phases 3 and 4).
<table>
<thead>
<tr>
<th>Plant Name</th>
<th>Origin</th>
<th>Varieties</th>
<th>Qty/Per</th>
<th>Size</th>
<th>Remarks</th>
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<tbody>
<tr>
<td><strong>Ribes sanguineum 'King Edward VII'</strong></td>
<td>Nursery grown, well established</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Scirpus microcarpus</strong></td>
<td>B&amp;B, Well branched, dense tree</td>
<td>590</td>
<td>#1 pot</td>
<td></td>
<td></td>
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<tr>
<td><strong>Helictotrichon sempervirens</strong></td>
<td>Nursery grown, well established</td>
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<td><strong>Juncus effusus</strong></td>
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<tr>
<td><strong>Sambucus racemosa</strong></td>
<td>#2 pot</td>
<td>226</td>
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<tr>
<td><strong>Arctostaphylos uva-ursi</strong></td>
<td>#1 pot</td>
<td>588</td>
<td></td>
<td></td>
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<td></td>
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<td>443</td>
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<tr>
<td><strong>Premier Pacific Seeds Coastal Wildflower Seed Mix (40%) Quatro Sheep Fescue (60%)</strong></td>
<td></td>
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<td><strong>Pennisetum alopecuroides 'Hameln'</strong></td>
<td>B&amp;B, 6&quot; leads</td>
<td>227</td>
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<td></td>
<td></td>
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<tr>
<td><strong>Calluna vulgaris 'Dark Beauty'</strong></td>
<td>Nursery grown, well established</td>
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<td></td>
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<tr>
<td><strong>Cornus sericea 'Kelseyii'</strong></td>
<td>B&amp;B, Uniform, dense branching, nursery grown</td>
<td>240</td>
<td>#2 pot</td>
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<tr>
<td><strong>Acer rubrum 'Morgan'</strong></td>
<td>30 cm (12&quot;)</td>
<td>155</td>
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<tr>
<td><strong>Douglas Fir</strong></td>
<td>40 cm (16&quot;)</td>
<td>151</td>
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<tr>
<td></td>
<td>30 cm (12&quot;)</td>
<td>40 cm (16&quot;)</td>
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<td></td>
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<tr>
<td><strong>Symphoricarpos albus</strong></td>
<td></td>
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<tr>
<td><strong>Cornus nuttallii 'Eddie's White Wonder'</strong></td>
<td>Nursery grown, well established</td>
<td>156</td>
<td>#1 pot</td>
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<td></td>
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<td>2</td>
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<td></td>
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<td>60 cm (24&quot;)</td>
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<td>120 cm (47&quot;)</td>
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<td><strong>Thuja plicata 'Excelsa'</strong></td>
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<tr>
<td></td>
<td></td>
<td>40 cm (16&quot;)</td>
<td></td>
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</tr>
</tbody>
</table>
Parcel 26 is owned by Simon Fraser University and is to be retained to ensure a site is available for the existing water tower and any future new or replacement water tower that may be required, and to maintain the existing development for office or university use, and for public park (on the statutory ROWs for that purpose). Any significant change to the existing development or redevelopment (other than a watertower) would require rezoning.

Development Statistics
Lot Area: 84019 sf (7805.4 m²)

Parcel 26 and 42 Statutory Rights of Way
This residential site is located at the corner of University High Street and Tower Road and opposite the future school site, and also fronts on the Slopes Mews. It will accommodate a terraced east-west mid-rise building, up to seven stories in height at the westerly end (measured from the High Street which results in an eight story element along the Slopes Mews to the south). Ground oriented units shall have individual entries along University High Street and the Slopes Mews, providing a double frontage building that will give a unique building type to the community. The north-west corner should be treated with careful design consideration, as it marks the entrance to the High Street precinct, and also forms a “gateway” to the campus community and the Highlands neighbourhood.

Landscaping within the setback along University High Street should be less formal and include a diverse mix of native/indigenous plant materials to buffer the residential frontages from the High Street traffic. Tower Road planting will include a second row of street trees within the property line for visual amenity, with native planting within the remainder of the setback.

