



Conceptual Development Plans & Development Statistics

Prepared by SFU Community Trust

Development Parameters

Prepared by the City of Burnaby

July 26, 2010

Submission to the City of Burnaby

Attachment 'A'
Development Parameters
Rezoning Reference #06-65
UniverCity - Phase 3

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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.

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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.

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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 upland 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

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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

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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.

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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, be 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.

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- 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.

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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.

RR:gk
 Attach

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Table 1
UNIVERCITY PHASE 3 + 4 DEVELOPMENT STATISTICS
REZ #06-65
 2010 January 20

Parcel	Lot Area (m2)	Lot Area (sq.ft.)	Max Site Coverage	Base FAR	Max FAR w/ bonus	Base GFA (sq.ft.)	Maximum GFA (sq.ft.) w/bonus	Maximum Unit Count	Maximum Building Height	
16	7,212.5	77,635	35%	2.36	2.60	183,219	201,851	183	12 (e) 14 (w)	
17	4,002.0	43,077	35%	2.36	2.60	101,662	112,000	102	12	
18	6,610.6	71,156	35%	2.27	2.50	161,524	177,890	162	16	
19	4,044.5	43,535	35%	1.91	2.10	83,152	91,424	83	12	
20	7,559.9	81,374	45%	2.36	2.60	192,043	211,572	192	20 (s); 14 (n/entry plaza)	
21	4,000.0	43,056	35%	1.82	2.00	78,362	86,112	78	8	
22 (childcare)	2,009.0	21,625							2	
23	2,507.2	26,987	75%	2.36	2.60	63,689	70,166	95	12	
27	3,055.1	32,885	65%	2.27	2.50	74,649	82,213	75	8 (Mews); 7 (High St.)	
28	3,055.1	32,885	65%	2.27	2.50	74,649	82,213	75	7 (Mews); 6 (High St.)	
29	3,341.8	35,971	70%	1.27	1.40	45,683	50,359	46	4 (Mews); 4 (High St.)	
28/29 path SROW	390.8	4,207								
New Park Area	1,450.3	15,611								
Phase 3 Subtotal	49,238.8	530,002		2.00	2.20	1,058,632	1,165,800	1091		
			<i>Pooled Phase 3 Residential Units (15% of total allowable):</i>						164	
Phase 3 Total	49,238.8	530,002		2.00	2.20	1,058,632	1,165,800	1255		
43 (Future Phase 4)	53,841.2	579,542		1.13	1.24	654,882	720,425	651		
Phase 3 + 4 Total	103,080.0	1,109,544		1.55	1.70	1,713,514	1,886,225	1906		

NOTES:

1. Maximum FAR and GFA are achievable only where SFU CT 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

Submission to the City of Burnaby

List of Drawings:

UniverCity Phase 3 Development Statistics Table
Subdivision plan by Butler Sundvick & Assoc. / Dyck & Associates

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 Phase 3 Street Tree Plan
RZ 105 Riparian and Tree Covenant Plan
RZ 106 Phase 4 Concept for Future Subdivision and Rezoning (Parcel 43)
RZ 107 Phase 3 Slopes Mews Streetscape
RZ 108 Phase 3 Slopes Mews Site Plans/Sections
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 111a Phase 3 Detail High Street Plan and Section at Parcel 13
RZ 112 Phase 3 Lot 20 and Lot 28 Walkway Plans
RZ 113 Phase 3 Road Sections
RZ 113b Phase 3 Road Sections
RZ 114 Phase 3 Road Sections
RZ 115 Phase 3 Front Yard Examples
RZ 116 Phase 3 Front Yard Examples

PARCEL INFORMATION PACKAGES:

Parcel 16
Parcel 17
Parcel 18
Parcel 19
Parcel 20
Parcel 21
Parcel 22 UniverCity Childcare Facility Plans and Sections by Hughes Condon Marler Architects
Parcel 23
Parcel 24
Parcel 24 BMTH Plan by Hughes Condon Marler Architects
Parcel 24 BMTH Architectural Sections by Hughes Condon Marler Architects
Parcel 24 BMTH University High Street Section at Parcel 24 by Hughes Condon Marler Architects
Parcel 25
Parcel 25 PWL Interim Layout Plan
Parcel 25 PWL Interim Planting Plan
Parcel 25 PWL Interim Plant List
Parcel 25 PWL Interim Grading
Parcel 26
Parcel 27
Parcel 28
Parcel 29
Parcel 42
Parcel 42 Richard Bolton Park Phase Interim, Phase 2 and Phase 3 Landscape Plans by Sharp & Diamond Landscape Architecture Ltd.
Parcel 42 Reservoir Pumphouse architectural plans by Hotson Baker Boniface Haden Architects + Urbanistes

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.



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Butler Sundvick & Assoc. / Dyck & Associates

UNIVERCITY PHASE 3 DEVELOPMENT STATISTICS (REZ#06-65, SUB#07-51)

SFU Community Trust

26-Jul-10

Based on revised Phase 3 subdivision plan provided on June 29, 2010

	Parcel No.	Lot Area (m2)	Lot Area (sf)	Max Site Coverage (%)	Base Residential FAR	Max Residential FAR (w/ bonusing)	Base GFA (sf)	Max GFA (sf) (w/bonusing)	Unit Count	Max Unit Count w/ Pooled Units (+15% as per 'h')	Estimated Max Bedroom Count	Estimated Population @ 2.2 ppu	On-Site Parking (incl. visitor 0.1) (P11E)	Estimated Centralized Visitor Parking (@0.1)	Maximum Building Height	Riparian Covenant (m2)	Tree Retention (m2)	Other Easement/SROW (as indicated)	
Phase 3 (West Highlands and Slopes)	16	7,212.5	77,635	35%	2.36	2.60	183,219	201,851	183	210	324	403	220	18	12 (e) 14 (w)	1561.8	563.3		
	17	4,002.0	43,077	35%	2.36	2.60	101,662	112,000	102	117	180	224	122	10	12	1199.8	367.8		
	18	6,610.6	71,156	35%	2.27	2.50	161,524	177,890	162	186	286	356	194	16	16	1250.0	803.0	110.8	
	19	4,044.5	43,535	35%	1.91	2.10	83,152	91,424	83	96	147	183	100	8	12		559.4	331.6	
	20	7,559.9	81,374	45%	2.36	2.60	192,043	211,572	192	221	340	423	231	19	20 (s); 14 (n) (entry plaza)		20.0	tbd	
	21	4,000.0	43,056	35%	1.82	2.00	78,362	86,112	78	90	139	172	94	8	8		441.4		
	22 (Childcare)	2,009.0	21,625		0.00	0.00	0	0	0	0	0	0	0	0	2			11.6	
	23	2,507.2	26,987	75%	2.36	2.60	63,689	70,166	95	109	189	209	116	10	12			18.6	
	27	3,055.1	32,885	65%	2.27	2.50	74,649	82,213	75	86	132	164	90	7	8 (Mews); 7 (High St.)				
	28	3,055.1	32,885	65%	2.27	2.50	74,649	82,213	75	86	132	164	90	7	7 (Mews); 6 (High St.)				
	29	3,341.8	35,971	70%	1.27	1.40	45,683	50,359	46	53	81	101	55	5	4 (Mews); 4 (High St.)				
	28/29 SROW	390.8	4,207	0%	0.00	0.00	0	0	0	0	0	0	0	0					391.0m2 SROW
	New Park Area	1,450.3	15,611		0.00	0.00	0	0	0	0	0	0	0	0			0.0	0.0	
	Subtotal		49,238.8	530,002		2.00	2.20	1,058,632	1,165,800	1091	1254	1951	2399	1313	109		4011.6	2785.1	
Pooled Phase 3 Residential Units	Phase 3 allocation								164		290	361	197	16					
Total Phase 3		49,238.8	530,002		2.000	2.200	1,058,632	1,165,800	1255		2241	2760	1510	125		4011.6	2785.1		
Total Future Phase 4 (Slopes)	43	53,841.2	579,542		1.130	1.240	654,882	720,425	651		874	1087	594	49		13390.0	316.0		
TOTAL PHASE 3 & 4		103,080.0	1,109,544		1.550	1.700	1,713,514	1,886,225	1906		3115	3847	2104	174		17401.6	3101.1		
Parcel 24	24	8,300.0	89,308	tbd	tbd	tbd	tbd	tbd	tbd	tbd	tbd	tbd	tbd	tbd	tbd				
Parcel 25	25	8,670.0	93,289	tbd	tbd	tbd	tbd	tbd	tbd	tbd	tbd	tbd	tbd	tbd	tbd				

NOTES:

a. Number of residential units built to date = 1080 (not including mixed-use High Street Parcels 14 & 15)

b. Number of residential units remaining = 3049 (per OCP) - 1080 = 1969

c. Residential unit counts for mixed-use High Street Parcels 14, 15, 24 & 25 are not part of 3049 units, per OCP (Section 2.9 and Figure 1)

d. Parking calculation: per P11E bylaw minimum w/ flex unit parking at 10% for Concrete; 25% for Wood and w/ visitor parking at 0.1 with remaining 0.1 accounted for in a centralized facility

e. Average unit size: determined through as-built assessment of all product at UniverCity to date and cross referenced to buildable/site area/unit count: 880sq.ft. Concrete; 1100sq.ft. Wood

f. Unit counts: 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% studio, 26% 1 Bdrm, 51% 2 Bdrm, 13% 3 Bdrm

Wood: 1% studio, 2% 1 Bdrm, 60% 2 Bdrm, 30% 3 Bdrm, 7% 4 Bdrm

g. Max FAR and GFA is achievable only where SFU CT has certified that the development satisfies the green building bonusing provisions.

h. Max 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.

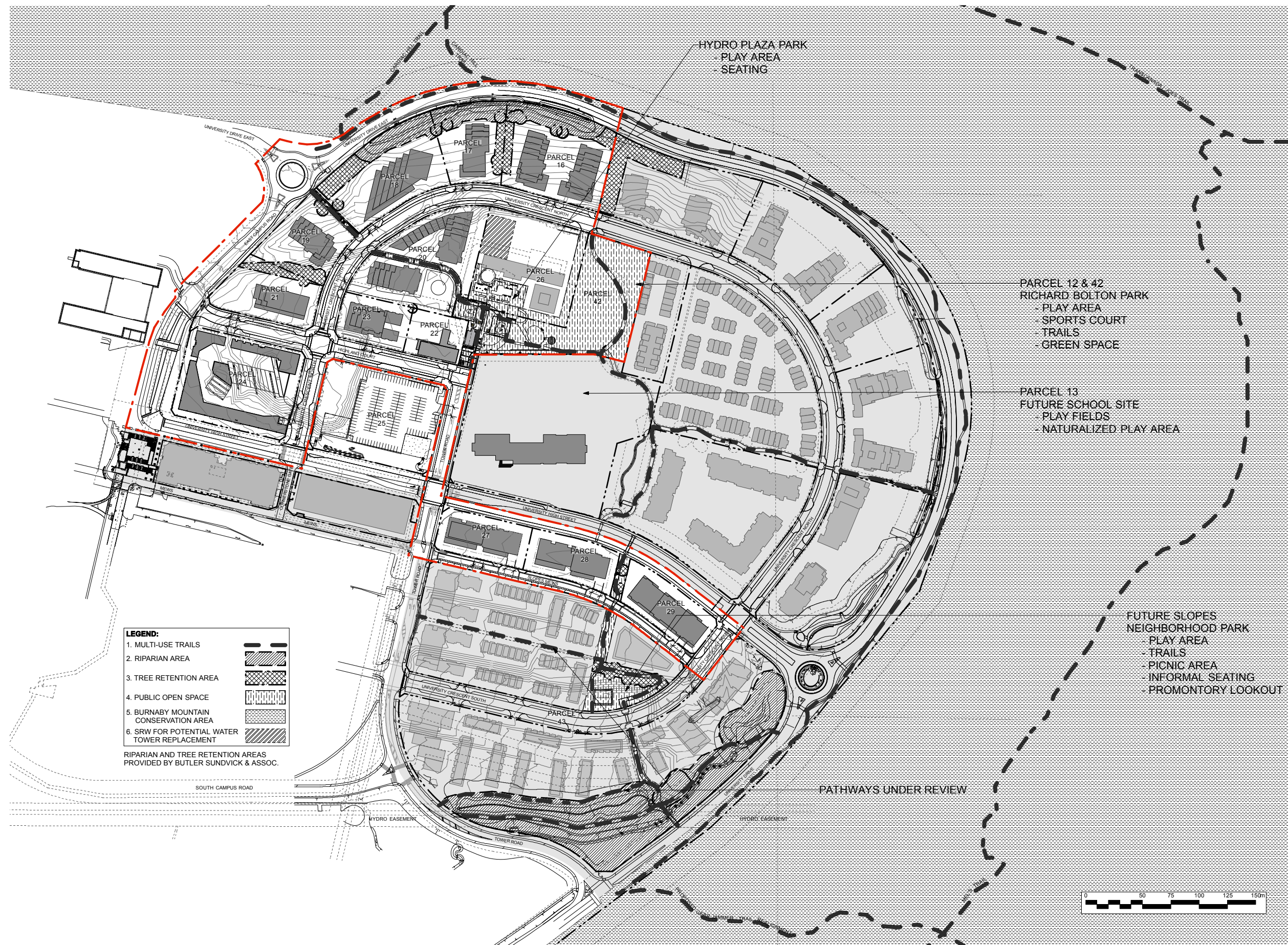
i. Max building height is calculated as number of storeys x 3m plus 1m measured from adjacent sidewalk or curb grade; Elevator and mechanical penthouses may extend up to 3.5 metres above the specified height, but are limited to 15 percent of the roof area with at least a 3 metre setback. Parking levels above existing grade will be counted as part of building height.

j. Parcel 21 and 24 will have covenants placed upon them to prevent their development until the Public Transit Centre - Bus Loop and associated road designs are finalised and servicing agreement completed. Amendment CD rezoning for a specific plan of development is required prior to development of these Parcels.

k. Centralised visitor parking at 0.1 is at option of developer; developer may choose to provide on-site

l. "Mews" in Building Height column is shortform for "Slopes Mews"

m. 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.



LEGEND:

1. MULTI-USE TRAILS	
2. RIPARIAN AREA	
3. TREE RETENTION AREA	
4. PUBLIC OPEN SPACE	
5. BURNABY MOUNTAIN CONSERVATION AREA	
6. SRW FOR POTENTIAL WATER TOWER REPLACEMENT	

RIPARIAN AND TREE RETENTION AREAS PROVIDED BY BUTLER SUNDEVICK & ASSOC.

NO.	DATE	DESCRIPTION
1	2007/05/14	Draft - Issued for Rezoning Application Review
2	2007/06/27	Issued for Rezoning Application
3	2007/08/01	Revised Phase 3 limit
4	2007/09/07	Revised per city comments
5	2007/09/14	Revisions to setbacks
6	2007/10/10	Reissued for Rezoning Application Revisions as per City Comments
7	2007/10/31	Issued per City Comments
8	2007/11/16	Revised as per City Comments
9	2007/11/27	Issued for Discussion
10	2007/12/06	Reissued for Rezoning Application
11	2007/12/13	Issued to Fire Dept. for Discussion
12	2008/06/08	Reissued for Rezoning Application
13	2008/08/19	Reissued for Rezoning Application
14	2009/07/15	Issued to SUCT for Review
15	2009/07/17	Issued for Rezoning Application
16	2009/12/17	Issued for Rezoning Application
17	2010/02/01	Issued for Rezoning Application
18	2010/03/04	Issued for Rezoning Application
19	2010/05/04	Issued for Rezoning Application
20	2010/07/07	Issued for Rezoning Application
21	2010/07/26	Issued for Final Submission



Butler Sundvick & Assoc. / Dyck & Associates



UniverCity Overall Open Space, Riparian, Tree Preservation, Pathway Plan

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NORTH

SCALE
1:1500
At Arch D

PROJECT NO.	0712
DATE	OCT 31/2007
FILE NAME	0825 RZ 100 to 105 Phase 3 Plan.vwx
PLOTTED	9/19/08 at 2:41:08 PM
DRAWN	CO
REVIEWED	JW

RZ-101

NO.	DATE	DESCRIPTION
1	2007/05/14	Draft - Issued for Rezoning Application Review
2	2007/06/27	Issued for Rezoning Application
3	2007/08/01	Revised Phase 3 limit
4	2007/09/07	Revised per city comments
5	2007/09/14	Revisions to setbacks
6	2007/10/10	Reissued for Rezoning Application Revisions as per City Comments
7	2007/10/31	Reissued for Rezoning
8	2007/11/16	Revised as per City Comments
9	2007/11/27	Issued for Discussion
10	2007/12/06	Reissued for Rezoning Application
11	2007/12/13	Issued to Fire Dept. for Discussion
12	2008/08/08	Reissued for Rezoning Application
13	2008/09/19	Reissued for Rezoning Application
14	2009/07/15	Issued to SFUCT for Review
15	2009/07/17	Issued for Rezoning Application
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17	2010/02/01	Issued for Rezoning Application
18	2010/03/04	Issued for Rezoning Application
19	2010/05/04	Issued for Rezoning Application
20	2010/07/07	Issued for Rezoning Application
21	2010/07/26	Issued for Final Submission




Butler Sundvick & Assoc. / Dyck & Associates



DRAWING TITLE
**Phase 3
 Area Plan**

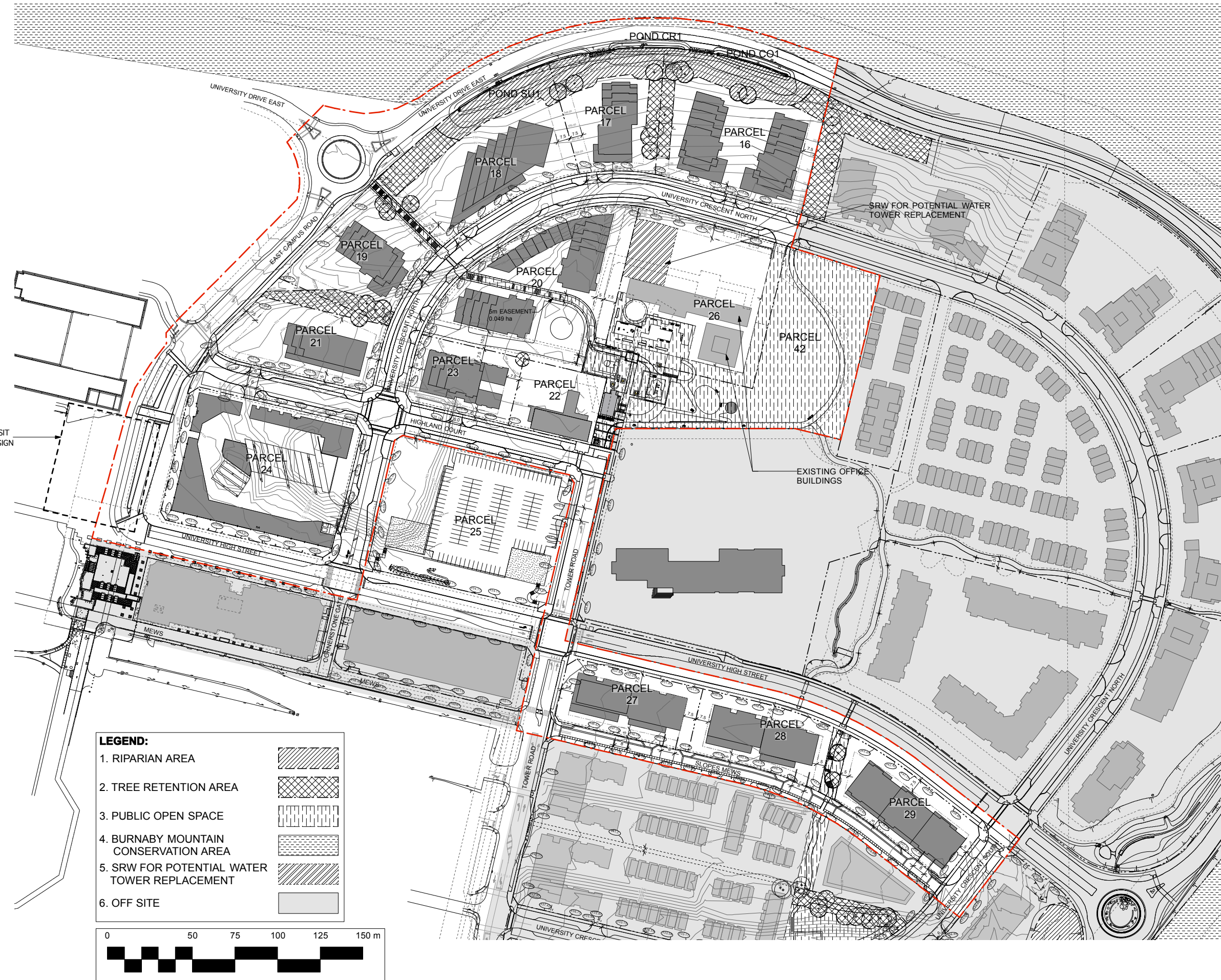
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NORTH  SCALE
**1:1000
 At Arch D**






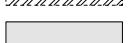
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REVIEWED	JW

DRAWING


RZ-102



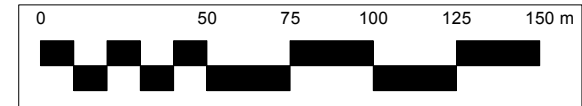
LEGEND:

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	

0 50 75 100 125 150 m



FUTURE TRANSIT CENTRE REDESIGN



PWL Partnership Landscape Architects Inc.
 6th Floor East Aisle House
 1201 West Pender Street
 Vancouver BC Canada V6E 2V2
 www.pwlpartnership.com
 T 604.688.8111
 F 604.688.8112

LEGEND:

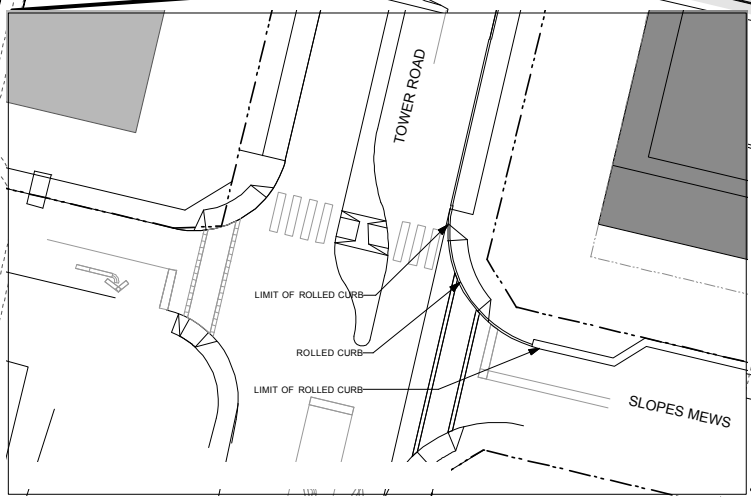
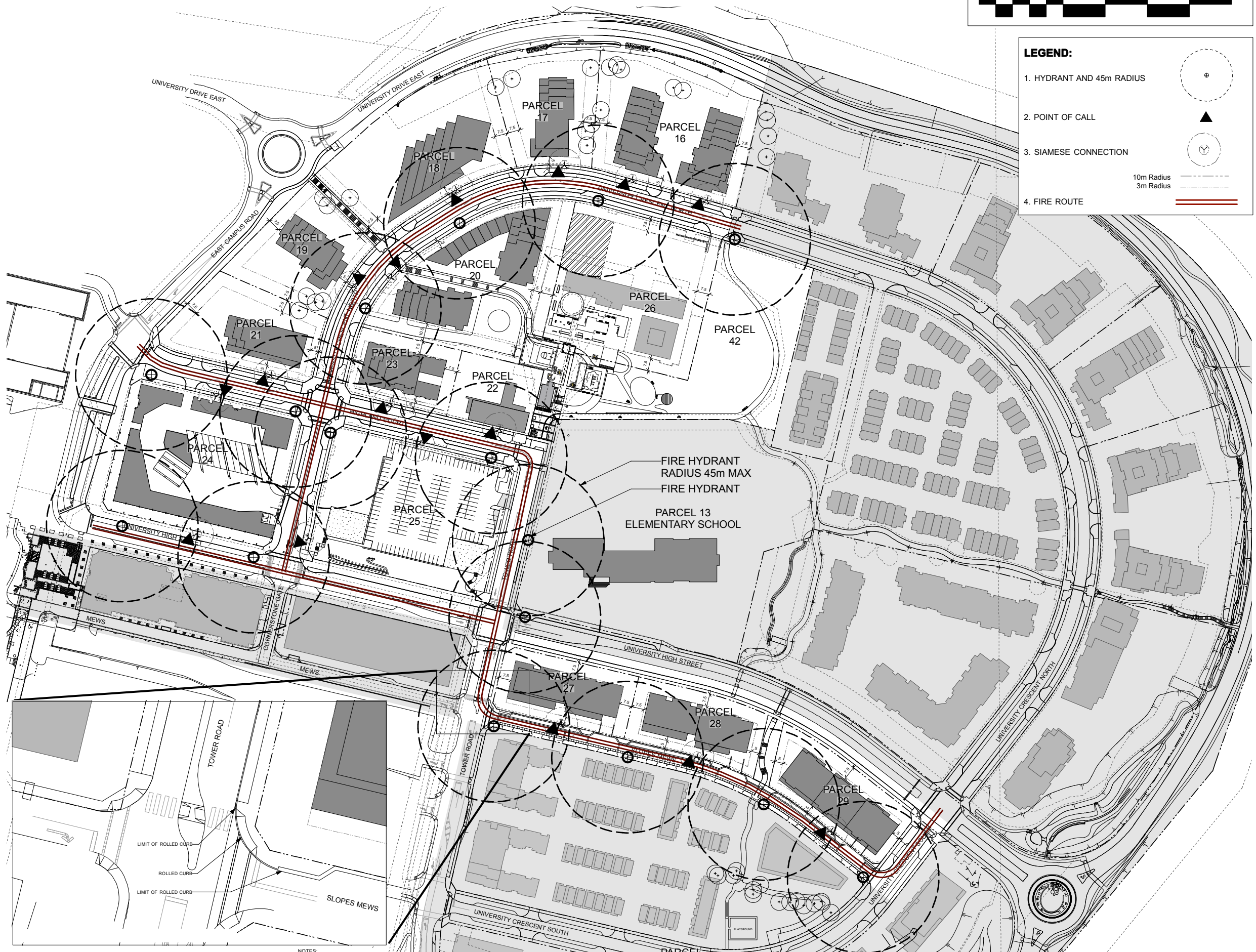
- 1. HYDRANT AND 45m RADIUS
- 2. POINT OF CALL
- 3. SIAMESE CONNECTION
- 4. FIRE ROUTE

10m Radius

3m Radius

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2007/10/10	Issued for Rezoning Application
2	2007/10/31	Issued per City Comments
3	2007/11/16	Revised as per City Comments
4	2007/11/27	Issued for Discussion
5	2007/12/06	Reissued for Rezoning Application
6	2007/12/13	Issued to Fire Dept. for Discussion
7	2008/02/12	Issued for Discussion
8	2008/03/18	Tower Road Median Revised per Civil Engineer Plan
9	2008/08/08	Reissued for Rezoning Application
10	2008/09/19	Reissued for Rezoning Application
11	2009/07/15	Issued to SFUCT for Review
12	2009/07/17	Issued for Rezoning Application
13	2009/12/17	Issued for Rezoning Application
14	2010/02/01	Issued for Rezoning Application
15	2010/03/04	Issued for Rezoning Application
16	2010/05/04	Issued for Rezoning Application
17	2010/07/07	Issued for Rezoning Application
18	2010/07/26	Issued for Final Submission



NOTES:
NO FIRE ROUTES SHOWN HERE



Butler Sundvick & Assoc. / Dyck & Associates



DRAWING TITLE
**Phase 3 Area
 Fire Access Plan**

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NORTH

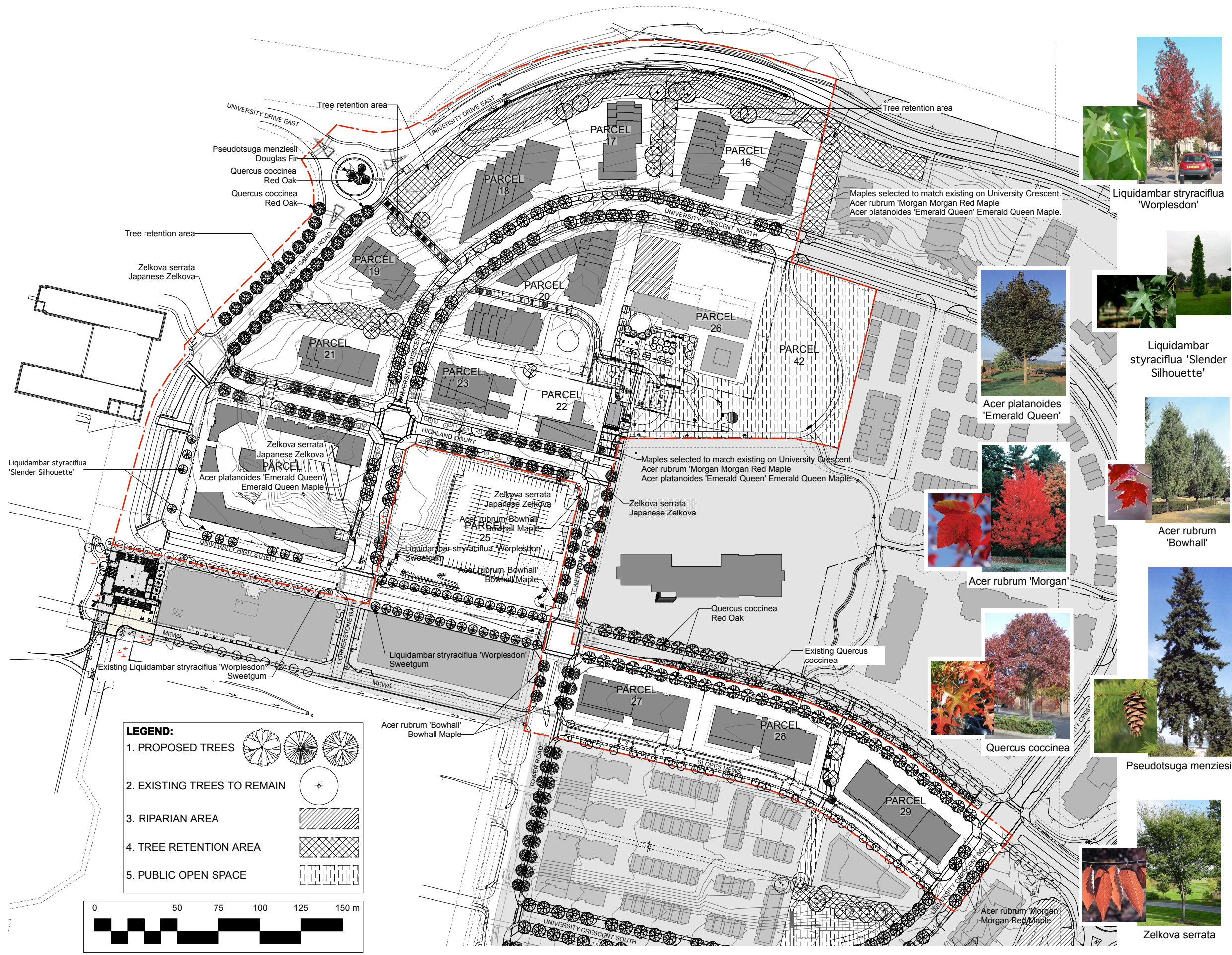
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 At Arch D**

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DATE	2007 04 20
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PLOTTED	7/3/09 at 11:08:53 AM
DRAWN	NM
REVIEWED	JW

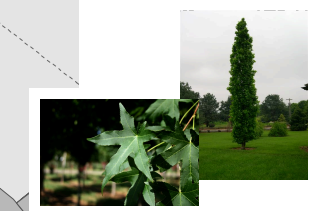
RZ-103

TOWER ROAD SLOPES MEWS INTERSECTION DETAIL AT 1:250

NO.	DATE	DESCRIPTION
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2	2007/06/27	Issued for Rezoning Application
3	2007/09/07	Revised per city comments
4	2007/09/14	Revisions to setbacks
5	2007/10/10	Reissued for Rezoning Application Revisions as per City Comments
6	2007/10/31	Issued per City Comments
7	2007/11/16	Revised as per City Comments
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12	2008/09/19	Reissued for Rezoning Application
13	2009/07/15	Issued to SFUCT for Review
14	2009/07/17	Issued for Rezoning Application
15	2009/12/17	Issued for Rezoning Application
16	2010/02/01	Issued for Rezoning Application
17	2010/03/04	Issued for Rezoning Application
18	2010/05/04	Issued for Rezoning Application
19	2010/07/07	Issued for Rezoning Application
21	2010/07/26	Issued for Final Submission



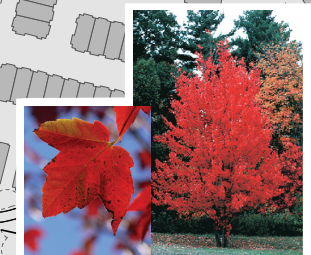
Liquidambar styraciflua 'Worplesdon'



Liquidambar styraciflua 'Slender Silhouette'



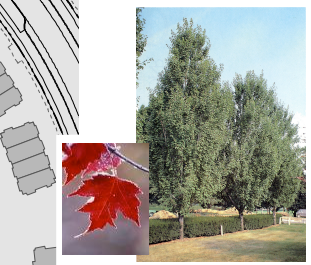
Acer platanoides 'Emerald Queen'



Acer rubrum 'Bowhall'



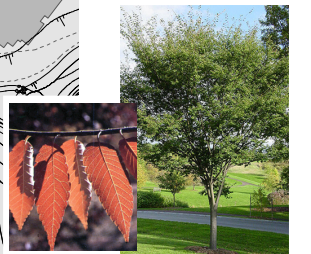
Acer rubrum 'Morgan'



Acer rubrum 'Bowhall'



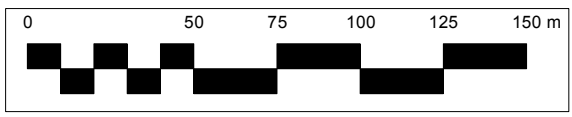
Pseudotsuga menziesii



Zelkova serrata

LEGEND:

1. PROPOSED TREES	
2. EXISTING TREES TO REMAIN	
3. RIPARIAN AREA	
4. TREE RETENTION AREA	
5. PUBLIC OPEN SPACE	



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 architects + urbanists

HunterAIRD
 ENGINEERING LTD.

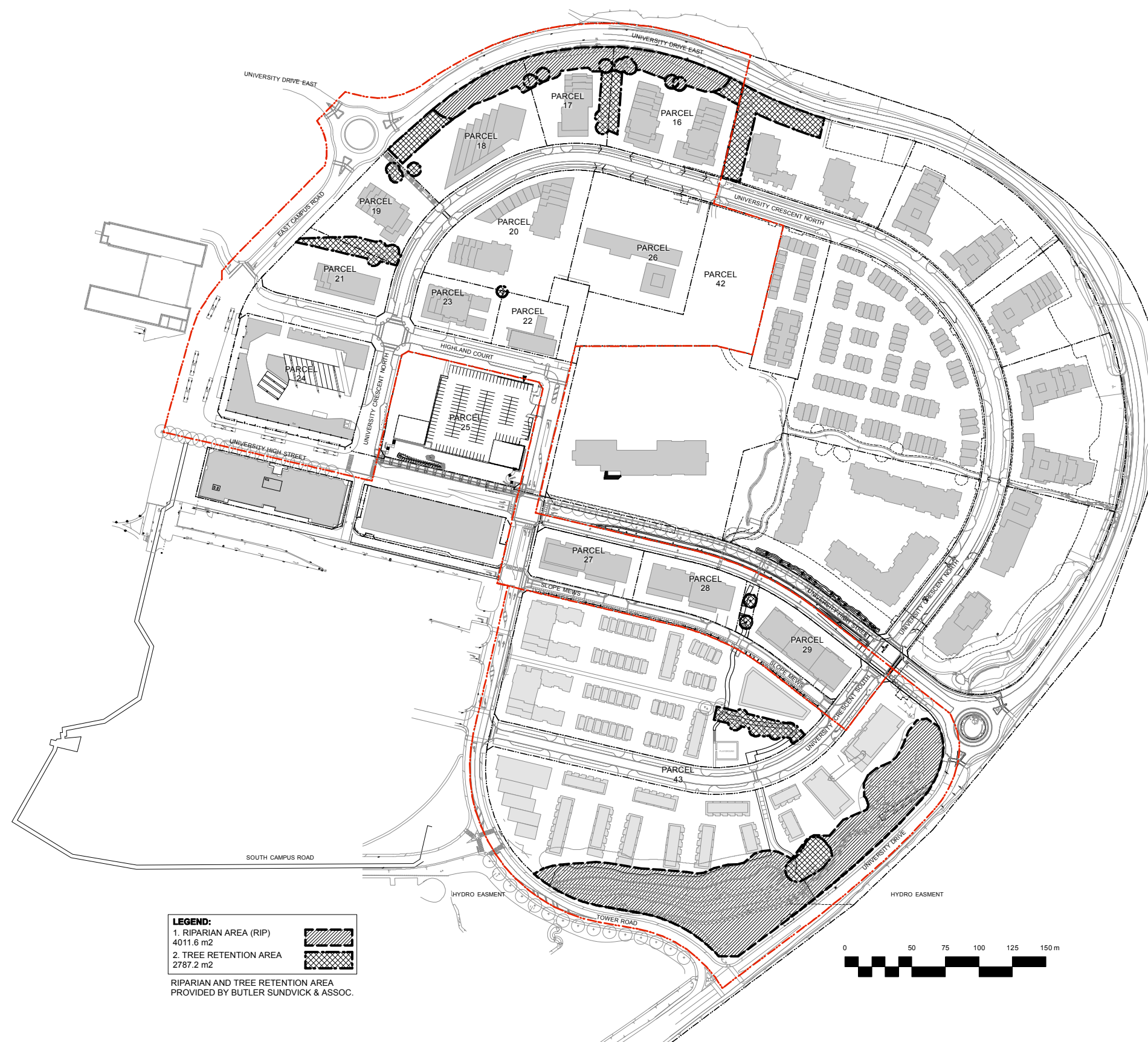
Butler Sundvick & Assoc. / Dyck & Associates

Phase 3

UniverCity
 ON BURNABY MOUNTAIN

DRAWING TITLE
Phase 3 Street Tree Plan

DRAWING NO. **0712**
 DATE **2007 04 20**
 FILE NAME **0825 RZ 100 to 104 Phase 3 Plan.vwx**
 PLOTTED **7/3/09 at 11:08:53 AM**
 DRAWN **NBM** REVIEWED **JW**



LEGEND:
 1. RIPARIAN AREA (RIP)
 4011.6 m²
 2. TREE RETENTION AREA
 2787.2 m²
 RIPARIAN AND TREE RETENTION AREA
 PROVIDED BY BUTLER SUNDEVICK & ASSOC.

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2007/10/31	Issued per City Comments
2	2007/11/16	Revised as per City Comments
3	2007/11/27	Issued for Discussion
4	2007/12/06	Reissued for Rezoning Application
5	2007/12/13	Issued to Fire Dept. for Discussion
6	2008/08/08	Reissued for Rezoning Application
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8	2009/07/17	Issued for Rezoning Application
9	2009/12/17	Issued for Rezoning Application
10	2010/02/01	Issued for Rezoning Application
11	2010/03/04	Issued for Rezoning Application
12	2010/04/04	Issued for Rezoning Application
13	2010/07/07	Issued for Rezoning Application
14	2010/07/26	Issued for Final Submission



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PROJECT
Phase 3 Et 4



DRAWING TITLE
**Phase 3
 Riparian and
 Tree Covenant Plan**

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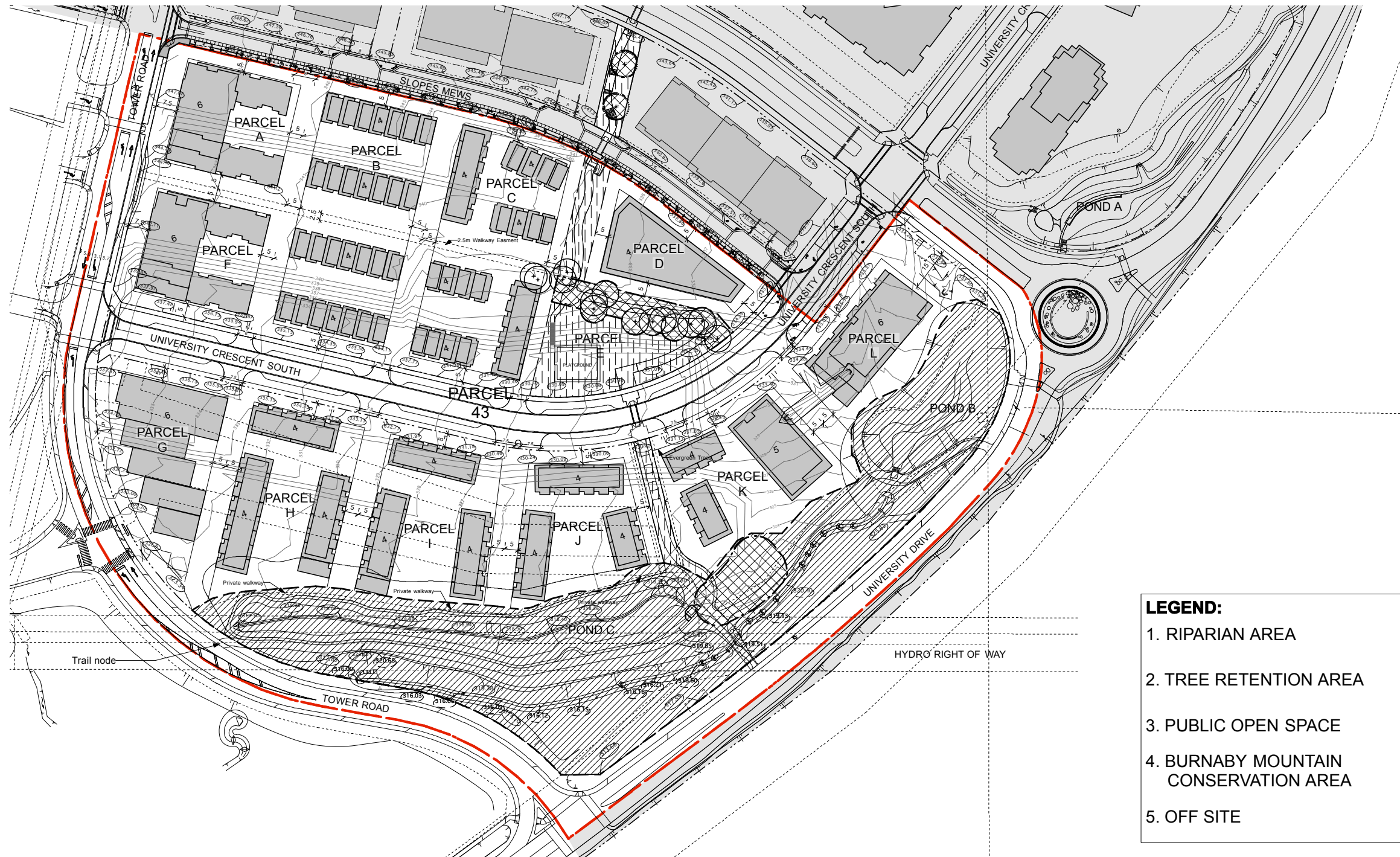
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SCALE
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 At Arch D**

