

Simon Fraser University Official Community Plan

Adopted 1996 September 9, Amended April 15, 2002

1.0 Introduction

1.1 The Role of the S.F.U. Official Community Plan

1.1.1 The Simon Fraser University Official Community Plan comprises part of the Official Community Plan for Burnaby.

1.1.2 This Plan provides for the University's institutional needs as well as for non-University development within the Ring Road, and is intended to form the basis for rezoning of lands within the Ring Road to permit leasehold subdivision for development of market housing.

1.2 Basic Principles of the Plan

1.2.1 To identify environmentally sensitive areas and to protect ecosystems and ecological functions.

1.2.2 To identify areas within the Ring Road that are potentially suitable for both University and non-University uses, including combinations of uses where desirable.

1.2.3 To define a potential mix of housing, commercial services, support services, and facilities that will serve both the University and non-University communities.

1.2.4 To determine development types, forms, and densities that respect and complement the natural heritage of Burnaby Mountain.

1.2.5 To maintain development flexibility for the University.

2.0 Land Use and Development

2.1 Overview

2.1.1 A general outline of land use and development accommodated by the Simon Fraser University Official Community Plan is illustrated in [Figure 1](#).

2.1.2 The Plan provides considerable development flexibility. This is to accommodate the University's desire to have the option of developing either market housing or University uses in the areas defined as potential Residential Neighbourhoods, without a need for Plan amendments, rezonings or Public Hearings.

2.1.3 Property used for non-university purposes will become subject to property taxation, utility user fees and other applicable charges as development takes place. Taxable occupiers of property not used for university purposes will be subject to these charges in the same manner as other Burnaby taxpayers.

2.2 University Enclave

2.2.1 The University Enclave area of approximately 81 ha (200 acres), which includes existing University development, is to be used only for University development, which currently totals about 2.75 million square feet of floor area, and is expected to double to 5.5 million square feet over the long term. Full-time equivalent student enrollment (FTE) which is currently 15,000 is expected to increase to 25,000.

2.2.2 University development includes student housing, which currently accommodates 1,400 residents. This is expected to quadruple to about 5,600 residents over the long term.

2.2.3 Two University Enclave development sites are provided outside the Ring Road to the north, encompassing firstly the existing Diamond Club, and secondly the existing gas station site and an adjacent development area to the east.

2.2.4 University uses may also be developed as an alternative to residential development within the potential Residential Neighbourhoods, subject to the Core Residential concept outlined in Section 2.5.

2.3 Discovery Park

2.3.1 The existing Discovery Park research developments in an enclave totalling about 5.3 ha (13 acres) are to remain under their existing CD Comprehensive Development District zoning (see [Figure 2](#)).

2.3.2 Additional research uses could be developed on the remaining undeveloped previously defined Discovery Park sites to the west of the existing developments, subject to CD rezoning. This would preclude, however, development of the South Residential Neighbourhood.

2.3.3 An area northeast of the existing Discovery Park development, comprising an East Neighbourhood Residential Swing area, is also defined for potential research use development, subject to CD rezoning.

2.4 Naheeno Park

2.4.1 The forested ravine and watercourse area popularly known as Naheeno Park has been identified as the most ecologically significant area within the Ring Road, and is to be maintained as a natural undeveloped park area.

2.4.2 Within Naheeno Park are watercourses which are tributaries of Eagle Creek and Silver Creek. The Eagle Creek Ravine is located on the west side of the park and is the area's dominant feature. There are two tributaries of Silver Creek on the east side of the Naheeno Park area. In order to enlarge the potential Residential Neighbourhood or University development area to the east by approximately 0.85 ha (2.1 acres), the lower portion of Silver Creek's easterly tributary, below the utility right-of-way, is to be diverted into the western channel. The western branch is currently not an active stream and will require specific engineering and enhancement measures to address hydraulic, sediment and debris loading on the stream as it develops. The proposed diversion connecting the east and west tributaries of Silver Creek will be an open channel below the right-of-way with a natural, vegetated character similar to the existing streams in the area. The proposed diversion has been endorsed in principle by Department of Fisheries (DFO) staff and the University's environmental consultant.