### Development Statistics

- **Lot Area:** 32,885 sf (3055.1 m²)
- **Maximum Site Coverage:** 65%
- **Base Residential FAR:** 2.27
- **Max Residential FAR (w/ bonusing):** 2.50
- **Base GFA:** 74,649 sf
- **Max GFA (w/ bonusing):** 82,213 sf
- **Max Unit Count:** 75 units
- **Max Unit Count (w/ Pooled Units +15% as per ‘h’):** 86 units
- **Estimated Max Bedroom Count:** 132 units
- **Estimated On-site Parking:** 90 spaces
- **Estimated Off-site Visitor Parking:** 7 spaces
- **Maximum Building Height:** 8 storeys / 26m from the Slopes Mews; 7 storeys / 22m from University High Street

*length of highest level no greater than 50% of total ground floor frontage

**h. Max Unit Count can be increased by up to 15% for a specific parcel (including the 98 pooled units) subject to no increase in the GFA for the site, and to applicable minimum unit sizes.**

---

### Notes:

1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.
Maximum building height is 26m from base grade as measured from the Slopes Mews and 22m from base grade as measured from University High Street.
This LSK to be read in conjunction with the following drawings:

Phase 3 and Phase 4 Parcel 27

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T 604.688.6111
F 604.688.6112

PARCEL 27
3055.1 m²

LEGEND
1. Riparian Area
2. Tree Retention Area (TRA)
3. Parcel Property Line
4. Existing Contours
5. Estimated Existing Contours - Interpolated
6. Existing Trees to be Retained
7. Height of Building
8. Estimated Contours - Interpolated Design Spot Elevation
9. Interpolated Design Spot Elevation

7.5 15
50
75 m

0
25
50
75

REVIEWED
Drawn: Reviewed:
Date: File:

UNIVERSITY HIGH STREET

TOWER ROAD

PROPOSED FIRE HYDRANT. REFER TO CIVIL

REFERENCES
Refer to legal plans for SWR information

UNIVERSITY PHASE 3 - CONCEPTUAL DEVELOPMENT PLANS & STATISTICS
PARCEL INFORMATION PACKAGE
July 26, 2010
This site has frontages on both University High Street (immediately across from the future school site) and the Slopes Mews. It will accommodate a terraced east-west mid-rise building (six-stories measured from High Street which results in a seven-storey building when measured from the Slopes Mews) that steps down from west to east with townhouses along the ground floor on both frontages. Ground oriented units shall have individual entries along University High Street and the Slopes Mews, providing a double frontage building that will give a unique building type to the community.

Landscaping within the setback along University High Street should be less formal and include a diverse mix of native/indigenous plant materials to buffer the residential frontages from the High Street traffic. The building edge and landscaping along the east side should be responsive to the public pathway adjacent to it.

Development Statistics

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>32,885 sf (3055.1 m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Site Coverage:</td>
<td>65%</td>
</tr>
<tr>
<td>Base Residential FAR:</td>
<td>2.27</td>
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<tr>
<td>Max Residential FAR (w/ bonusing):</td>
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<tr>
<td>Base GFA</td>
<td>74,649 sf</td>
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<tr>
<td>Max GFA (w/ bonusing):</td>
<td>82,213 sf</td>
</tr>
<tr>
<td>Max Unit Count</td>
<td>75 units</td>
</tr>
<tr>
<td>Max Unit Count (w/ Pool Unit +15% as per 'h'):</td>
<td>86 units</td>
</tr>
<tr>
<td>Estimated Max Bedroom Count:</td>
<td>132 units</td>
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<tr>
<td>Estimated On-site Parking:</td>
<td>90 spaces</td>
</tr>
<tr>
<td>Estimated Off-site Visitor Parking:</td>
<td>7 spaces</td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>7 storeys / 22m from the Slopes Mews</td>
</tr>
</tbody>
</table>

Max Unit Count can be increased by up to 15% for a specific parcel (utilizing the 164 pooled units) subject to no increase in the GFA for the site, and no applicable minimum unit size.

Section 28A 1:500

Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.

Legend
Spot elevation (bold) accurate to 0.01m
Interpolated grades (not bold) accurate to 0.5m

Maximum building height is 22m from base grade as measured from the Slopes Mews and 20m from base grade as measured from University High Street.
Maximum building height is 23m from base grade as measured from the Slopes Mews and 20m from base grade as measured from University High Street.