PROJECT NO.	0712
DATE	OCT 31/2007
FILE NAME	0825 RZ 105 Phase 3 Riparian.vwx
PLOTTED	7/16/09 at 2:52:35 PM
DRAWN	NBM
REVIEWED	JW

DRAWING

RZ-105



LEGEND:

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

NOTE:
ALL PARKING IN PHASE 4 IS UNDERGROUND PARKING

UNIVERCITY PHASE 4 DEVELOPMENT STATISTICS (REZ#06-65)
SFU Community Trust
26-Jul-10

	Parcel No.	Lot Area (m2)	Lot Area (sf)	Max Site Coverage (%)	Base Residential FAR	Max Residential FAR (w/ bonusing)	Base GFA (sf)	Max GFA (sf) (w/bonusing)	Estimated Max Unit Count	Estimated Max Bedroom Count	Estimated Population @ 2.2 ppu	On-Site Parking (incl. visitor 0.1) (P11E)	Estimated Centralized Visitor Parking (@0.1)	Other Easement/SROW (as indicated)
Phase 4 (Slopes) estimates based on draft subdivision plan	A	2769.2	29808	65%	1.78	1.98	53117	59019	49	87	108	59	5	
	B	5169.5	55644	75%	1.10	1.21	61209	67330	45	80	99	54	5	
	C	5079.3	54674	75%	1.10	1.21	60141	66155	44	78	97	53	4	
	D	2019.6	21739	55%	1.50	1.65	32608	35869	24	42	53	29	2	
	E	2639.0	28406	0%	0.00	0.00	0	0	0	0	0	0	0	2640m2 park easement.
	F	2769.3	29809	65%	1.80	2.00	53656	59617	49	87	108	59	5	
	G	3309.1	35619	75%	1.80	2.00	64114	71238	58	103	128	70	6	
	H	4919.4	52952	35%	1.10	1.21	58248	64072	39	69	86	47	4	
	I	5569.8	59953	35%	1.10	1.21	65949	72544	44	78	97	53	4	
	J	7169.2	77169	35%	0.90	0.99	69452	76398	45	80	99	54	5	
	K	6829.0	73507	35%	1.00	1.10	73507	80858	53	94	117	64	5	
	L	5598.8	60265	35%	1.00	1.10	60265	66292	44	78	97	53	4	
Pooled Phase 4 Residential Units	Phase 4 allocation								157					
Total Phase 4 (Slopes) for future re-subdivision	43	53841.2	579542		1.13	1.24	654882	720425	651	874	1087	594	49	

PWL partnership
PWL Partnership Landscape Architects Inc.
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
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T 604.688.6111
F 604.688.6112

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2007/10/31	Issued per City Comments
2	2007/11/16	Revised as per City Comments
3	2007/11/27	Issued for Discussion
4	2007/12/06	Reissued for Rezoning Application
5	2007/12/13	Issued to Fire Dept. for Discussion
6	2008/08/08	Reissued for Rezoning Permit
7	2008/09/19	Reissued for Rezoning Permit
8	2009/07/15	Issued to SFUCT for Review
9	2009/07/17	Issued for Rezoning Application
10	2009/12/17	Issued for Rezoning Application
11	2010/02/01	Issued for Rezoning Application
12	2010/03/04	Issued for Rezoning Application
13	2010/05/04	Issued for Rezoning Application
14	2010/07/07	Issued for Rezoning Application
15	2010/07/26	Issued for Final Submission



Butler Sundvick & Assoc. / Dyck & Associates
PROJECT
Phase 4



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

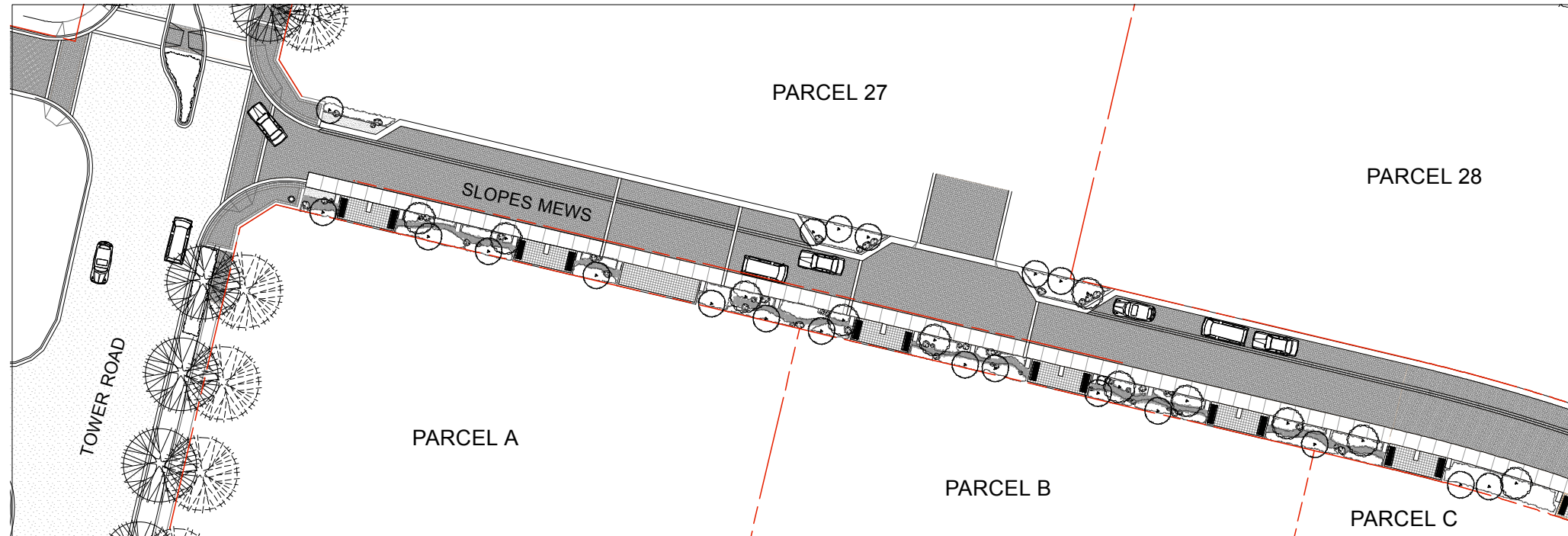
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NORTH

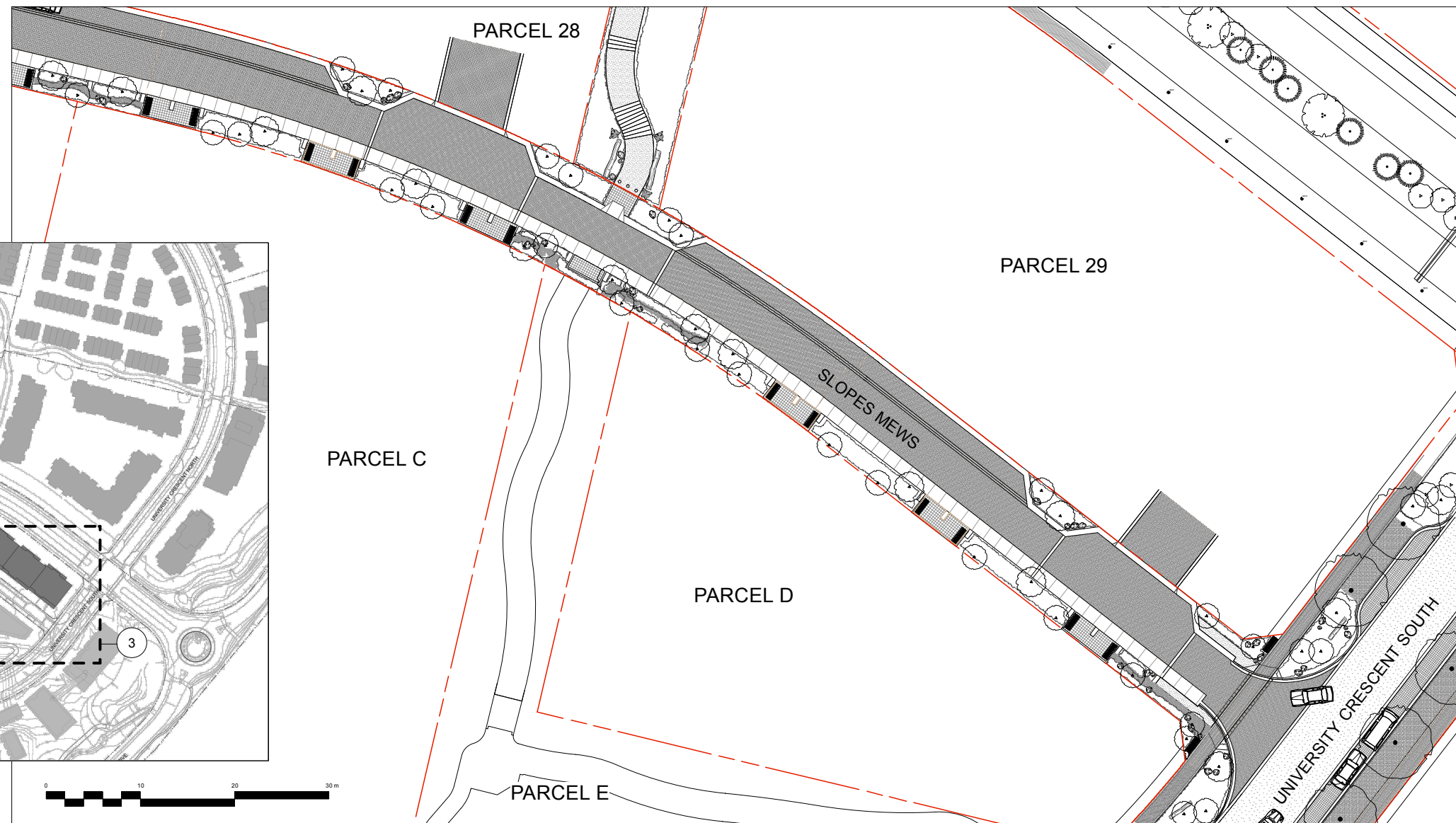
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REVIEWED	JW

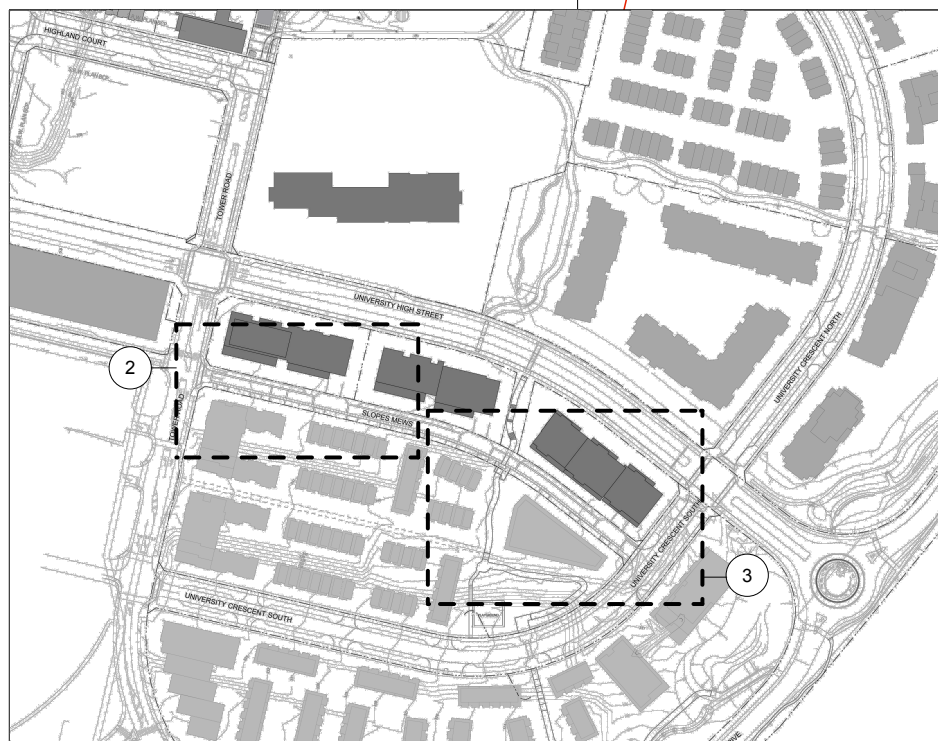
RZ-106



2 SLOPES MEWS WEST
1:250



3 SLOPES MEWS EAST
1:250



1 KEY PLAN
NTS



NO.	DATE	DESCRIPTION
	2007/05/14	Draft - Issued for Rezoning App. Review
	2007/06/27	Issued for Rezoning App.
3	2007/09/17	Revisions to setbacks
4	2007/10/31	Issued per City Comments
5	2007/11/16	Revised as per City Comments
6	2007/11/27	Issued for Discussion
7	2007/12/06	Reissued for Rezoning Application
8	2007/12/13	Issued to Fire Dept. for Discussion
9	2008/08/08	Reissued for Rezoning Application
10	2008/09/19	Reissued for Rezoning Application
11	2009/07/08	Issued for Rezoning Application
12	2009/07/17	Issued for Rezoning Application
13	2009/12/17	Issued for Rezoning Application
14	2010/02/01	Issued to SFUCT for Review
15	2010/03/04	Issued for Rezoning Application
16	2010/05/04	Issued for Rezoning Application
17	2010/07/07	Issued for Rezoning Application
18	2010/07/26	Issued for Final Submission




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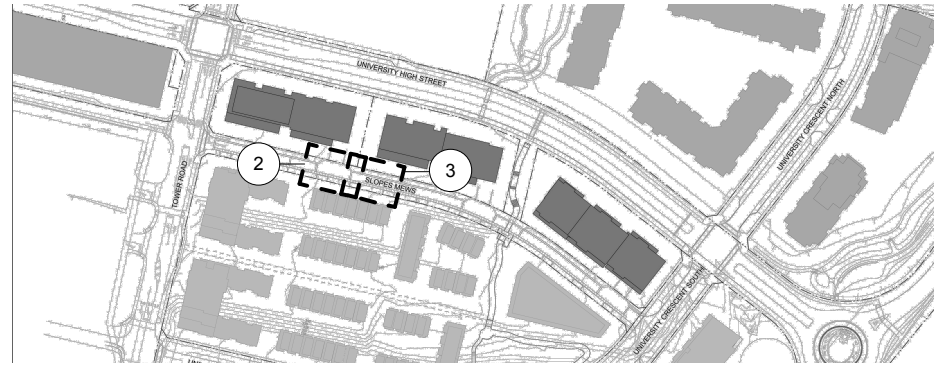
DRAWING TITLE
Phase 3 Slopes Mews Streetscape

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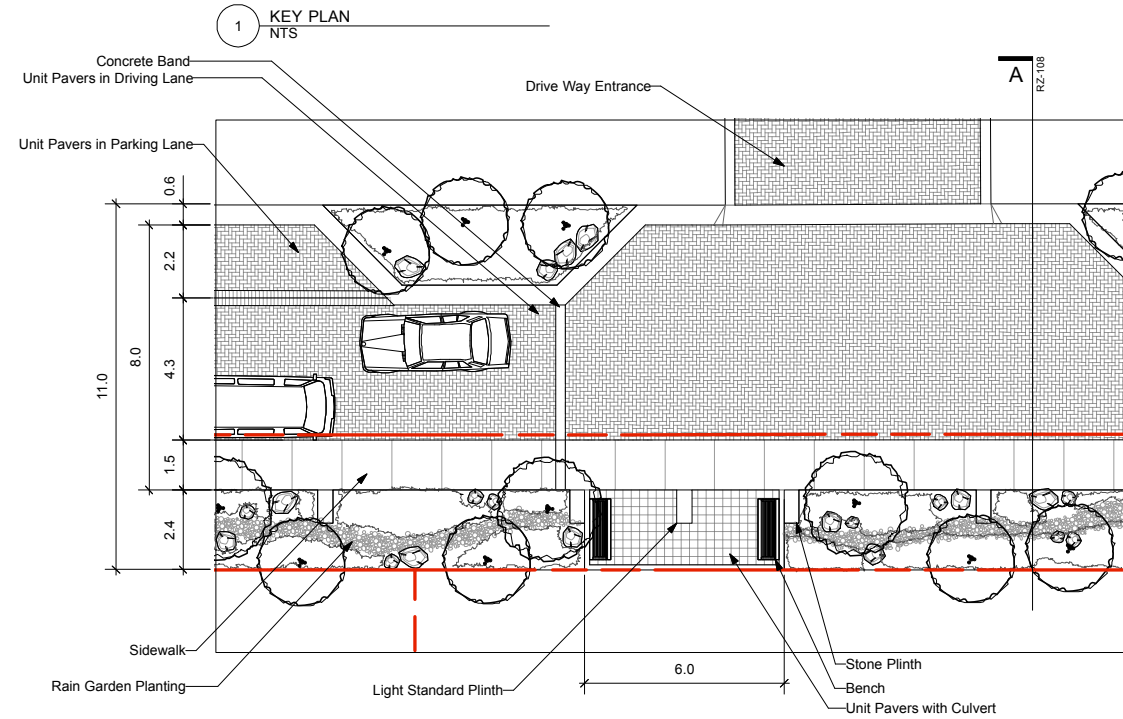
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At Arch D

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DRAWN	AK & KC REVIEWED KC

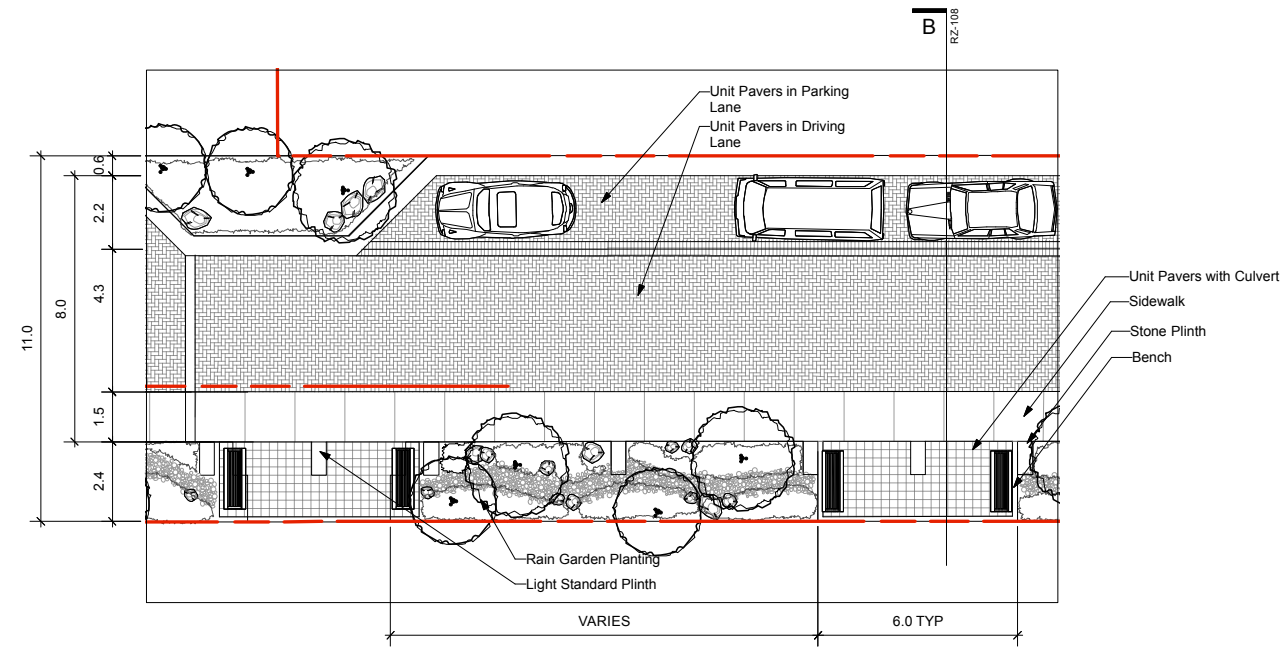
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RZ-107