2.4.3 The area of Naheeno Park is 12 ha (28.7 acres). The west and east boundaries of Naheeno Park are located 22.5 m (74 ft). from the top of the bank with the lower east boundary based on the proposed diversion noted above. Any adjacent site development will be setback a further 7.5 m (26 ft.) from these

boundaries for a total setback of 30 m (100 ft.) from top of bank.

2.4.4 An improved pedestrian/bicycle trail is to be developed along the utility corridor through Naheeno Park to link the east and west portions of the South Residential Neighbourhood. The trail will be 4 m (13 ft.) in width and will include bridges or open arch structures over the Eagle and Silver Creek tributaries. Although the trail may also provide for occasional service vehicle access for the utilities located within this corridor, no road is to be developed through Naheeno Park.

2.5 Residential Neighbourhoods

2.5.1 Two market Residential Neighbourhoods (South and East) totalling up to approximately 65 ha (160 acres) in area can be potentially developed within the Ring Road (see [Figure 3](#)). A total of up to 4,536 housing units can be developed in the two Neighbourhoods. Either one, or both, or neither Neighbourhood at the option of the University may be developed for residential uses, as an alternative to University use.

2.5.2 A Core Residential area is defined within each Neighbourhood, and if residential uses are pursued within that Neighbourhood, there is a commitment to develop the entire Core area as a Residential Neighbourhood with at least 1,000 housing units to ensure a viable critical mass of units and residents for the Neighbourhood. Conversely, expansion of University development into the defined Core area would preclude development of that Residential Neighbourhood. The Core area for each Neighbourhood includes a school/park site as a central element. Adjacent the Core Residential areas are Swing Residential areas which could either enlarge the Residential Neighbourhood or be developed for University uses (or in the case of the East Neighbourhood for mixed University/residential uses, or research use subject to rezoning).

2.5.3 The existing undeveloped Discovery Park area forms part of the South Neighbourhood Core area, and termination of the existing lease arrangements for this area, as well as release of the associated conservation area restrictive covenant, will consequently be necessary if the South Neighbourhood is to be developed.

2.5.4 South Neighbourhood Statistics

Estimated Residential Development Site Area	
Core	16.2 ha (40.0 acres)
Swing	3.6 ha (9.0 acres)
Total	19.8 ha 49.0 acres)
Floor Area Ratio	
With underground parking	0.7 to 0.9
With surface driveways	0.45 maximum
Maximum Unit Density	
With underground parking	75 units/ha (30 units/acre)
With surface driveways	30 units/ha (12 units/acre)
Maximum Building Height	
4 storeys or 16.5 m (54.1 ft.)	
Maximum Lot Coverage	
0.30	
Maximum Unit Count	
Core	1,214
Swing	273
Total	1,487

2.5.5 East Neighbourhood Statistics

Estimated Residential Development Site Area	
Core	8.7 ha (21.6 acres)
Swing	11.6 ha (28.6 acres)
Total	20.3 ha (50.2 Acres)
Floor Area Ratio	
With underground parking	1.1 to 1.7
With surface driveways	0.45 maximum
Maximum Unit Density	
With underground parking	150 units/ha (60 units/acre)
With surface driveways	30 units/ha (12 units/acre)
Maximum Building Height	
10 storeys or 33.5 m (110 ft.)	
Maximum Lot Coverage	
0.35	
Maximum Unit Count	
Core	1,312

Swing	1,737
Total	3,049

2.5.6 Residential Development sites will be coterminous leasehold parcels, so that ownership is retained by the University.

2.5.7 The University, in consultation with the City, will prepare and adopt guidelines for residential development, to ensure a high quality of design and development, and to maintain the quality, consistency and integrity of the University's architectural environment.