Proposed Elevation at Parcel Property Line along University High Street.

Proposed Elevation at Parcel Property Line along Slopes Mews.

Section Key Plan 1:1000

Legend
Spot elevation (bold) accurate to 0.01m
Interpolated grades (not bold) accurate to 0.5m
Parcel 29 has frontages on the Slopes Mews, University High Street, and University Crescent. It will be developed for a four-storey building that steps down along High Street and retains its four-storey character along its full High Street and Slopes Mews frontage. Ground level units with access from the street shall front along University High Street and the Slopes Mews, with careful design consideration given to how the building treats the ground orientation as it “wraps” towards the University Crescent frontage. Upper level units need not step back from lower street fronting units.

Development Statistics

<table>
<thead>
<tr>
<th>Statistic</th>
<th>Value</th>
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<tbody>
<tr>
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<tr>
<td>Maximum Site Coverage</td>
<td>70%</td>
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<tr>
<td>Base Residential FAR:</td>
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<tr>
<td>Max Residential FAR (w/ bonusing):</td>
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<tr>
<td>Base GFA</td>
<td>45,883 sf</td>
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<tr>
<td>Max GFA (w/ bonusing)</td>
<td>50,358 sf</td>
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<tr>
<td>Max Unit Count</td>
<td>46 units</td>
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<tr>
<td>Max Unit Count (w/ Pooled Units +15% as per h):</td>
<td>53 units</td>
</tr>
<tr>
<td>Estimated Max Bedroom Count</td>
<td>81 units</td>
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<tr>
<td>Estimated On-site Parking</td>
<td>55 spaces</td>
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<tr>
<td>Estimated Off-site Visitor Parking</td>
<td>5 spaces</td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>4 storeys / 16m from University High Street</td>
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</table>

Section 29A 1:500

Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood-frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (as set out in the report approved by Council on 2009 March 23), whether or not such requirements are in addition to Building Code requirements.
3. Mezzanine floor areas shall be developed only as lofts within individual units, with no separate accesses from outside the units to the lofts.

Maximum building height is 16m from base grade as measured from the Slopes Mews and 16m from base grade as measured from University High Street.
Maximum building height is 16m from base grade as measured from the Slopes Mews and 16m from base grade as measured from University High Street.
Richard Bolton Park

Parcel 42 has been established as a neighbourhood park (Richard Bolton Park) for the East Neighbourhood and the greater SFU community. Part of the Park is also located on Statutory ROWs on adjacent lots. The central portion of the park features a tot lot, a presentation platform and picnic tables. The western portion of the park will feature additional picnic tables, a swing set, a basketball court, and washroom facilities. The western portion will also serve as the below-grade expansion reservoir for SFU and UniverCity to manage future water capacity in the community. The park includes key pedestrian pathway systems that link the East and West Highlands and the High Street.

Development Statistics
New Additional Park Area: 15,611 sf (1,450.3 m²)
Total Consolidated Park Area: 100,320 sf (9,320.0 m²)
NOTES:
1. SAWING SHOWN REQUIRED MINIMAL, MANDATORY CONDITION AS MUCH AS POSSIBLE WHERE OCCASIONAL REQUIREMENTS, CONTACT CITY OF BURNABY TO CONFIRM LOCATION OF UNDERGROUND SERVICES.
2. SAWING USE PERMANENT FOR CONCRETE ONLY. REFER TO DRAWINGS FOR UPLANDS. CUTTING CUTS FOR UPLANDS SHALL BE PREPARED FOR SAWING AND PREVENTING EXISTING LAWN DAMAGE. MUST COVER SURFACES CLEAN AND REMOVE ALL DEBRIS. CUTTING CUTS AND MAKE GOOD EXISTING CONDITIONS TO ADEQUATE LEVEL.
3. AREA MANAGEMENT SHEETS ARE SHOWN IN DESCRIPTION FOR SWINGSET AREA - DETAIL 6 SHEET L1.3
4. EXISTING PICNIC TABLE - DETAILS 1 & 2 SHEET L1.3
5. REMOVE EXISTING ROAD ASPHALT
6. ASPHALT MULTIGRADE PATH - REFER TO DRAWINGS FOR HUNTER LAWN ENGINEERING
7. EXISTING TRAMPS PER CITY OF BURNABY STANDARDS - DETAIL 7 SHEET L1.3
8. EXISTING TREE PLANTING - DETAIL 3 SHEET L1.3
9. EXISTING TREE TRANSPLANTING - ROOT BALLS TO BE PLACED IN AREA MIGHT AND TRANSPLANTED OAK TREE (4/MT TATUM)
10. WATER SUPPLY