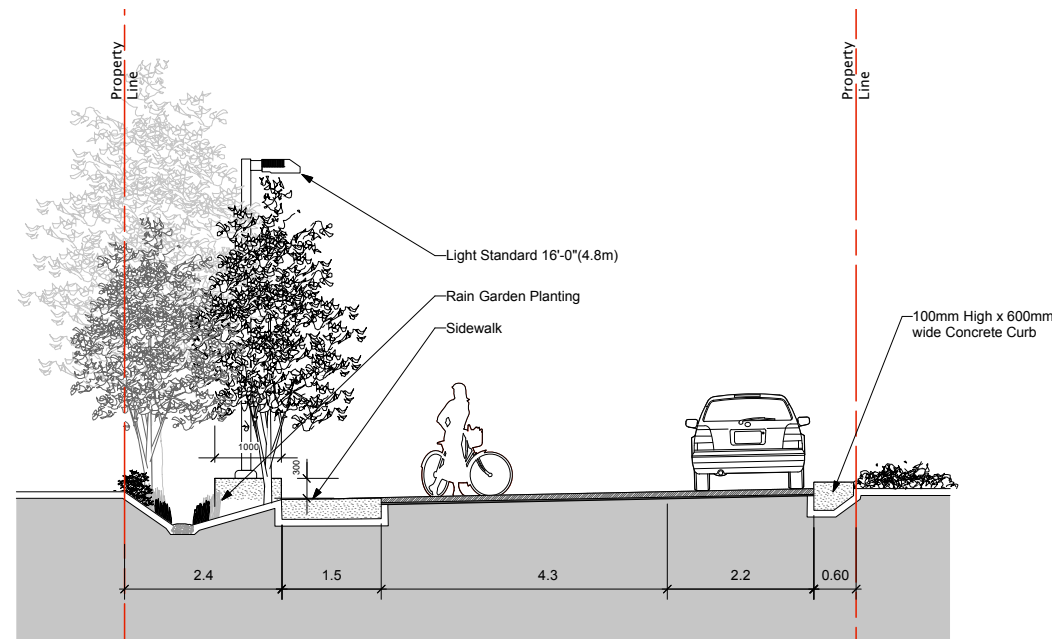
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NO.	DATE	DESCRIPTION
	2007/05/14	Draft - Issued for Rezoning App. Review
	2007/06/27	Issued for Rezoning App.
3	2007/09/17	Revisions to setbacks
4	2007/10/31	Issued per City Comments
5	2007/11/16	Revised as per City Comments
6	2007/11/27	Issued for Discussion
7	2007/12/06	Reissued for Rezoning Application
8	2007/12/13	Issued to Fire Dept. for Discussion
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10	2008/09/19	Reissued for Rezoning Application
11	2009/07/08	Issued for Rezoning Application
12	2009/07/17	Issued for Rezoning Application
13	2009/12/17	Issued for Rezoning Application
14	2010/02/01	Issued to SFRUCT for Review
15	2010/03/04	Issued for Rezoning Application
16	2010/05/04	Issued for Rezoning Application
17	2010/07/07	Issued for Rezoning Application
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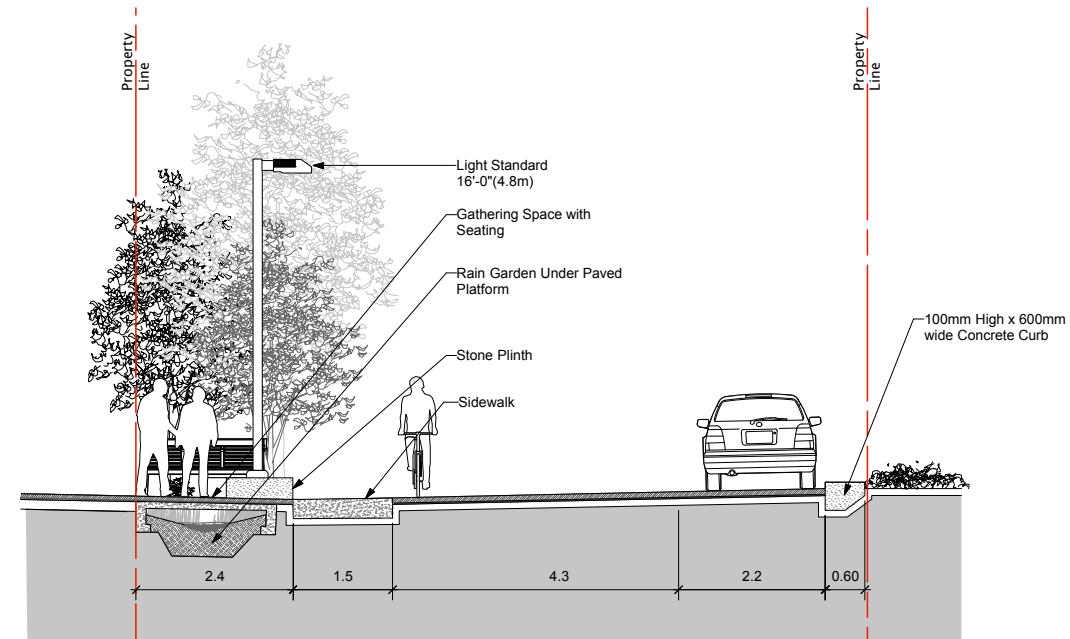
2 SLOPES MEWS AT DRIVE WAY
Scale 1:100



3 SLOPES MEWS AT BUILDING ENTRY
Scale 1:100



A SLOPES MEWS THROUGH RAIN GARDEN
Scale 1:50



B SLOPES MEWS THROUGH PEDESTRIAN NODE
Scale 1:50

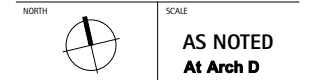


Butler Sundvick & Assoc. / Dyck & Associates



Phase 3 Slopes Mews Site Plans/Sections

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DATE	2010 07 26
FILE NAME	0825 RZ 107 to 111 Phase 3 Slopes Mews Streetscape and Sections.v
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REVIEWED	KC

DRAWING

PROJECT NO. 0712

DATE 2010 07 26

FILE NAME 0825 RZ 107 to 111 Phase 3 Slopes Mews Streetscape and Sections.v

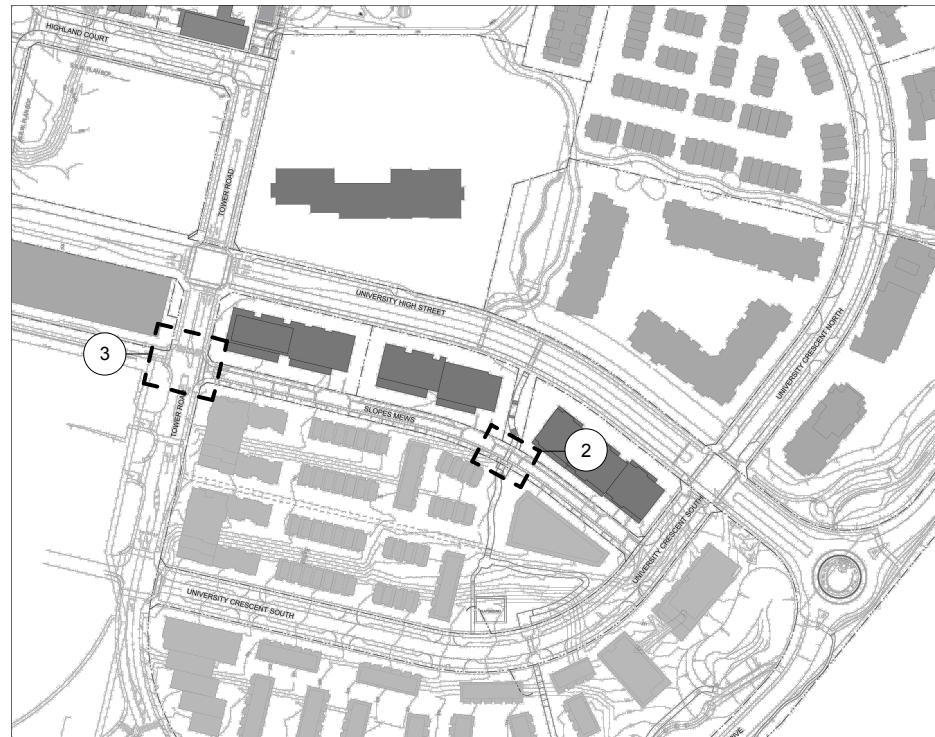
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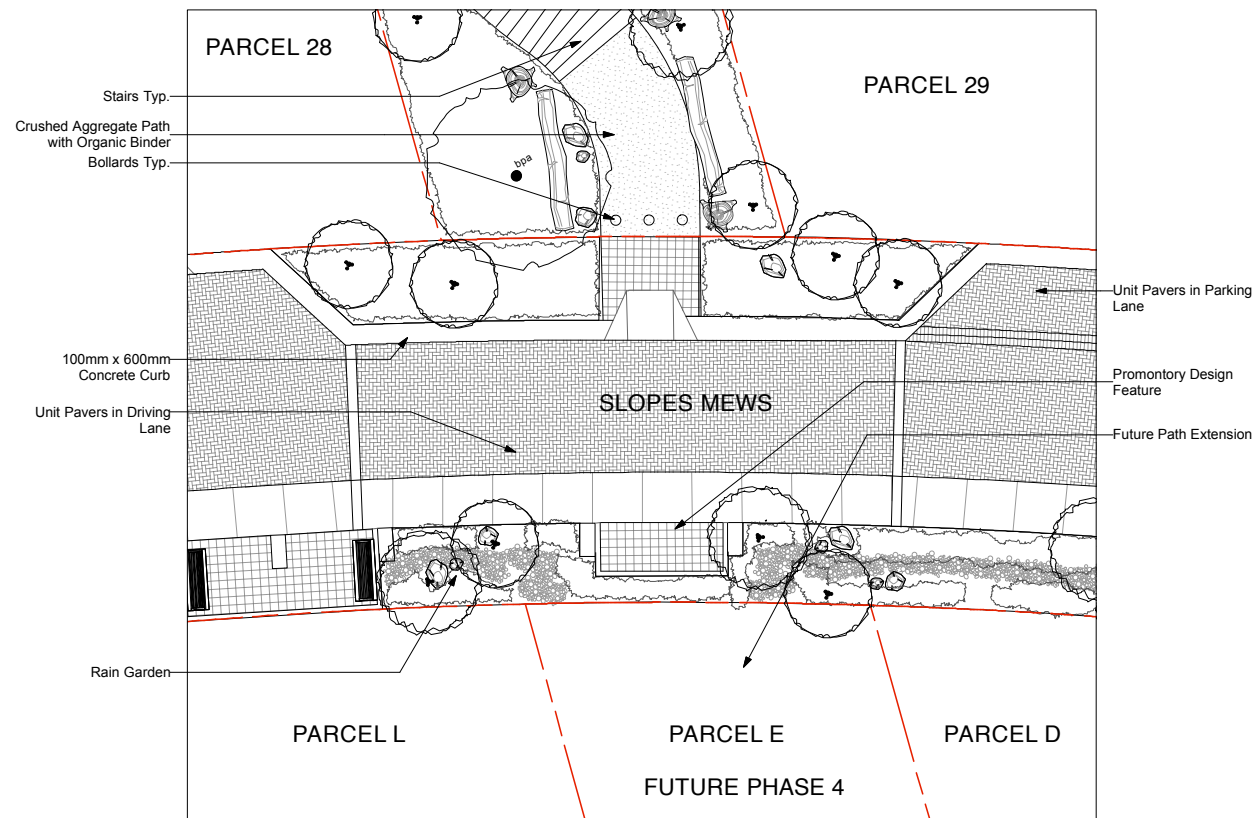
REVIEWED KC

DRAWING

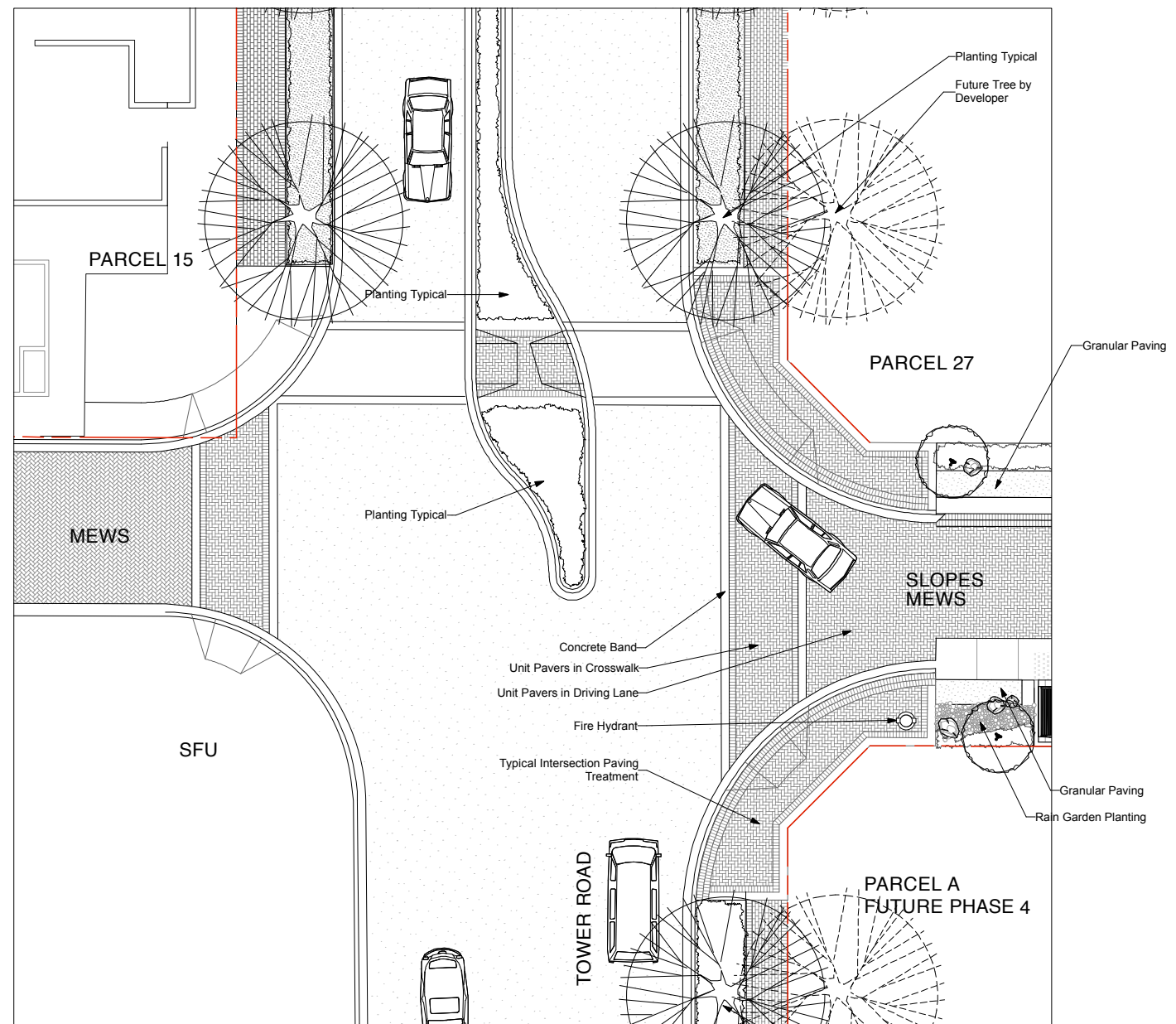
RZ-108



1 KEY PLAN
NTS



2 SLOPES MEWS AT GREENWAY INTERSECTION
Scale 1:100



3 MEWS/SLOPES MEWS AT TOWER ROAD
Scale 1:100



PWL partnership
PWL Partnership Landscape Architects Inc
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC, Canada V6E 2V2
www.pwlpartnership.com
T 604.688.8111
F 604.688.8112

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
	2007/05/14	Draft - Issued for Rezoning App. Review
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DRAWING TITLE

**Phase 3 Detail
Slopes Mews Plans**

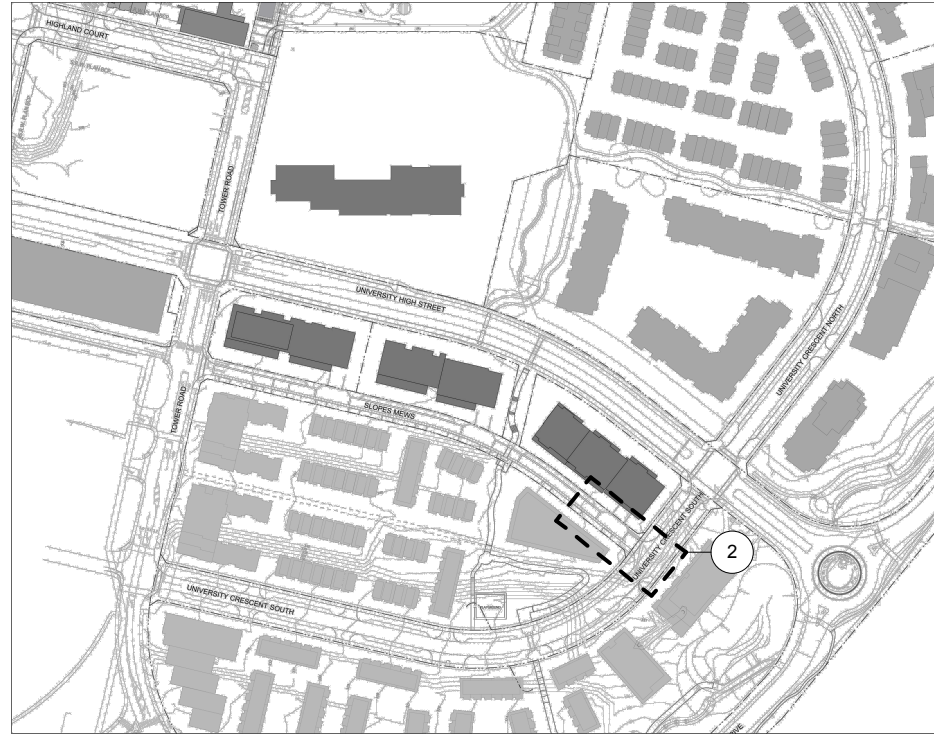
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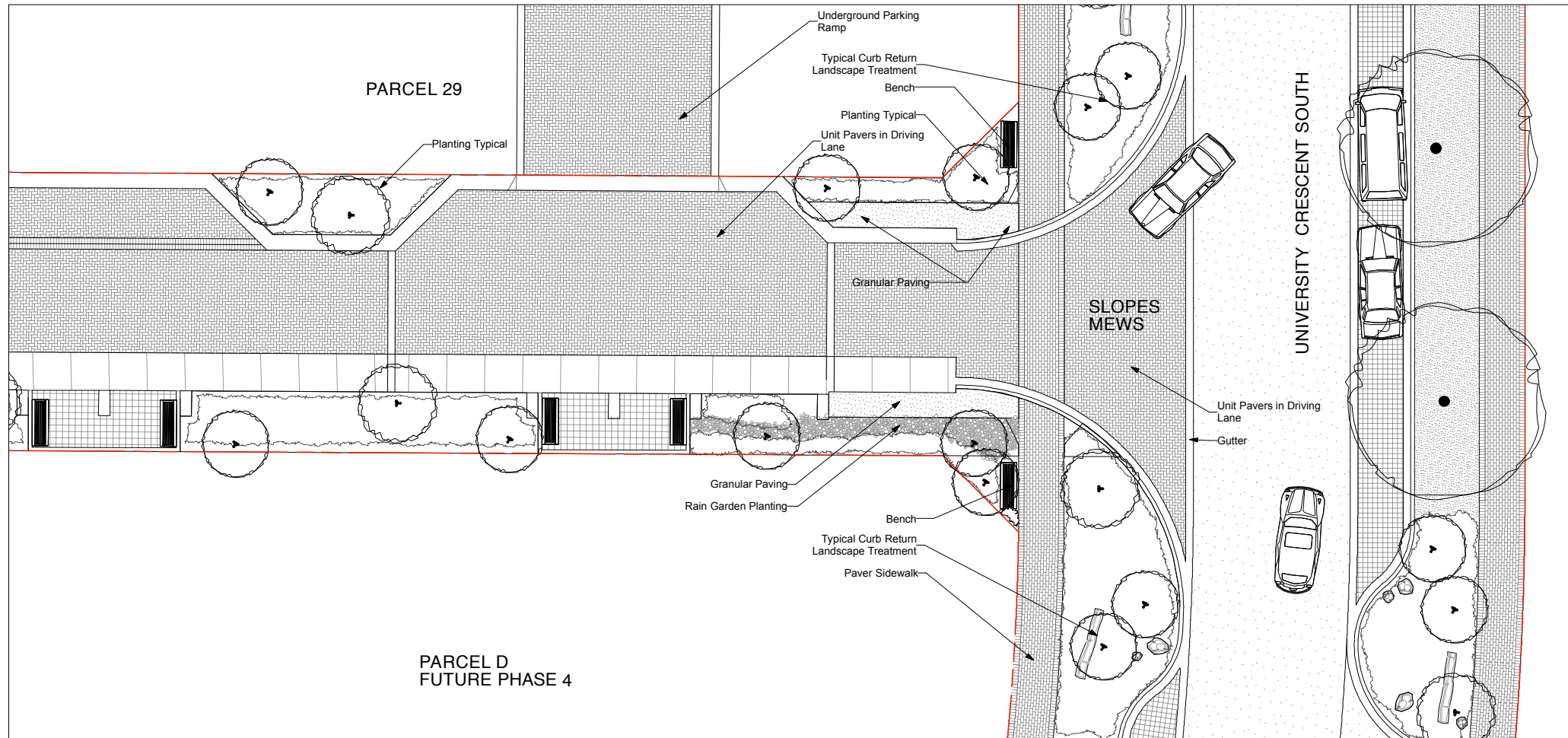
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DATE	2010 07 26
FILE NAME	0825 RZ 107 to 111 Phase 3 Slopes Mews Streetscape and Sc
PLOTTED	7/16/09 at 3:29:24 PM
DRAWN	AK & KC
REVIEWED	KC