2.5.8 The inclusion of student and other affordable housing within the residential neighbourhood is encouraged. The University and the City will facilitate the inclusion of secondary suites within condominium apartments and townhouses as one means of achieving this. The secondary suites are not included in the maximum unit counts specified above.

2.6 Schools

2.6.1 A school site with an area of 2.8 ha (6.9 acres) is provided within the Core area of each Residential Neighbourhood (see [Figure 4](#)). At the time of the first subdivision for residential leasehold parcels within a neighbourhood, a coterminous leasehold parcel will also be created for the school site, and a lease at no cost (or registered agreement to lease) will be provided to the School Board.

2.6.2 The actual size and configuration of the school site parcel, and associated neighbourhood park, will be based on the demonstrated feasibility of developing the required facilities, taking into account enrollment projections and the topography and natural features of the site. Based on mutual agreement by the University and the School District, the East Neighbourhood School may have a site area of less than 2.8 ha (6.9 acres), reflecting the University's commitment to provide parking for the school on an adjacent site and the potential for conversion of the existing building on the site to school use, as well as the University's commitment to provide the second school site within the South Neighbourhood as soon as it is required.

2.6.3 If it is determined by the School District that a school site is not required for school purposes, it is to revert to the University for residential development, except that the defined playfield and playground area of the East Neighbourhood School site is to be incorporated into the adjacent park site.

2.7 Parks

2.7.1 Naheeno Park, in addition to being an ecologically important natural area, will provide an important passive recreation resource to the residents of the proposed Neighbourhoods. At the time of the first subdivision for a residential leasehold parcel, a coterminous lease over Naheeno Park will be provided to the City at no cost. Alternatively, by mutual agreement, the University may continue to manage the Naheeno Park parcel as a conservation area for an interim period, subject to registration (at the time of subdivision) of a covenant protecting it as a natural undeveloped park area, and of a statutory right-of-way providing for public access for passive recreation purposes.

2.7.2 Neighbourhood park sites (see [Figure 4](#)) located and sized as follows are also to be provided to the City on a coterminous leasehold basis at no cost at the time of initial residential subdivision within a Neighbourhood:

- adjacent South Neighbourhood School 2.0 ha (5.0 acres)
- in South Neighbourhood Core Area (south-west) 0.61 ha (1.5 acres)
- adjacent East Neighbourhood School 0.79 ha (2.0 acres)

plus a 0.18 ha (0.46 acres) statutory right-of-way including the B.C. Hydro Plaza and building setback area which is to be upgraded and made available for public use in conjunction with the Park; if school use of the adjacent site is not commenced or is discontinued, the playfield and playground area of the school site will be incorporated into the Neighbourhood Park;

2.7.3 The City is satisfied that sufficient parkland is set aside and secured for park purposes within the proposed Residential Neighbourhood subdivisions to meet or exceed the contribution that would otherwise be required under the Parkland Acquisition Levy. Consequently, the Parkland Acquisition Levy will not apply to [residential] development within the two Neighbourhoods.

2.8 Community Facilities

2.8.1 The University commits to developing one furnished childcare facility within each Neighbourhood, with capacity based on one space per 40 residential units, to a maximum of 60 children.

2.8.2 The University commits to providing at no cost to the City a site for a City fire protection facility when required.

2.8.3 The University has committed to making every effort to provide residents of the Residential Neighbourhoods with reasonable access to the University's Library and Recreation Services on a user-pay basis, subject to the priority that must be accorded to the University community.

2.8.4 The City will construct and operate community facilities including parks, playfields and recreation facilities within the Neighbourhood Parks to be provided by the University.

2.9 Commercial Services

2.9.1 Commercial development to serve the University and residential communities is to be located at the east end of the University's main axis adjacent the East Neighbourhood.