PROPOSED GRADE
360 MARKETING GRADE

INTERIM PARK CONSTRUCTION
1. SWING SET WITH PLAY SURFACING - DETAIL 3 SHEET L1.3 FOR EDGES, MANUFACTURE CUT SHEETS IN SPACINGS FOR SWINGSET
2. PERMEABLE PIPE AND Rock MIT FOR DRAINAGE OF SWING SET AREA - DETAIL 5 SHEET L1.3
3. NEW PICNIC TABLE - DETAILS 1 & 2 SHEET L1.3
4. EXISTING PICNIC TABLE
5. REMOVAL OF EXISTING ROAD ASPHALT
6. ASPHALT MULTIGRADE PATH - REFER TO DRAWINGS FOR HUNTER LAWN ENGINEERING
7. EXISTING TRAMPS PER CITY OF BURNABY STANDARDS - DETAIL 4 SHEET L1.3
8. EXISTING TREE PLANTING - DETAIL 3 SHEET L1.3
9. EXISTING TREE TRANSPLANTING - ROOT BALLS TO BE PLACED IN AREA MIGHT AND TRANSPLANTED OAK TREE (4/MT TATUM)
10. WATER SUPPLY

PROPOSED GRADE
360 MARKETING GRADE
Phase 2 Construction

1. PUMP HOUSE, WASHROOM BUILT
2. RESERVOIR CELL #1 BUILT
3. VINE/SHRUB PLANTING AROUND PUMP HOUSE
4. TREE PLANTING
5. STAIRS
6. PLAZA PAVING
7. ASPHALT PATHWAYS TO CONNECT PLAZAS, PUMP HOUSE, EXISTING CIRCULATION THROUGH PARK
8. SWINGSET RELOCATED TO ROOF OF CELL #1
9. GRASSCRETE INSTALLED FOR CONSTRUCTION MAINTENANCE ACCESS TO CELL #1
10. ELECTRICAL KIOSK
11. PICNIC TABLE RELOCATED
12. BOLLARDS INSTALLED
13. TELESCOPE INSTALLED

EXTENT OF DEMOLITION AND CONSTRUCTION OF CELL #1 AND THE PUMP HOUSE.

APPROXIMATE EXTENT OF EXCAVATION FOR THE CONSTRUCTION OF CELL #1 AND THE PUMP HOUSE.

PEDESTRIAN ACCESS TO BE MAINTAINED BEHIND CONSTRUCTION BOARDING.

SFU COMMUNITY TRUST

SFU RESERVOIR AND PARK SITE
Burnaby, BC

L2.2

ISSUED FOR REZONING 28 SEP 2009
ISSUED FOR REZONING 5 JUL 2010

Phase 2: Cell #1 Installation and Construction Impact

Landscape Plans

UNIVERSITY PHASE 3 - CONCEPTUAL DEVELOPMENT PLANS & STATISTICS

PARCEL INFORMATION PACKAGE

July 26, 2010
HALF WALL AND BENCHES NOT PART OF APPROVED PARK AND PUMP STATION PLAN
HALF WALL AND BENCHES NOT PART OF APPROVED PARK AND PUMP STATION PLAN
PHASE 2

UNIVERSEY PHASE 3 - CONCEPTUAL DEVELOPMENT PLANS & STATISTICS

July 26, 2010

PARCEL INFORMATION PACKAGE

HALF WALL AND BENCHES NOT PART OF APPROVED PARK AND PUMP STATION PLAN

LEGEND
1. Raised seam metal roofing
2. Glazing
3. Painted spandrel glass
4. Metal door
5. Cast-in-place concrete
6. Roof access hatch
7. Exhaust louvre
8. Planter
9. Metal hells
10. Electrical transformer
11. Bench