DRAWING

RZ-109



1 KEY PLAN
NTS



2 SLOPES MEWS AT UNIVERSITY CRESCENT
Scale 1:100



PWL Partnership Landscape Architects Inc

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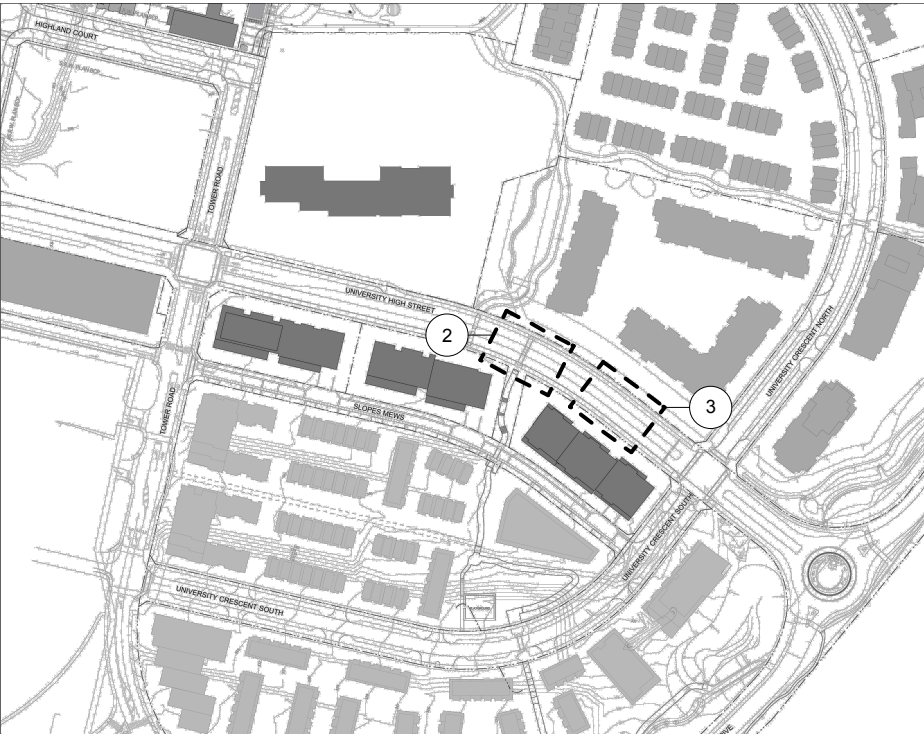
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**Phase 3 Detail
Slopes Mews Plans**

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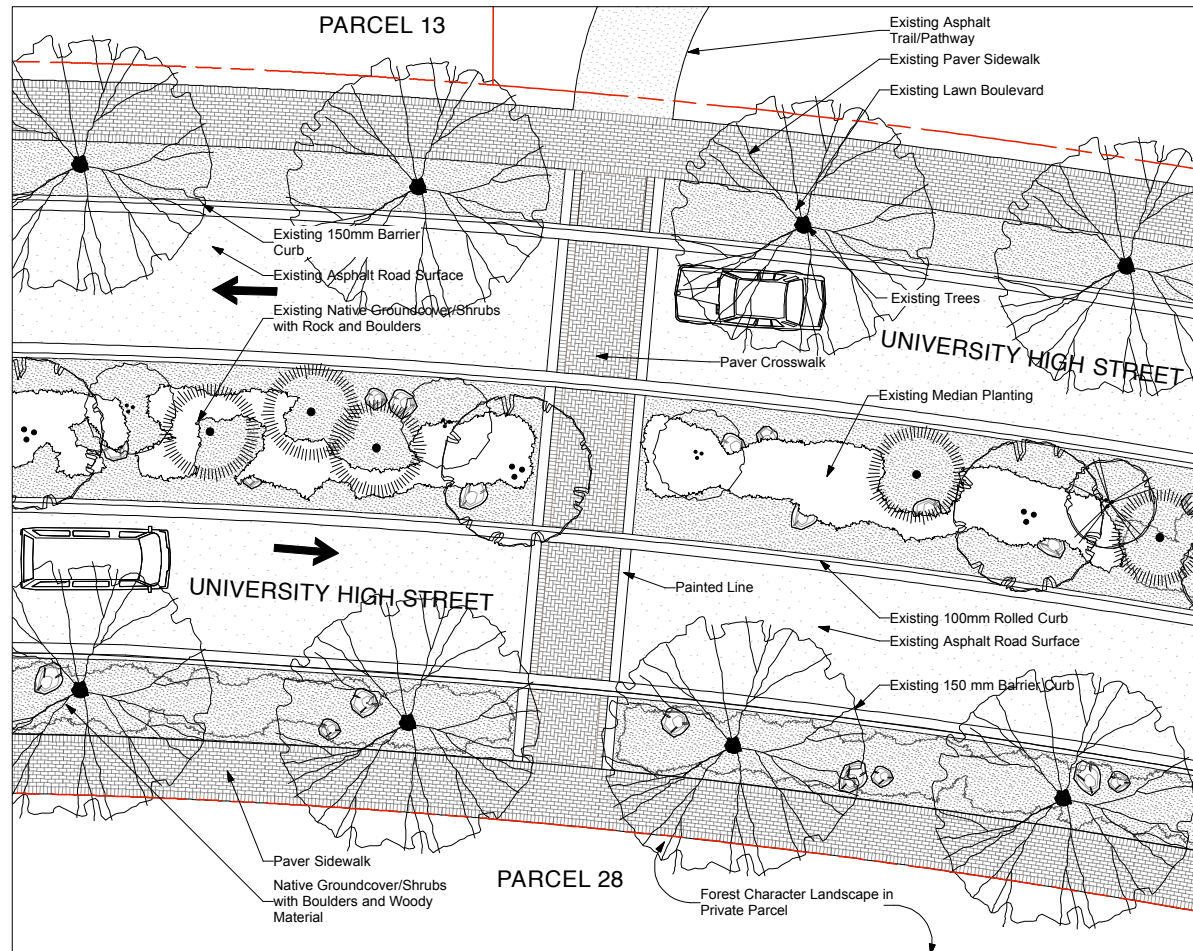
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At Arch D**

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DRAWN AK & KC REVIEWED KC

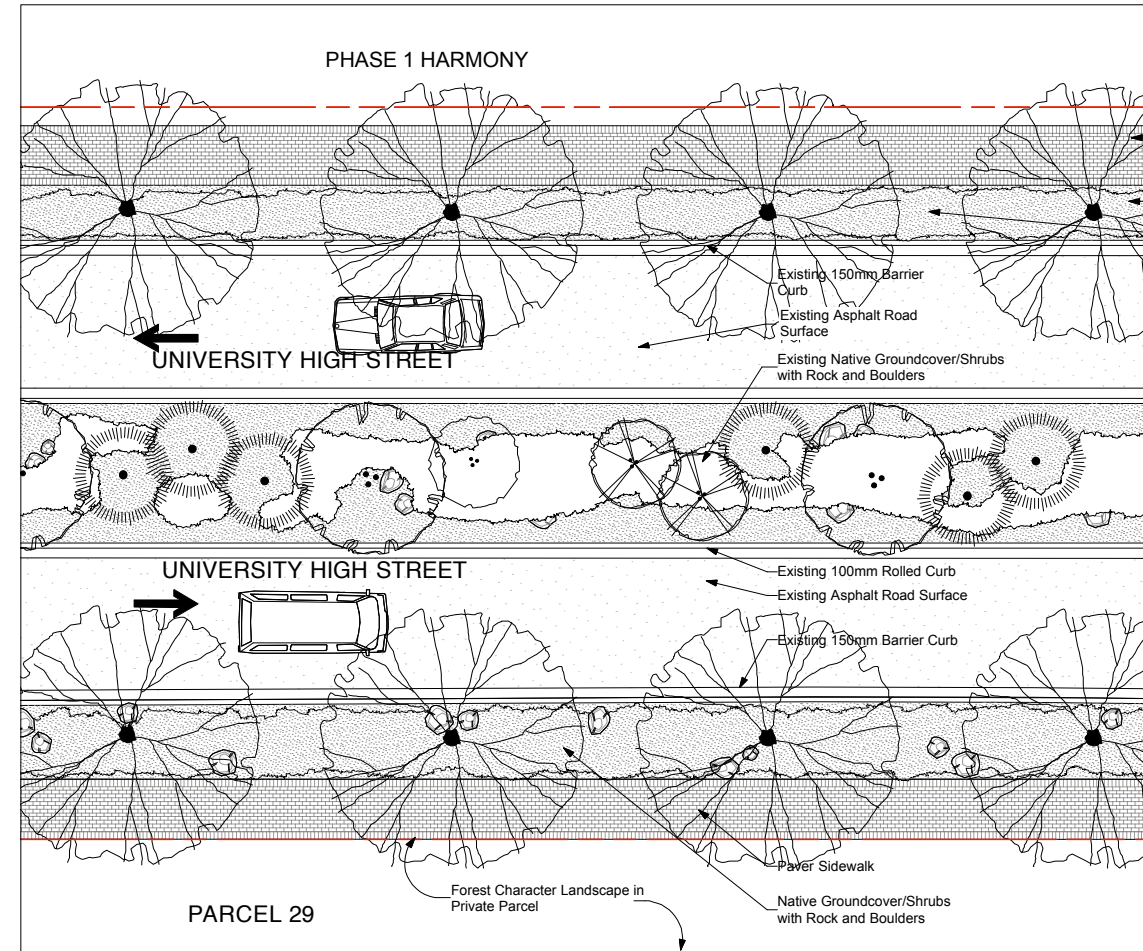
DRAWING
RZ-110



1 KEY PLAN
NTS



2 UNIVERSITY HIGH STREET AT PEDESTRIAN CROSSING
Scale 1:100



3 UNIVERSITY HIGH STREET
Scale 1:100

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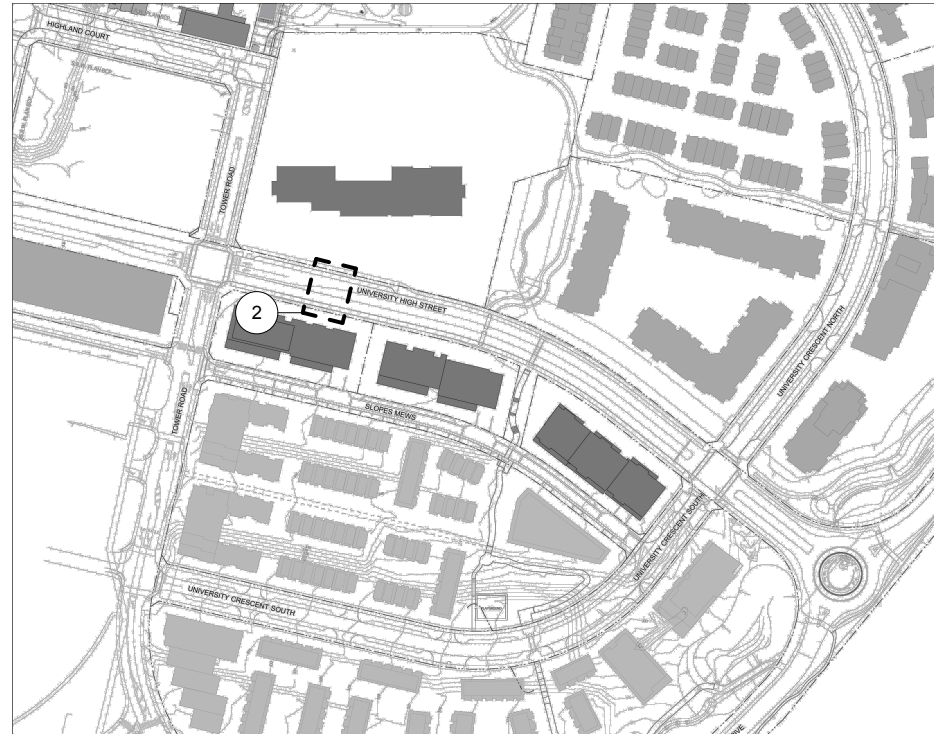
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Phase 3 Detail
High Street Plans

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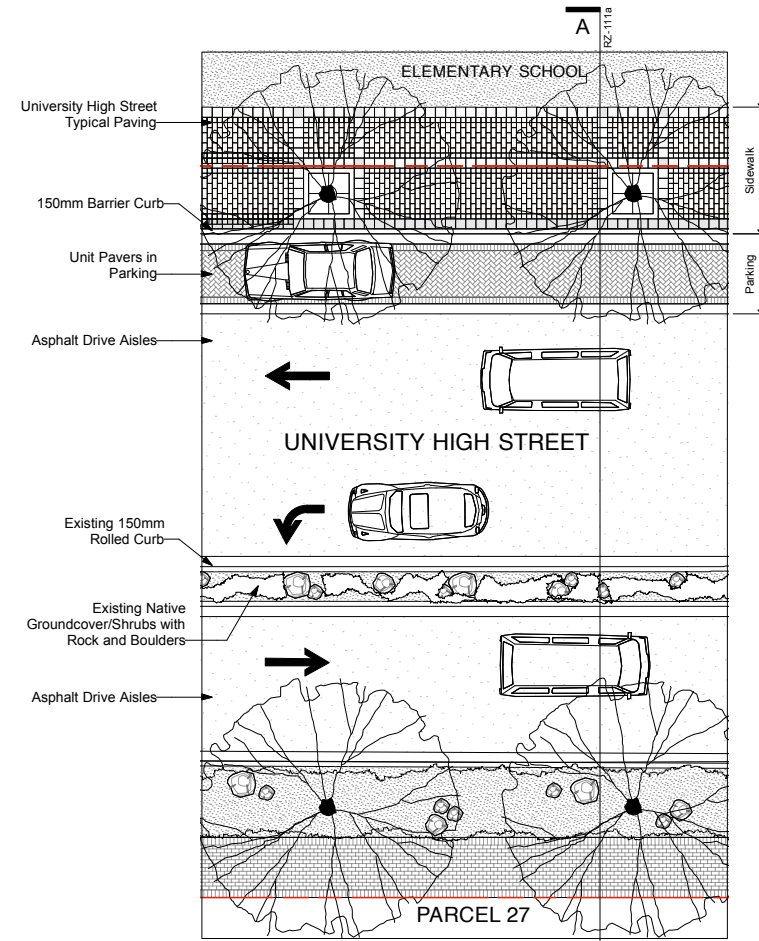
SCALE
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DATE	2010 07 26
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PLOTTED	7/16/09 at 3:29:24 PM
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REVIEWED	KC