2.9.2 Total commercial floor area should be 10,000 to 20,000 m² (110,000 to 220,000 sq.ft.). The commercial development should consist of retail, personal service and office uses servicing the day to day needs of residents of the Neighbourhoods and members of the University Community. Mixed use commercial development also incorporating University uses or offices, or student or market housing, may be feasible. Relocation of the existing gasoline service station to the identified commercial area, subject to appropriate design considerations, is encouraged.

2.9.3 The commercial development should be designed as a primarily pedestrian-oriented area with strong links to the University and residential pedestrian and bicycle networks. Vehicular interference with pedestrian movement is to be minimized.

2.9.4 Although the maximum Floor Area Ratio under the existing P11e zoning is 1.7, higher densities for mixed-use developments along the East Neighbourhood's commercial AMain Street@ may be accommodated by rezoning specific sites to Comprehensive Development District based on commercial and multiple-family zoning district use and density guidelines.

3.0 Environmental Considerations

3.1 Introduction

3.1.1 Subdivision, servicing, site planning and design for development within the

Ring Road is to be sensitive to the existing natural environment including topography, watercourses, significant trees and wildlife habitat.

3.1.2 Subdivision and Preliminary Plan Approval applications are to be accompanied by topographic surveys showing watercourses and significant trees, and no clearing of trees or regrading is to be pursued prior to the approvals being granted. Watercourse protection, tree retention and other environmental issues will be addressed at the time of subdivision and again in more detail at the time of Preliminary Plan Approvals.

3.1.3 Siting and design of development is to be consistent with the City's planning and design principles for Environmentally Sensitive Areas.

3.2 Watercourses

3.2.1 Siting and design of development is to be consistent with the concept of Stream Stewardship, as set out by the Department of Fisheries and Oceans and the Ministry of Environment in the Stream Stewardship and Land Development Guidelines for the Protection of Aquatic Habitat documents.

3.2.2 Watercourses are to be managed in accordance with the Watercourse and Storm Water Management Plan referred to in Section 4.5. In general, existing watercourses are to be protected and maintained in an open, natural condition. Any proposed diversion, culverting or enclosure of minor watercourses is to be addressed on a comprehensive basis in this overall Management Plan prior to detailed subdivision planning, servicing design, and site planning within the Residential Neighbourhoods.

3.2.3 Building setbacks of 30 m (100 ft.) are to be provided to top of bank for major watercourses. The building setback can be reduced to 15 m (50 ft.) from top of bank for minor watercourses as determined through the Watercourse and Storm Water Management Plan, with consideration of localized variation possible based on special ecological circumstances.

3.2.4 Sediment control programs will be required prior to any site clearing, grading, development or servicing works being commenced.

3.3 Trees, Vegetation and Wildlife

3.3.1 While recognizing the development potential of the lands, the principle of retention of significant trees is to be incorporated into subdivision layout servicing designs, and site planning at an early stage. Subdivision and Preliminary Plan

Approval Applications should incorporate commitment to preservation of specific significant trees or treed areas. It is understood, however, that much of the existing forested area within the Residential Neighbourhoods will be cleared as development proceeds.

3.3.2 When development sites are planned, view studies should be pursued in order to utilize tree retention and planting in bands to attempt to retain the forested appearance of the mountain top as much as possible. It is recognized however that the proposed Residential Neighbourhood developments will be visible from parts of Burnaby.

3.3.3 In the vicinity of the two development sites outside the Ring Road, as noted in Section 2.2.3, the University will also own an area of land for view management purposes. This is to allow tree management for preservation of existing views as well as localized enhancement. The University has committed to manage this area sensitively, and to maintain existing groups of and particularly significant individual specimen trees, and to avoid clearcutting. Around other parts of the Ring Road the University's narrow strip of ownership outside the road is simply to allow the University to maintain the road and associated services, including management of overhanging or hazardous trees.

3.3.4 Native plant materials should be used in landscaping of development sites. Integrated Pest Management principles should be incorporated into landscape design.

3.3.5 Prior to more detailed planning for Residential Neighbourhood development an intensive raptor and heron nest survey needs to be undertaken during the spring season before leaf-out to ensure that Section 35 of the Wildlife Act is not contravened. Status of Hutton's vireo on the site should also be determined.