PL

361.11

361.25

361.30

361.33

361.37

361.50

362.34

363.70

363.70

361.11

WEST ELEVATION

EAST ELEVATION

SFU Pump House
6 Apr. 09
HALF WALL AND BENCHES NOT PART OF APPROVED PARK AND PUMP STATION PLAN

Legend
1. Raised seam metal roofing
2. Roof access hatch
3. Metal trellis
4. Exhaust louver
5. Electrical transformer
6. Bench
7. Planter
8. Cast-in-place concrete
9. Stair
10. Stroller ramp
3) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder'.

3) 5M overhang.

93 Vitis vinifera Common Grape 4"(10cm) pot 450mm o.c.

ALL RIGHTS RESERVED, PROPERTY OF THE DOCUMENTS FOR CONFORMANCE CODES AND BY-LAWS AND SHALL ADVISE THE REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, DESIGNER.
1. RESERVOIR CELL #2 BUILT
2. RAMP INSTALLED FOR CONSTRUCTION/Maintenance ACCESS TO CELL #1
3. ASPHALT PAVING
4. SWING SET AND BASKETBALL COURTS EXCHANGE LOCATIONS
As requested, the following memo explains the meaning of codes used on PGL’s Figure 2, West Highlands Tree Retention Plan (File No.: 1549-01.03; Dated: September 2006; Dwg NO.: F2-Sept-29-2006).

You will note that the codes corresponding with each tag/tree number begins with a single letter, which are defined as follows:

- A = red alder (Alnus rubra);
- C = western redcedar (Thuja plicata);
- F = Douglas-fir (Pseudotsuga menziesii);
- H = western hemlock (Tsuga heterophylla);
- M = bigleaf maple (Acer macrophyllum);
- P = western white pine (Pinus monticola); and
- S = spruce hybrid (Picea sp.).

The number following the letter in each code represents the trees measured diameter at breast height (dbh) in millimetres, for example:

Tree #17: H310 = western hemlock, 310mm dbh

We trust that this meets your needs. If you have any questions or require clarification, please contact Keven Goodearle at 604-895-7646.
NOTES:
Tree assessment by Diamondhead Consultants Ltd., Tree Cert BAA Certified Arborist and Pottinger Gahtery Environmental Consultants Ltd., Kevin Goodacre.

Individual trees originating from new trees (e.g., naturally regenerating) are counted as one tree. DBH (diameter at breast height) given in millimeters.

*Certification on current lot conditions will be completed during the development of the site. An assessment will be completed to determine what trees remain, and what trees might also be retained during the development process.
NOTES:


*Clarification on current lot conditions will be completed during the development of the site. An assessment will be completed to determine what trees remain, and what trees might also be retained during the development process.

SFU Community Corporation

LOT 17 - BASELINE PLAN
Prepared by Pottinger Gaherty Environmental Consultants Ltd. - June, 2010
NOTES:
The assessment by Diamondhead Consultants Ltd., Treant Col Ltd. Certified Arborist and Pottinger Gahery Environmental Consultants Ltd., Kevin Goodberde.

- Multi-stem trees originating from one base (e.g., scionwood mapping) are counted as one tree.
- DBH diameter at breast height given in millimetres.

*Clarification on current lot conditions will be completed during the development of the site. An assessment will be completed to determine what trees remain, and what trees might also be retained during the development process.

SFU Community Corporation

LOT 19 - BASELINE PLAN
Prepared by Pottinger Gahery Environmental Consultants Ltd. - June, 2010
NOTES:

The assessment by Diamondhead Consultants Ltd., Tessa Cott EA Certified Arborist and Pottinger Gaherty Environmental Consultants Ltd., Keven Goodacre.

Tree stems originating from one base (e.g., suckling sprouts) are counted as one tree. DBH (diameter at breast height) given in millimeters.

* Clarification on current lot conditions will be completed during the development of the site. An assessment will be completed to determine what trees remain, and what trees might also be retained during the development process.

SFU Community Corporation

LOT 21 - BASELINE PLAN

Prepared by Pottinger Gaherty Environmental Consultants Ltd. - June, 2010