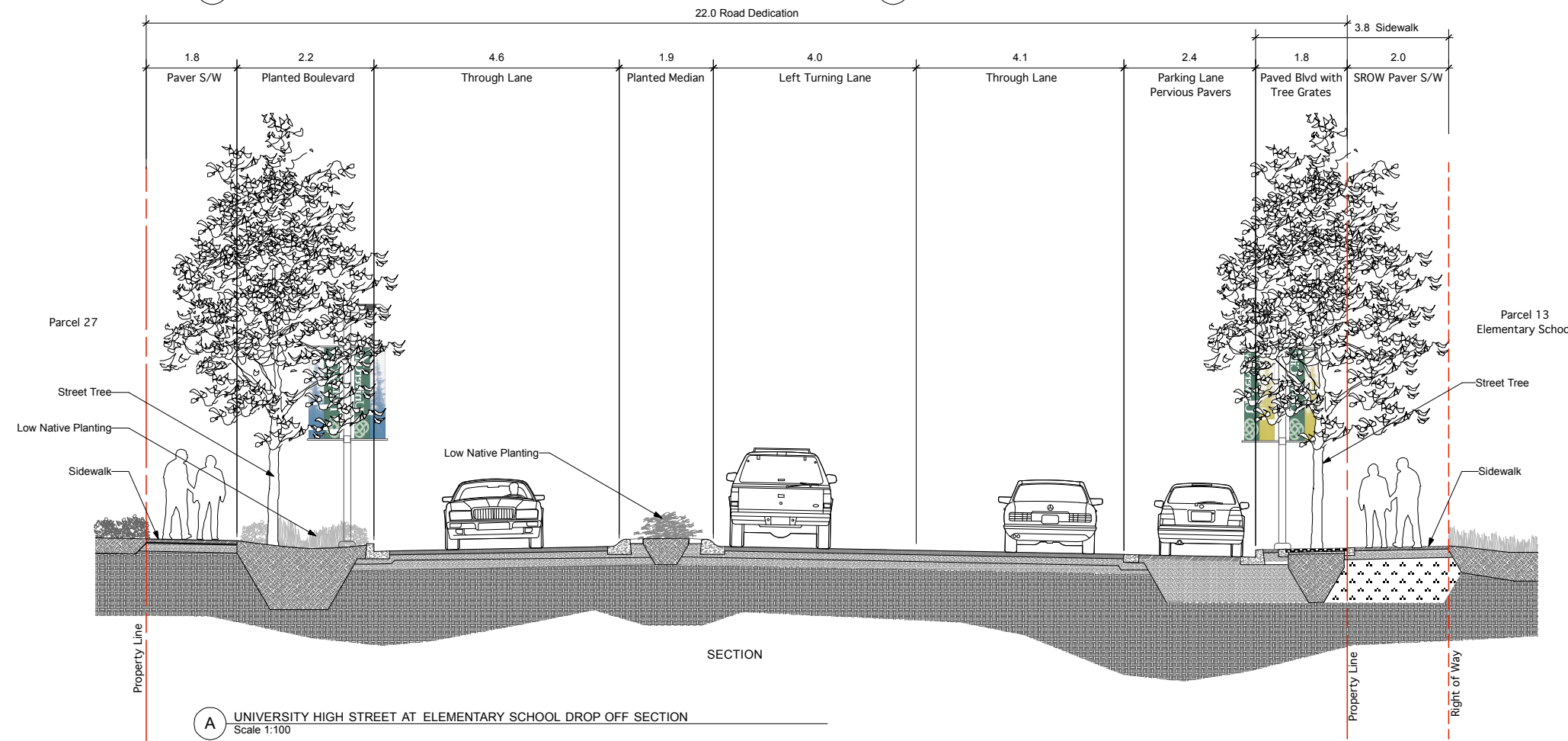
RZ-111



1 KEY PLAN
NTS



2 UNIVERSITY HIGH STREET AT ELEMENTARY SCHOOL DROP OFF PLAN
Scale 1:100



A UNIVERSITY HIGH STREET AT ELEMENTARY SCHOOL DROP OFF SECTION
Scale 1:100

REVISIONS AND ISSUES

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1	2009/07/17	Issued for Rezoning Application
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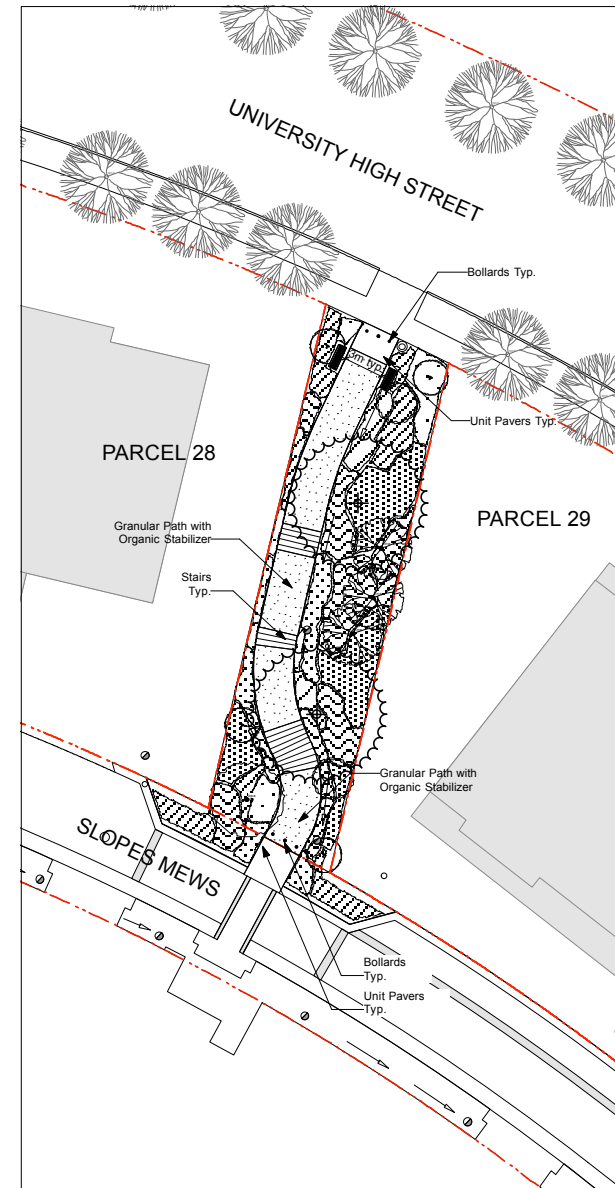
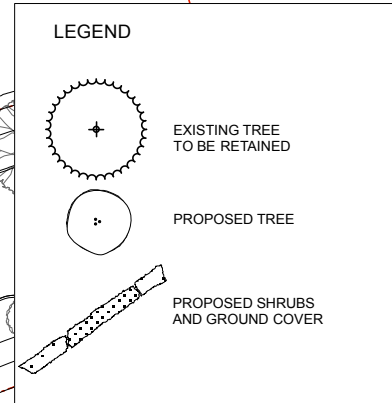
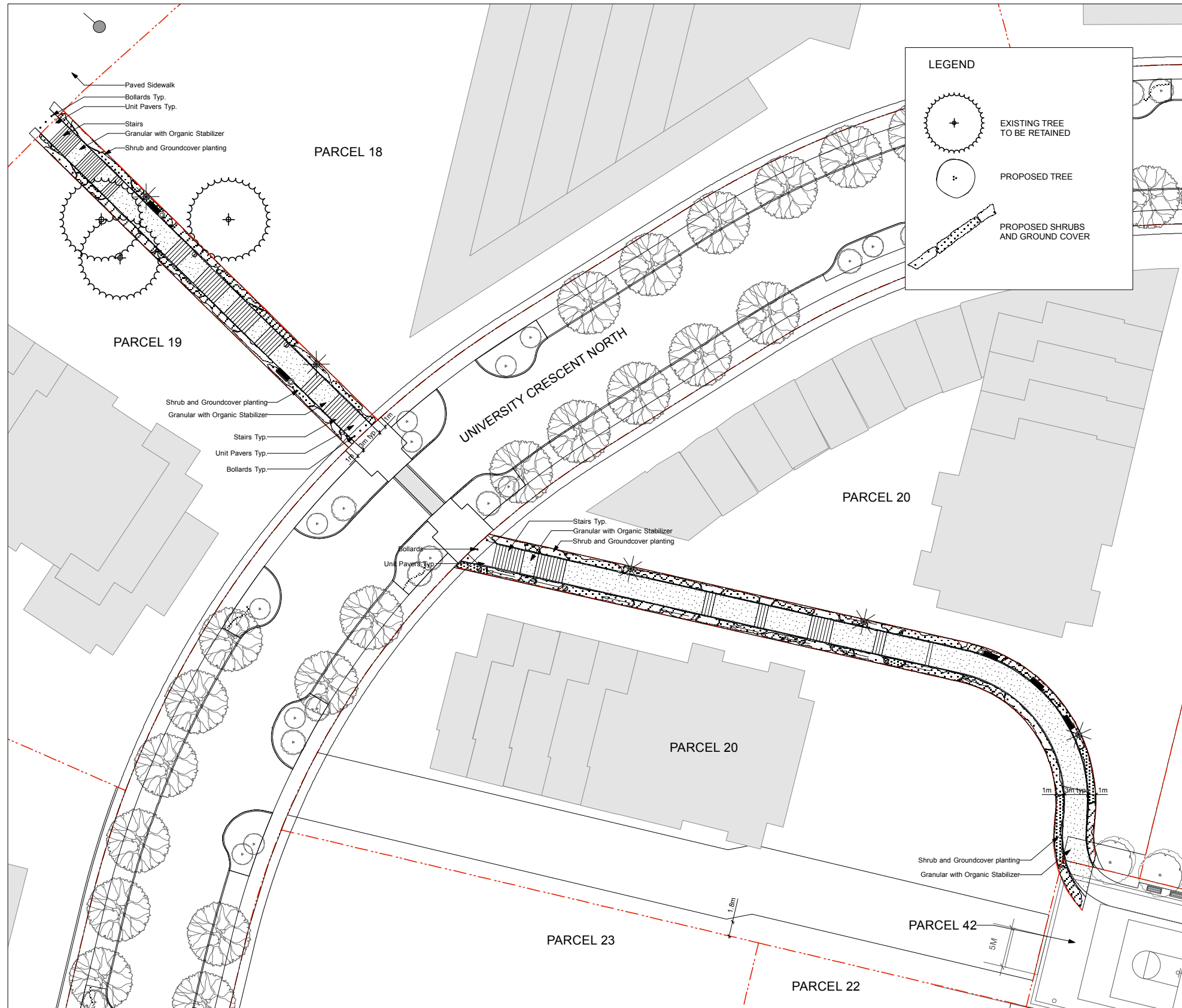


DRAWING TITLE
**Phase 3
Detail High Street Plan and
Section at Parcel 13**

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SCALE
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DRAWN	AK & KC
REVIEWED	KC
DRAWING	



SUGGESTED PLANT LIST
University Walkways

Botanical Name	Common Name
Trees	
Acer circinatum	Vine Maple
Acer rubrum	Red Maple
Amelanchier alnifolia	Saskatoon Serviceberry
Prinos ononika	Serbian Spruce
Shrubs	
Cornus sericea	Red-osier Dogwood
Ribes sanguineum "King Edwards VII"	King Edward VII Flowering Currant
Vaccinium ovatum	Evergreen Huckleberry
Ground Covers / Ferns	
Adiantum pedatum	Maidenhair fern
Arctostaphylos uva-ursi	Vancouver Jade
Blechnum spicant	Deer Fern
Cornus canadensis	Bunchberry
Gaultheria shallon	Salal
Mahonia nervosa	Cascade Oregon Grape
Polystichum munitum	Western Sword Fern
Perennials and Wildflowers	
Linnaea borealis	Twinnflower
Smilacina racemosa	False Solomon's seal

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5	2007/12/13	Issued to Fire Dept. for Discussion
6	2008/06/08	Reissued for Rezoning Application
7	2008/09/08	Reissued to City of Barnaby
8	2009/07/08	Issued to SFUCT for Review
9	2009/07/17	Issued for Rezoning Application
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14	2010/07/07	Issued for Rezoning Application
15	2010/07/07	Issued for Final Submission
16	2010/07/26	Issued for Final Submission

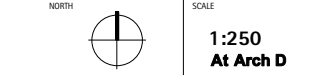


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PHASE 3

Phase 3 Parcel 18/19 Et 20 Walkway Plans

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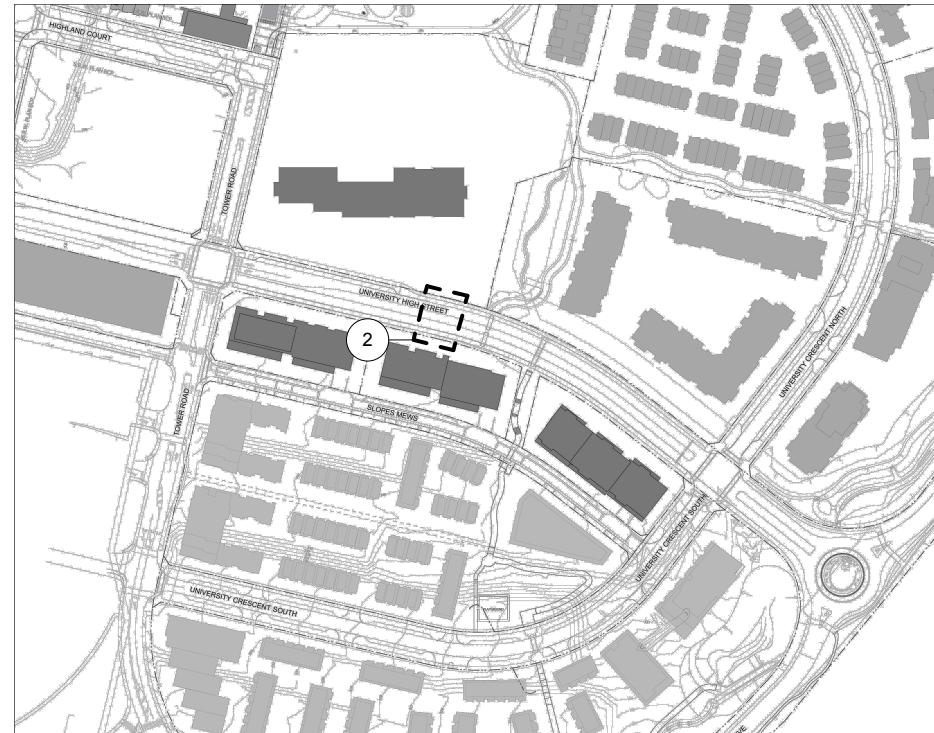


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DRAWN	AK & KC
REVIEWED	KC

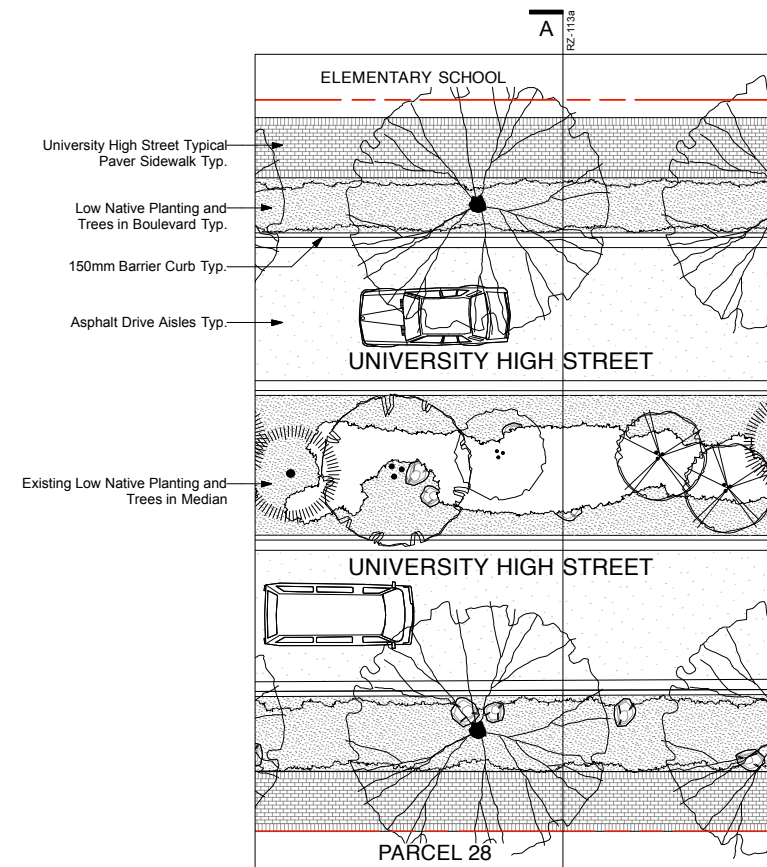
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REVISIONS AND ISSUES

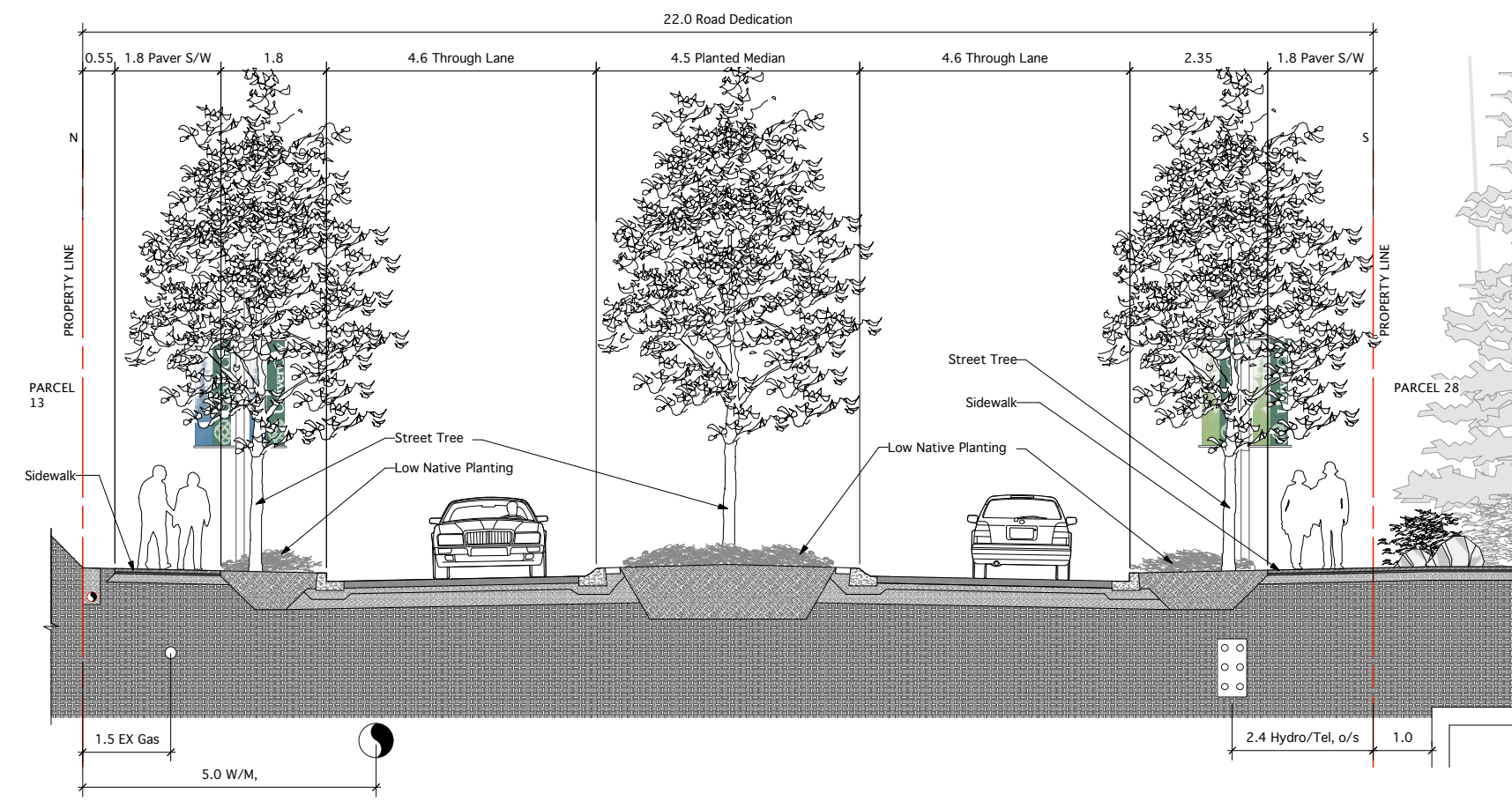
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1 KEY PLAN
NTS



2 UNIVERSITY HIGH STREET PLAN
Scale 1:100



A UNIVERSITY HIGH STREET (LOOKING EAST)
Scale 1:50



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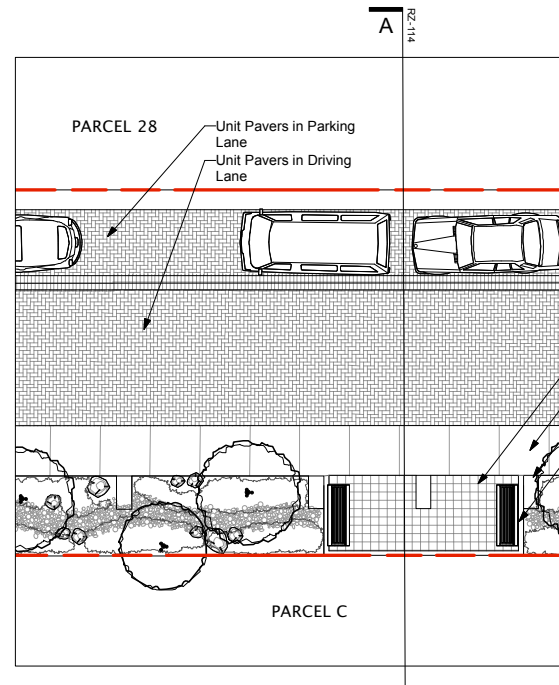
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**Phase 3
Road Sections**

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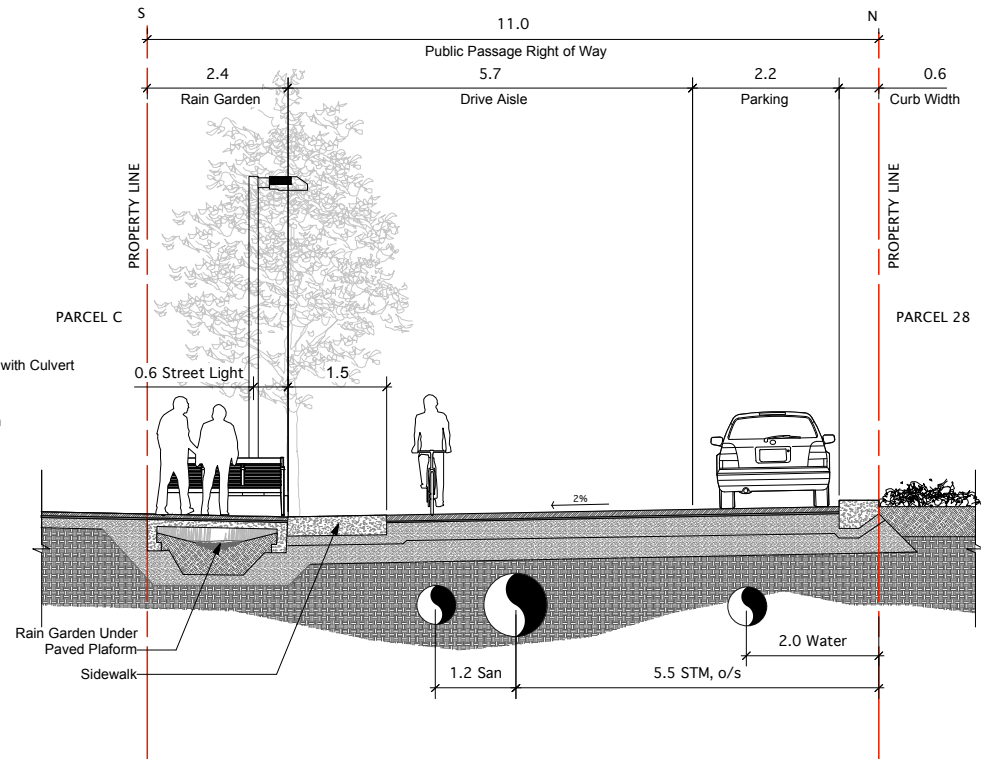
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DATE	2010 07 26
FILE NAME	0825 RZ 107 to 111 Phase 3 Slopes Mews Streetscape and Section
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REVIEWED	KC
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RZ-113a

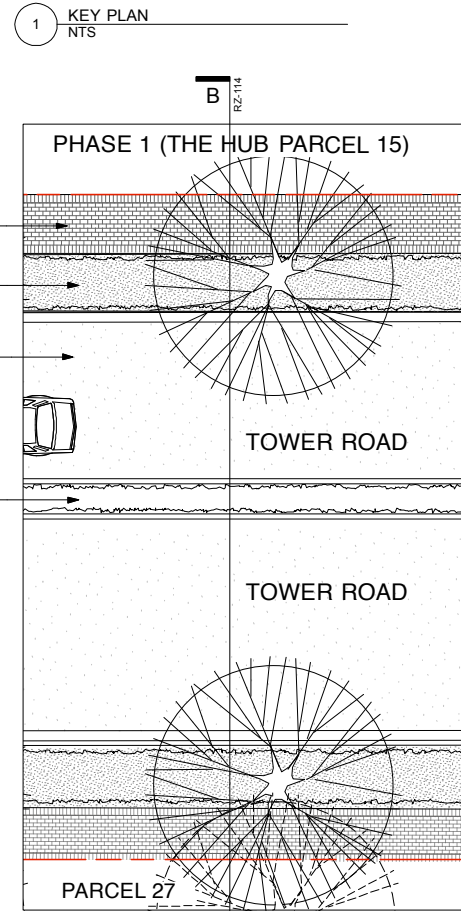


2 SLOPES MEWS AT PROMONTORY FEATURE PLAN
Scale 1:100

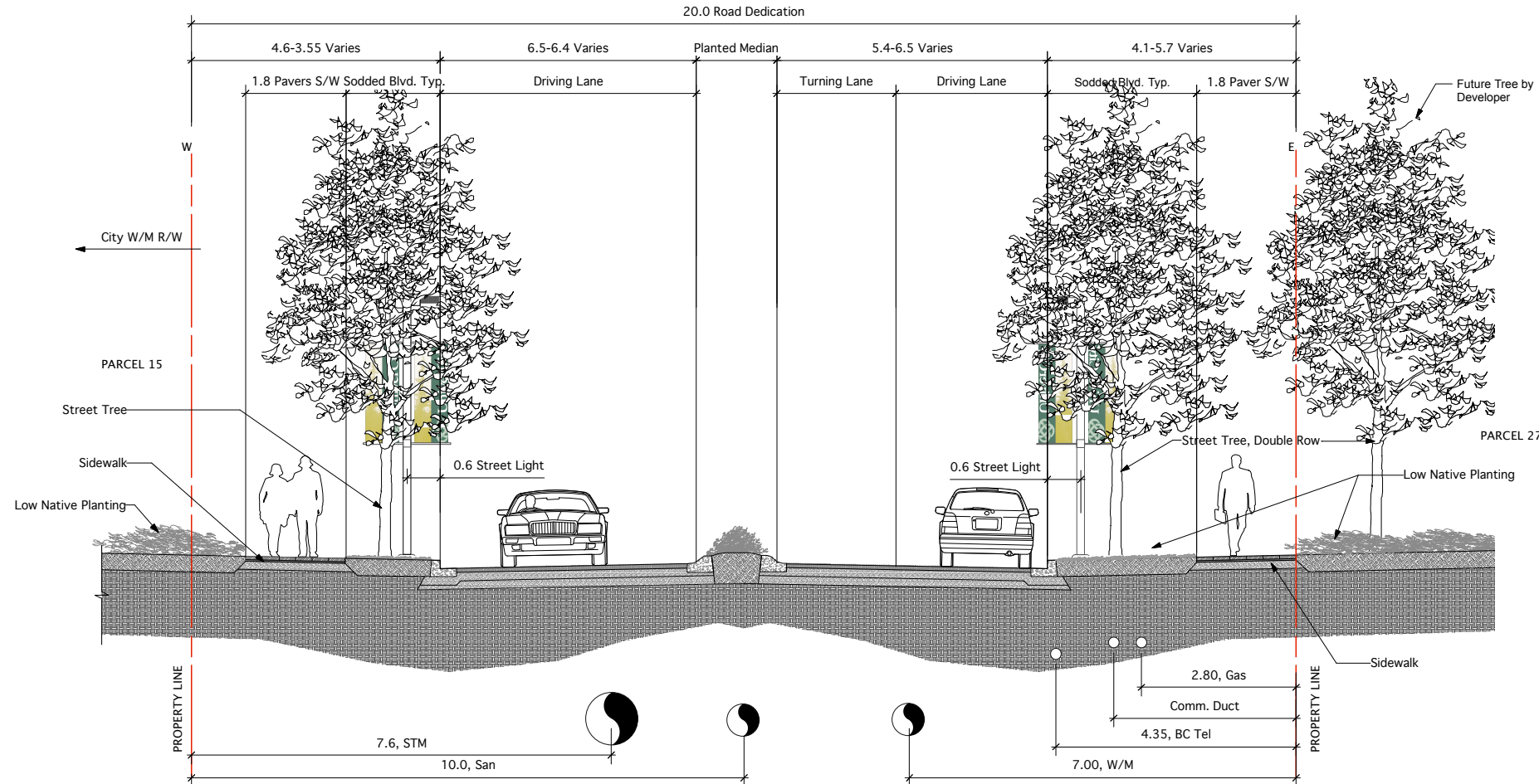


A SLOPES MEWS AT PROMONTORY FEATURE (LOOKING WEST)
Scale 1:50

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3 TOWER ROAD PLAN
Scale 1:100