3.3.6 A stream survey of tailed frog tadpoles is recommended, with any relevant information utilized as an input into the Watercourse and Storm Water Management Plan referred to in Section 4.5.

4.0 Services

4.1 Introduction

4.1.1 At present the Ring Road and the roads and service infrastructure within it serving the University and Discovery Park are owned and maintained by the University and Discovery Park. If Residential Neighbourhoods are developed

within the Ring Road, however, it is intended that, in general, the roads and servicing infrastructure serving market residential development sites would be built to City standards by the University as a condition of subdivision, and would subsequently be owned and maintained by the City.

4.1.2 Since the market residential development sites are to be leasehold parcels, the University and City have agreed that upon termination of the residential leases and reversion of the land to the University, the former residential roads and service infrastructure should revert to University ownership and maintenance at no cost to the University.

4.2 Road, Pedestrian and Bicycle Networks

4.2.1 Provision of roads, sidewalks and other pedestrian and bicycle facilities within the Ring Road is to be consistent with the principles, policies and standards of the Burnaby Transportation Plan, as well as with the Circulation Concept illustrated in [Figure 5](#).

4.2.2 Residential road rights-of-way are to be dedicated, with road and sidewalks constructed by the University to City standards which take into account topography and permit flexibility as a condition of subdivision for residential purposes, with the understanding that upon termination of the residential leases, the roads are to revert to the University. Statutory rights-of-way or easements will be required to ensure public access over existing University roads where required.

4.2.3 The pedestrian and bicycle modes of transportation are to be promoted and facilitated within the Ring Road through the provision by the University of sidewalks, bicycle and pedestrian path networks (generally on statutory rights-of-way) to City standards as a condition of subdivision. Bicycle parking facilities are to be provided within developments. Pedestrian facilities should provide for access for the mobility impaired.

4.2.4 Public transit is to be facilitated through the design of development and roads, and through the provision of pedestrian facilities which support transit usage and provide convenient and safe pedestrian access to existing and potential transit stops.

4.2.5 The City will provide snow clearing of dedicated residential streets within the Ring Road on the same basis as within other residential neighbourhoods in the City. If a higher level of service is desired by the University, the University will pursue supplemental private arrangements at its cost.

4.3 Water Supply

4.3.1 The City supplies water to the University's water distribution network and water tower storage reservoir.

4.3.2 Provision of a water supply system for residential sites to City standards will be a condition of subdivision creating residential development sites. It is recognized that the issue of water capacity will need to be addressed. The residential water supply system, including any required supply improvements outside the Ring Road, is to be constructed by the University to City standards, and owned and maintained by the City for the duration of the residential leaseholds.

4.4 Sanitary and Sewer Collection

4.4.1 Provision of a sanitary sewer collection system for residential sites to City standards will be a condition of subdivision creating residential development sites. This sanitary sewer system is to be constructed by the University to City standards, and owned and maintained by the City for the duration of the residential leaseholds.

4.5 Watercourse and Stormwater Management

4.5.1 The University is to prepare a Watercourse and Storm Water Management Plan in conformity with DFO and City regulations and policies, to the approval of the City prior to any residential subdivision.

4.5.2 The Watercourse and Storm Water Management Plan is intended to allow land development in accordance with this Plan to proceed within the Ring Road while protecting the environmental resource values of the downstream watercourses; i.e. Stoney Creek, Eagle Creek and Silver Creek. Issues to be addressed include:

- maintaining pre-development stormwater runoff rates, volumes and seasonal variations to maintain existing downstream hydrologic patterns
- maintaining pre-development water quality to ensure downstream aquatic life is not adversely affected
- potential development of a detention ponds system within the Ring Road on University property that effectively addresses runoff rates and quality
- a strategy for management of the existing watercourses within the Ring

Road, including the identification of watercourses which are to be enhanced or improved, as well as any minor watercourses for which diversion, culverting or enclosure is proposed.

- impacts originating from the University's lands on the north face drainage area (re: fisheries impacts and slope stability)
- all relevant environmental issues discussed in Section 3.0.

4.5.3 The Watercourse and Storm Water Management Plan is also to address the issue of whether it would be practicable for the City rather than the University to accept ownership and responsibility for any of the stormwater facilities serving residential development sites, for the duration of the residential leaseholds. Provision of all required facilities by the University will be a condition of subdivision.

4.6 Solid Waster Collection

4.6.1 Solid Waste Collection and recycling for the Simon Fraser University Residential Neighbourhoods is to be provided on the same basis as for other multi-family residential neighbourhoods.

5.0 Administrative Provisions

5.1 Zoning

5.1.1 This Plan is intended to form the basis for rezoning of land within the Ring Road so that University, residential, commercial, school and park development in accordance with this Plan can proceed without further rezonings and Public Hearings.

5.1.2 Research use (Discovery Park) development will continue to require Comprehensive Development rezoning.

5.2 Subdivision

5.2.1 Detailed Neighbourhood planning including environmental considerations and addressing servicing and community service issues will be pursued by the University in consultation with the City in advance of any subdivision application for a Residential Neighbourhood.

5.2.2 Subdivision Applications shall be consistent with this Plan, and include:

- topographic survey showing watercourses and significant trees
- preliminary proposals for watercourse protection and tree retention, and any other relevant environmental issues
- servicing proposals
- community service proposals addressing neighbourhood parks, school sites and childcare facilities.
- development guideplan for the Neighbourhood showing proposed general forms of development and statistics for each proposed parcel.

5.2.3 Subdivision approval will be conditional upon provision of servicing infrastructure, community facilities, and school and park sites as outlined in this Plan.

5.3 University Public Consultation Process

5.3.1 Recognizing that the City will not hold Public Hearings for developments not requiring rezoning, the University has committed to pursuing a public consultation process prior to submitting any specific development to the City for Preliminary Plan Approval.

5.3.2 The University's public consultation process will include development information signs (on or adjacent the site), advertisements and Public Information Meetings for specific proposals for development parcels. The City will be advised of any proposed consultation process.

5.3.3 Comments of the public, both written and verbal, will be summarized and forwarded to Burnaby in support of the Preliminary Plan Approval application.

5.4 Preliminary Plan Approval (PPA)

5.4.1 All developments will require PPA prior to issue of Building Permits.

5.4.2 Specific Official Community Plan and zoning parameters applicable to the site, as well as documentation requirements, should be discussed with City staff prior to submitting an application for PPA.

5.4.3 PPA applications are to include the following:

- topographic survey showing any watercourses and significant trees
- proposals for watercourse protection and tree retention and any other

relevant environmental issues.

- a site plan showing property dimensions, building location, including setbacks from property lines, fully-dimensioned parking and loading layouts indicating parking required and provided, and the location of vehicular and pedestrian access to the property
- a grading plan showing existing and proposed contour lines, all proposed retaining walls, proposed building and paving grades, existing grade and driplines for any trees being preserved on or adjacent the site, and existing or design grades for any adjacent roads, sidewalks and trails
- fully-dimensioned floor plans of all buildings indicating the use of the floor space
- location of adequately sized and screened garbage handling and recycling material holding space
- a plan showing roof elevations and proposed elevations at finished grade superimposed on the existing topographic survey
- exterior elevations of the buildings indicating exterior finishes and materials to be used
- a simple typical building cross-section indicating height of buildings
- a landscape plan including a detailed planting plan and plant list indicating common and botanical plant names, quantities of plants, and size and/or spacing of plants, and indicating protection measures for retained trees and watercourse leavestrips
- a demonstration of consistency with applicable design guidelines and development guideplans, as well as zoning regulations and this Plan
- a sediment control plan subject to Environmental Health review.