B TOWER ROAD (LOOKING NORTH)
Scale 1:50



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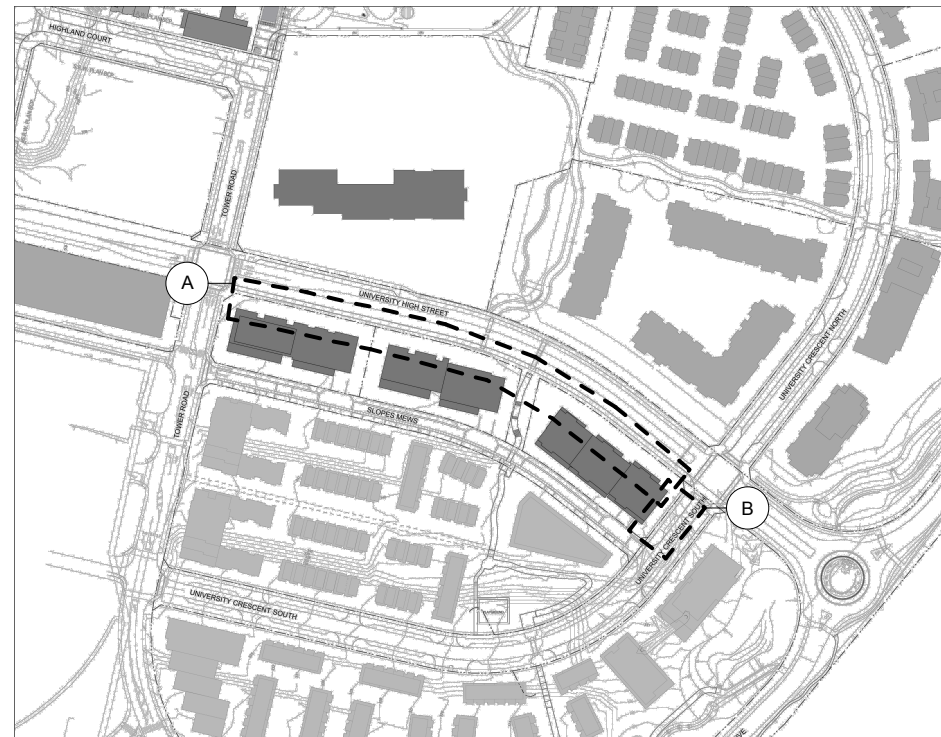
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Phase 3
Road Sections

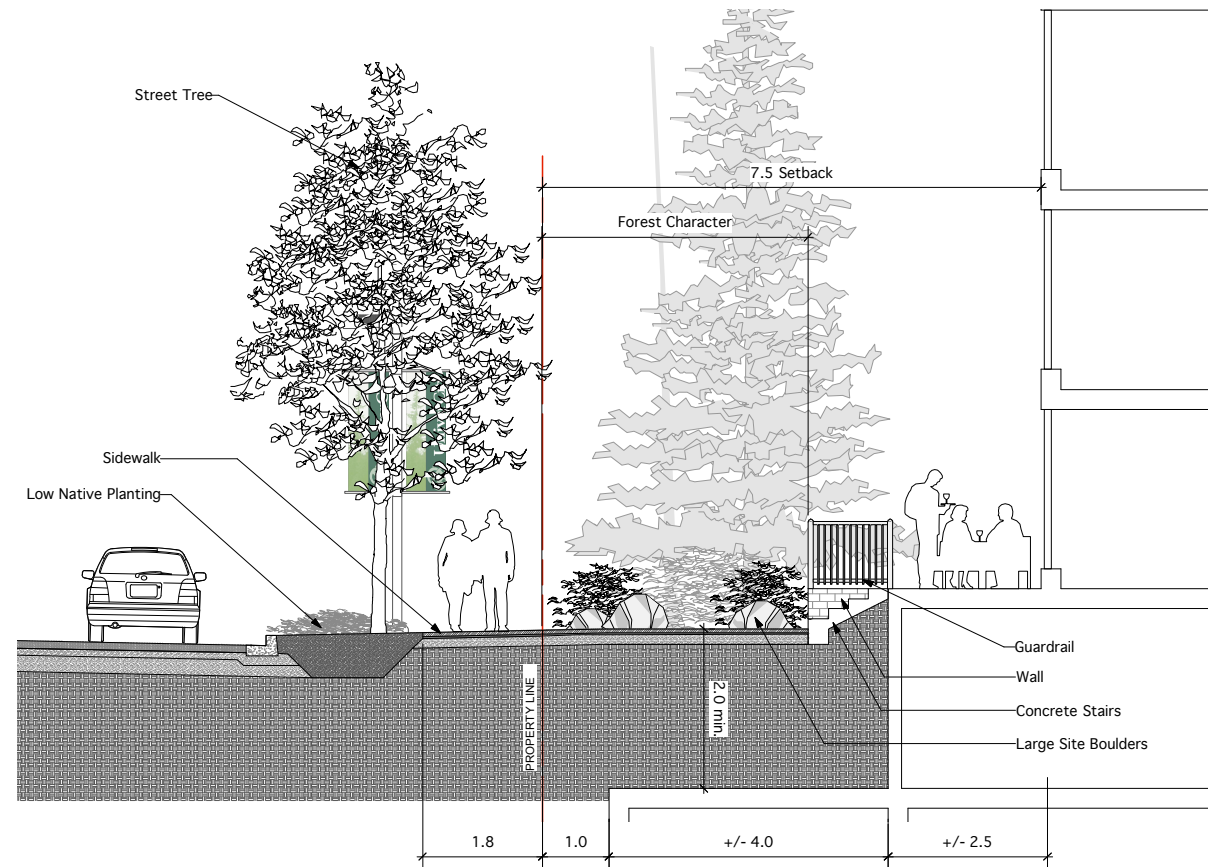
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REVIEWED	KC

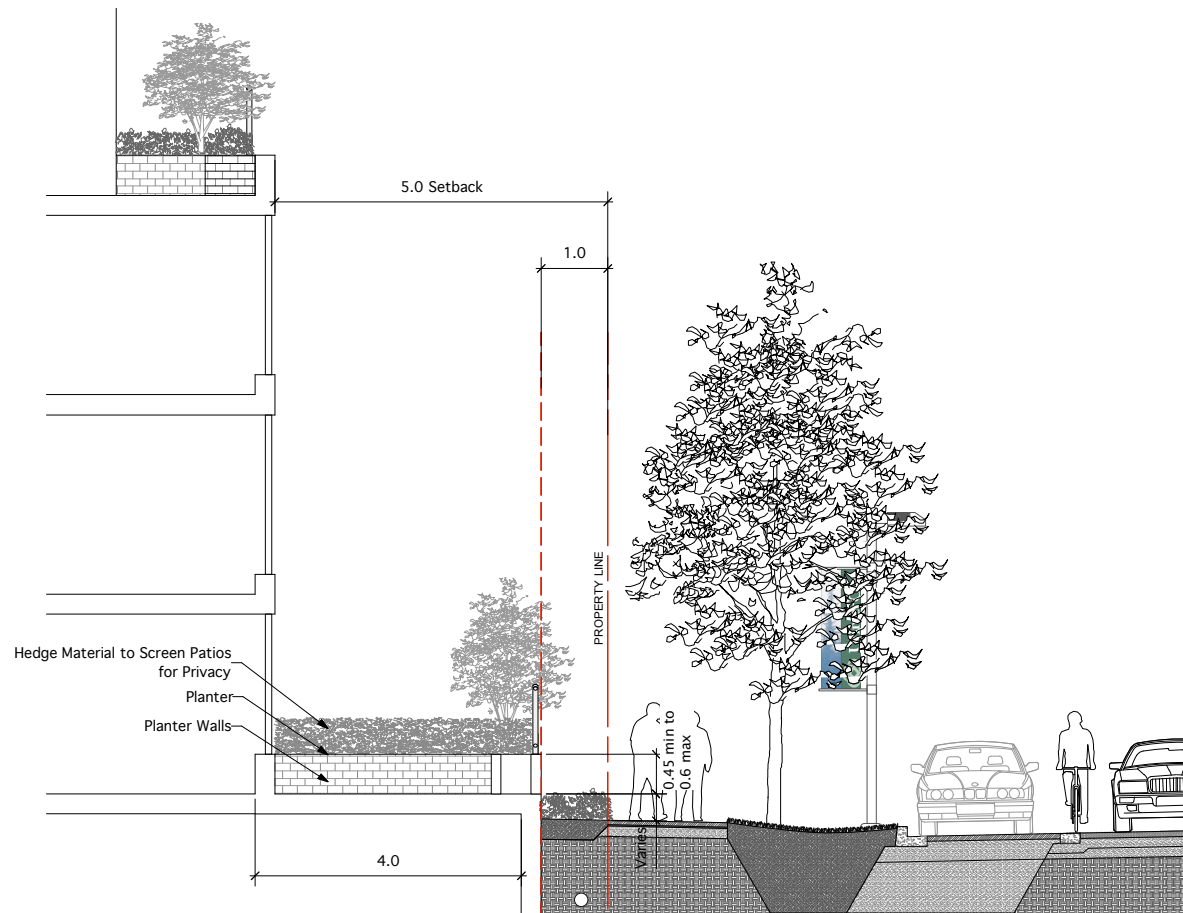
RZ-114



1 KEY PLAN
NTS



A UNIVERSITY HIGH STREET (LOOKING EAST), FRONT YARD TYP. LOTS 27, 28 & 29
Scale 1:50



B UNIVERSITY CRESCENT, FRONT YARD TYP. LOT 29
Scale 1:50



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11 2008/09/19 Reissued for Rezoning Application



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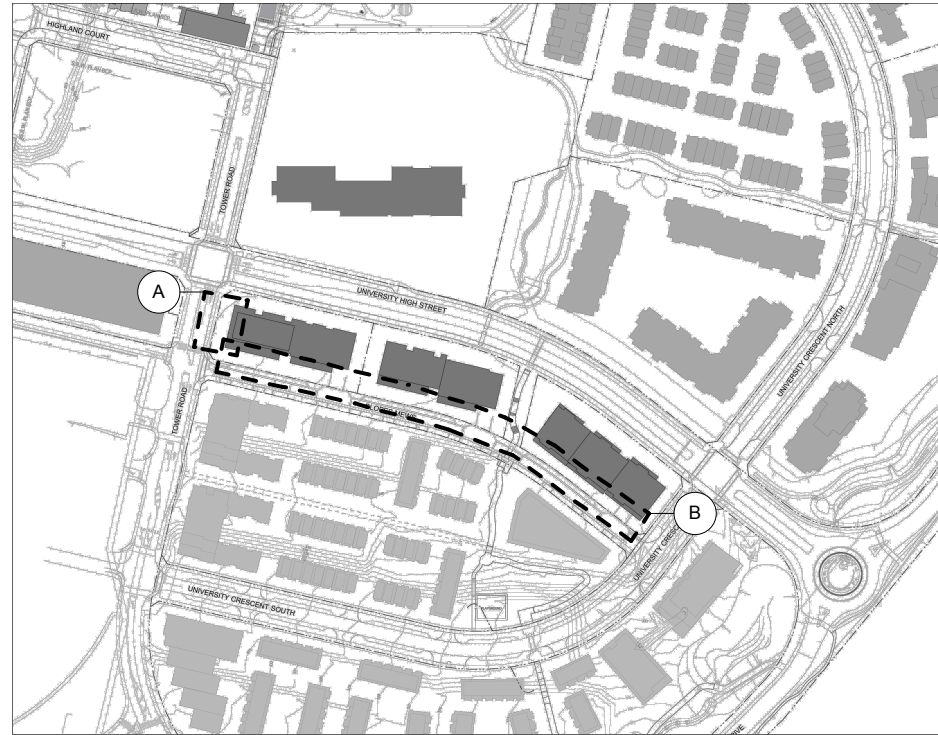
Phase 3
Front Yard Examples

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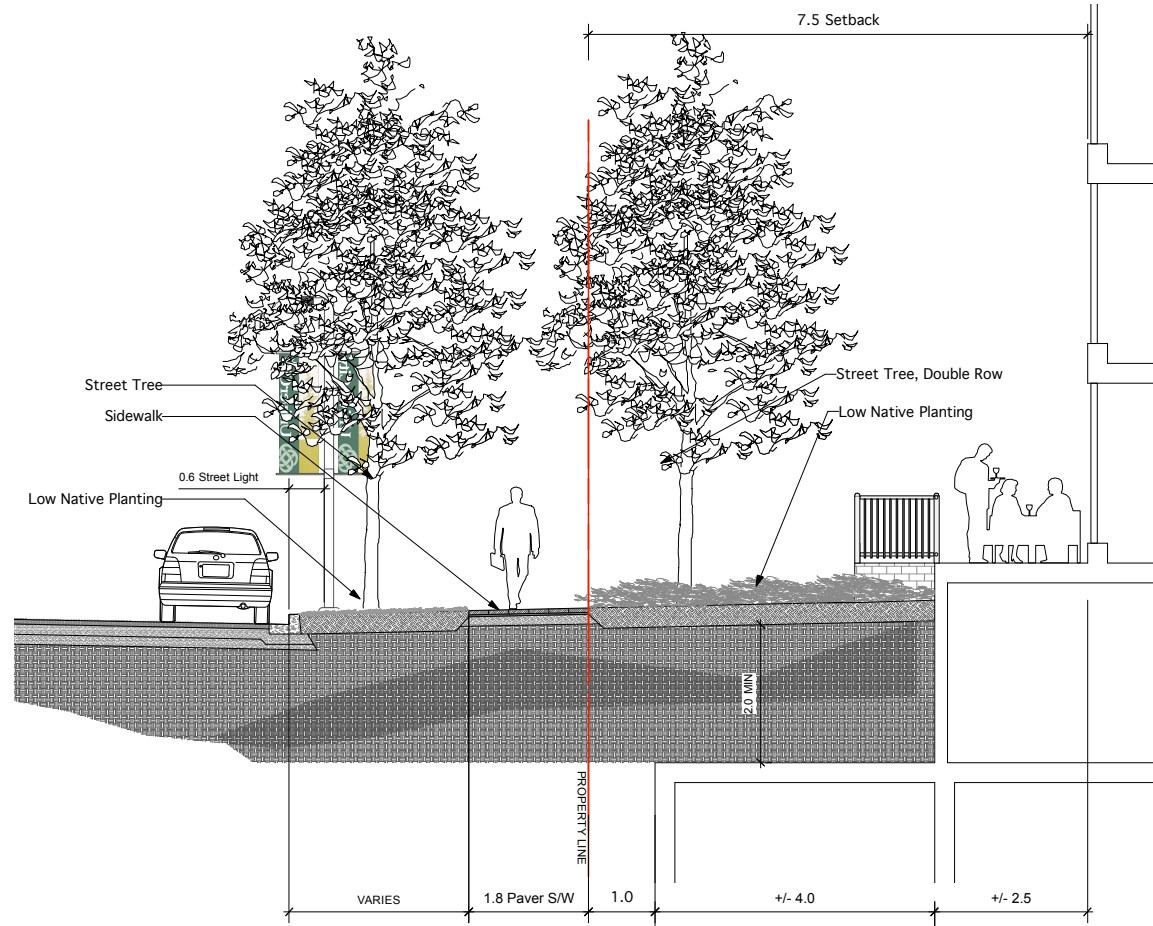
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REVIEWED	KC

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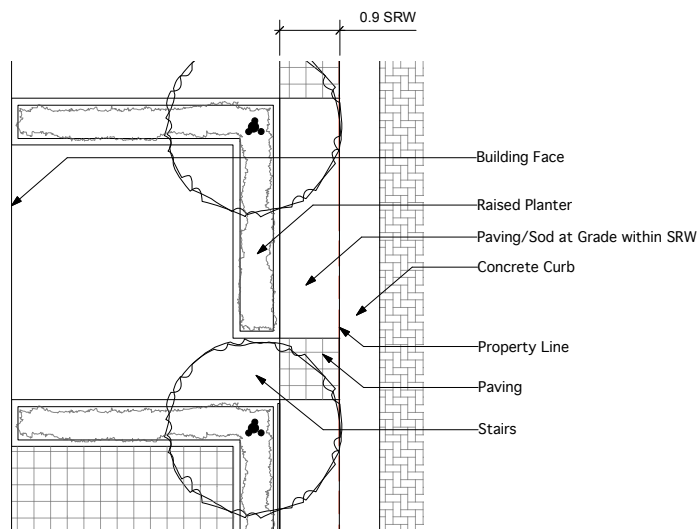
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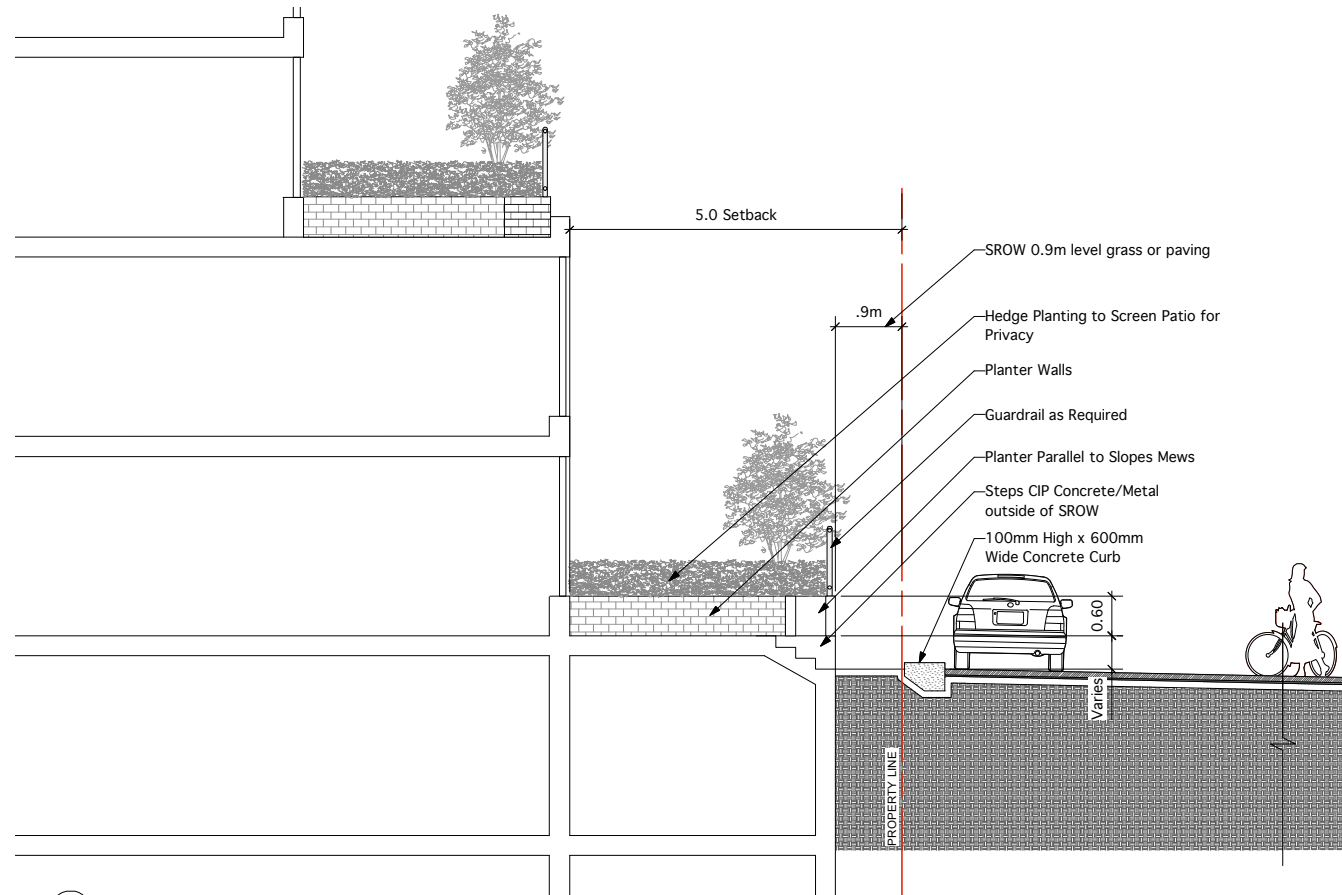
1 KEY PLAN
NTS



A TOWER ROAD (LOOKING NORTH) - SOUTH OF UNIVERSITY HIGH STREET LOT 27
Scale 1:50



B SLOPES MEWS PLAN, ROAD INTERFACE
Scale 1:50



B SLOPES MEWS (LOOKING EAST), ROAD INTERFACE
Scale 1:50

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Phase 3
Front Yard Examples

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PROJECT NO. 0712

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FILE NAME 0825 RZ 107 to 111 Phase 3 Slopes Mews Streetscape and Ser

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DRAWING

RZ-116

16 Residential

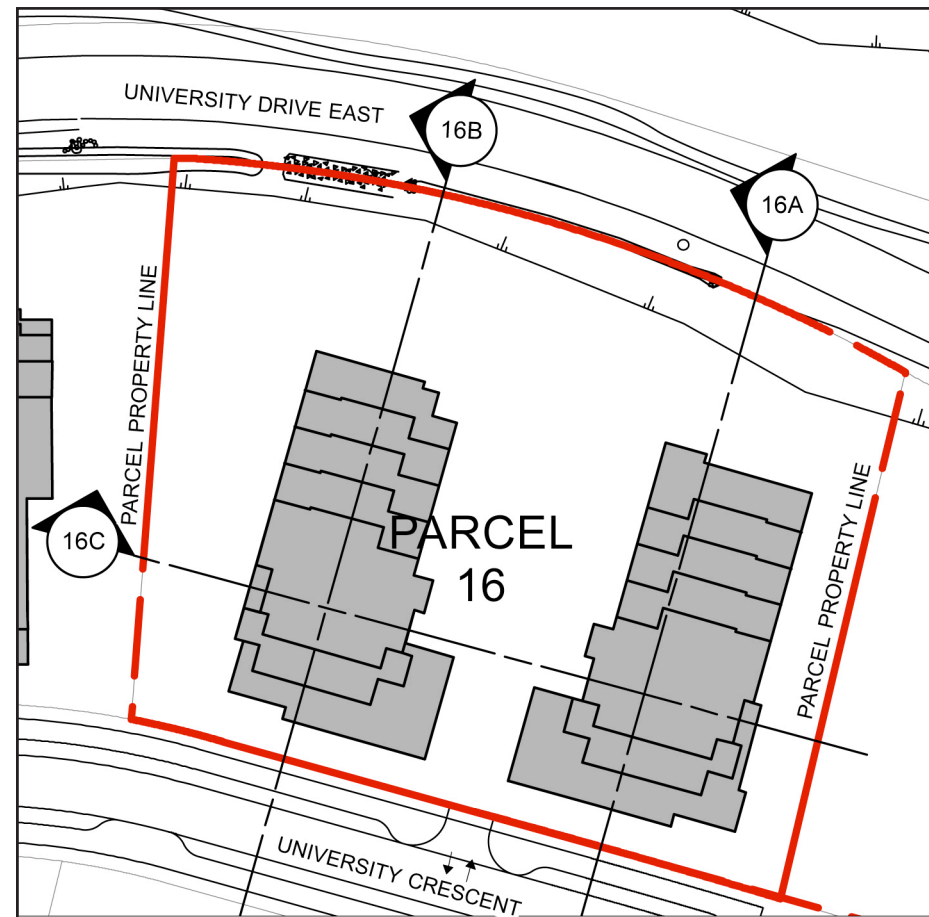
Two terraced tower forms are planned, up to 12 and 14 storeys in height (for the east and west towers respectively), with two and three storey townhouse units at their base facing University Crescent. Building entries are to be oriented towards the street. The tower forms shall be terraced, particularly 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

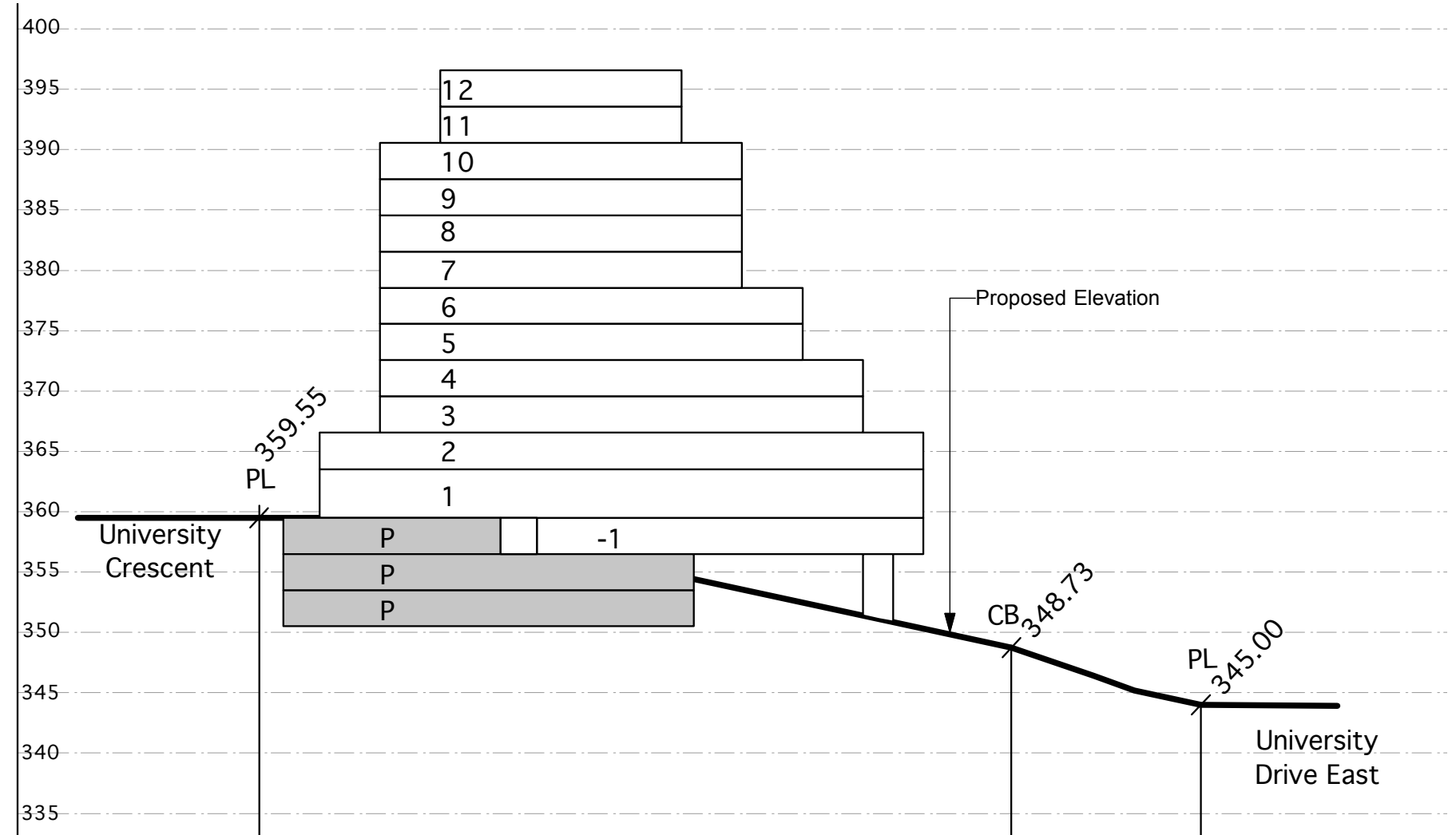
Lot Area:	77,635 sf (7,212.5 m ²)
Maximum Site Coverage:	35%
Base Residential FAR:	2.36
Max Residential FAR (w/ bonusing):	2.60
Base GFA	183,219 sf
Max GFA (w/ bonusing):	201,851 sf
Max Unit Count:	183 units
Max Unit Count (w/ Pooled Units +15% as per 'h'):	210 units
Estimated Max Bedroom Count:	324 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

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.



Section Key Plan 1:1000

Section 16A 1:500



Legend

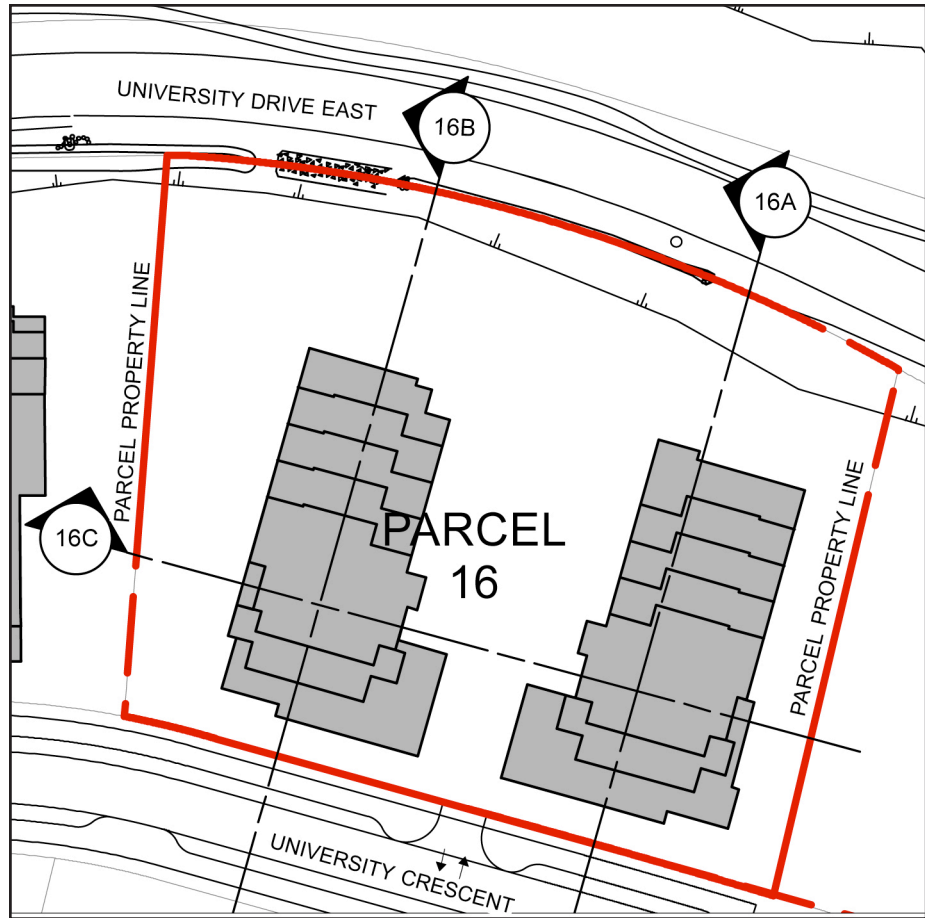
Spot elevation (bold) accurate to 0.01m	358.50
Interpolated grades (not bold) accurate to 0.5m	355 - - - -
Covenant Boundary	CB

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.

16 Residential

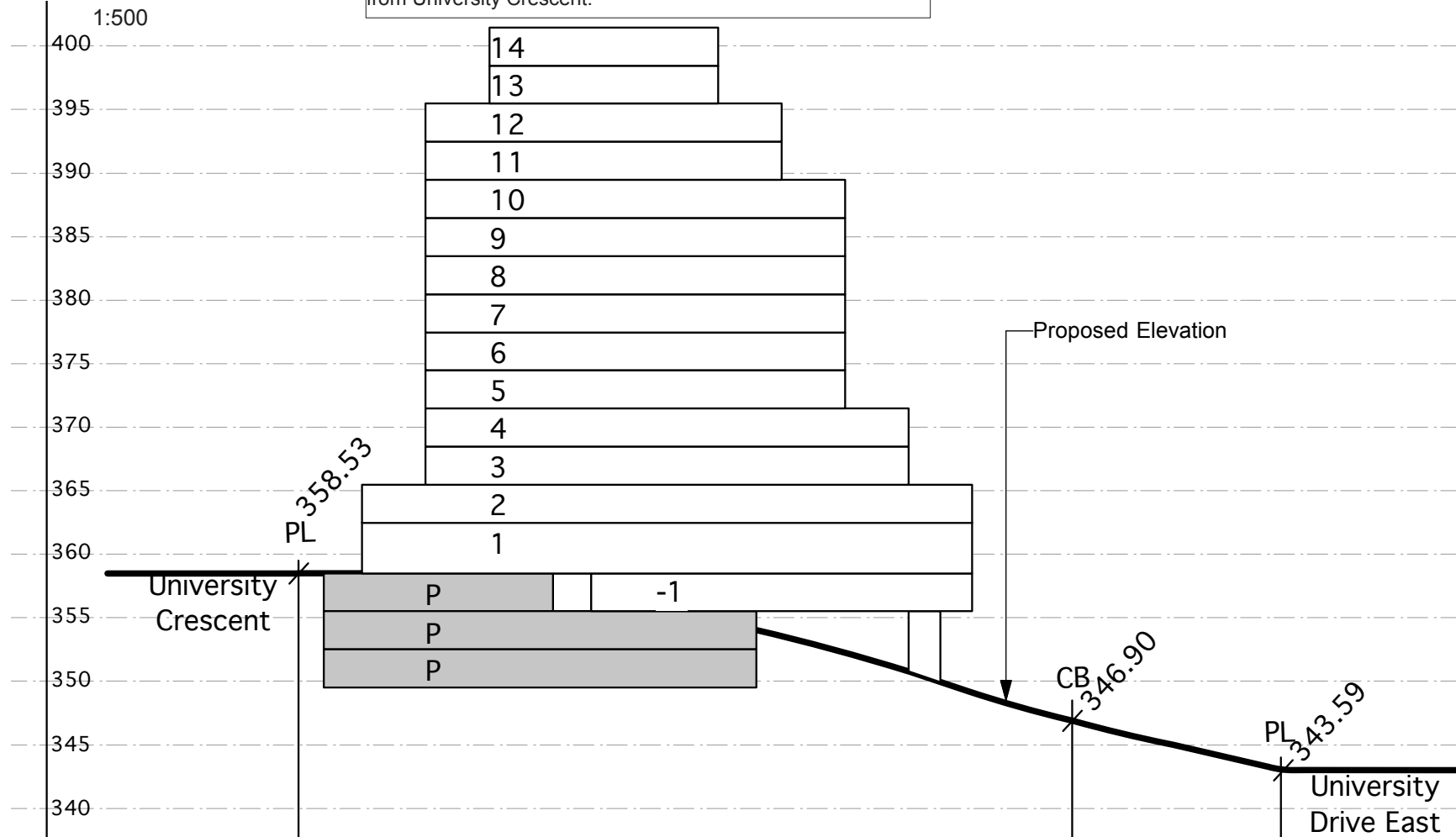


Section Key Plan 1:1000

Legend	
Spot elevation (bold) accurate to 0.01m	358.50
Interpolated grades (not bold) accurate to 0.5m	355
Covenant Boundary	CB

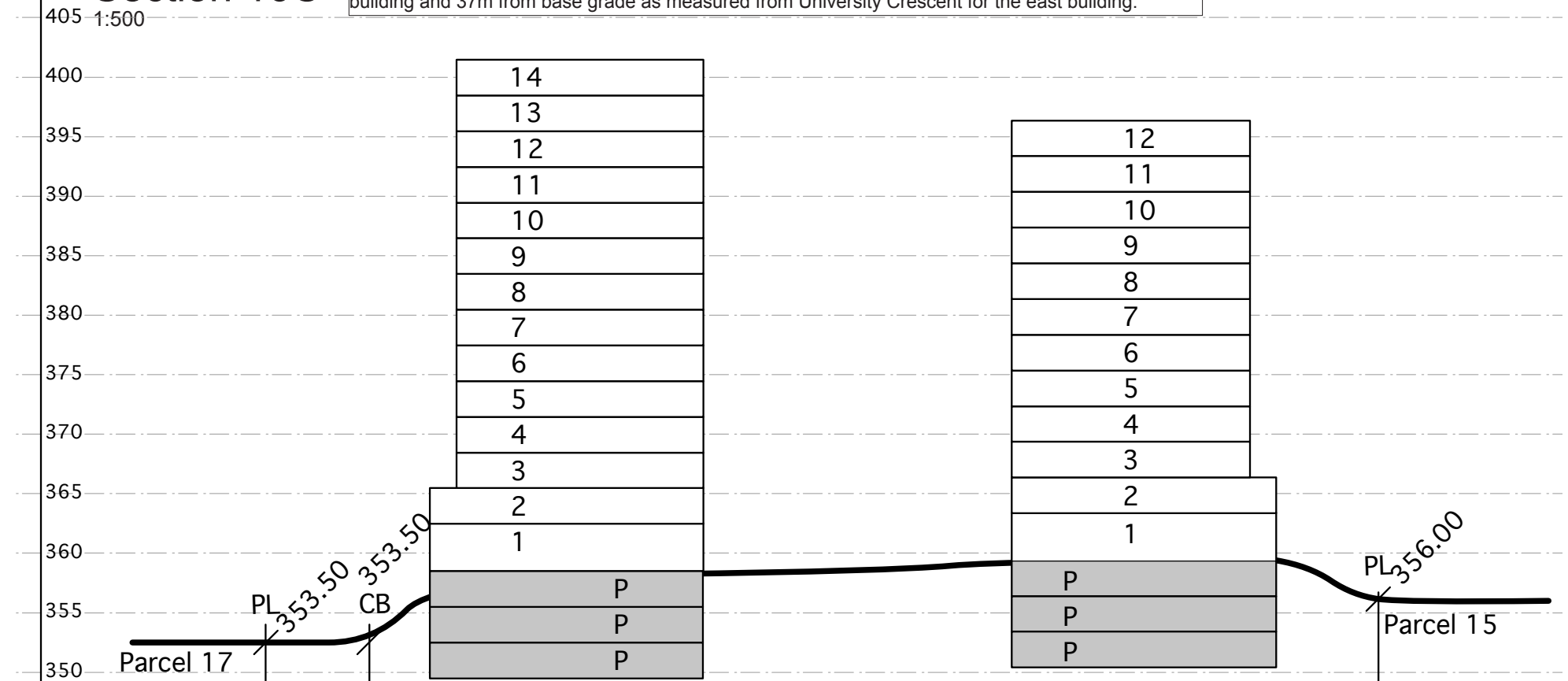
Section 16B

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



Section 16C

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.



REFER TO LEGAL PLANS FOR SRW INFORMATION

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. SPOT ELEVATION PER CIVIL ENGINEERING DESIGN
- 10. INTERPOLATED DESIGN SPOT ELEVATION



NOTE:
ESTIMATED CONTOURS ARE INTERPOLATED AND
MAY NOT REFLECT ACTUAL EXISTING GRADES.



Revised:

Date:	July 26, 2010
File:	1023 RZ Phase 3 Parcels Plan
Drawn:	CO
Reviewed:	JW

Scale:	1:500
North:	

Project:	UniverCity Phase 3 and Phase 4
Drawing Title:	Phase 3 Parcel 16

PWL partnership

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UniverCity
ON BURNABY MOUNTAIN

RZ 216

17 Residential

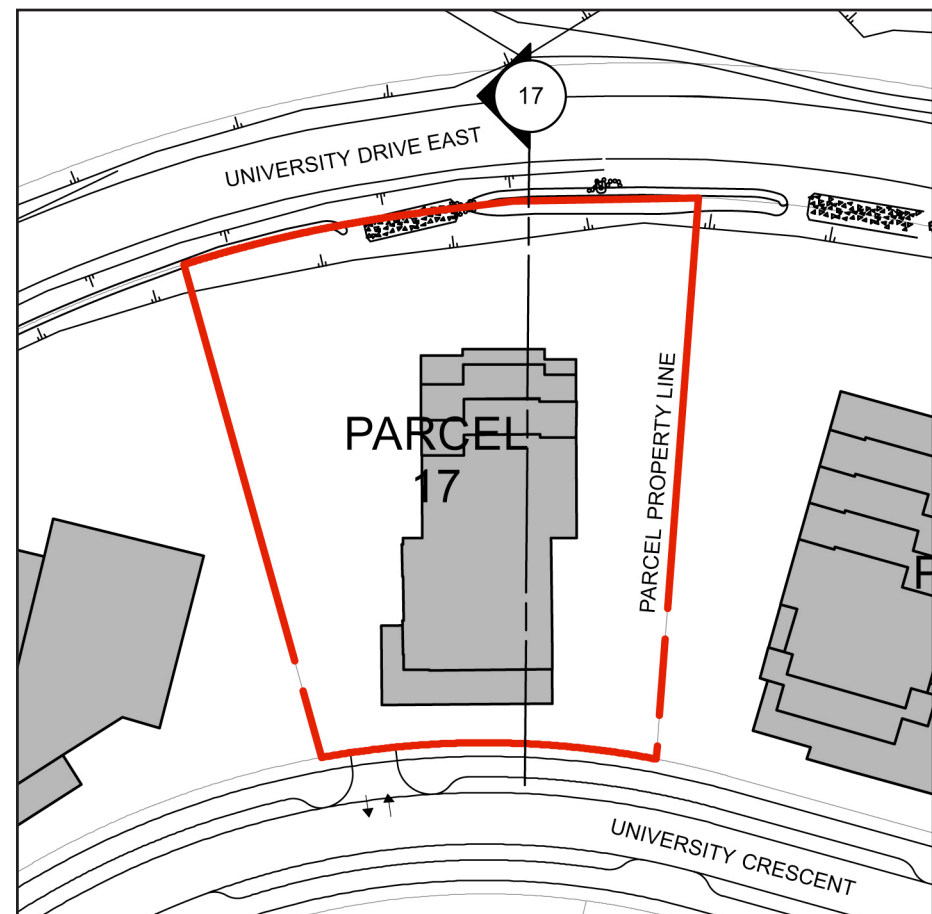
A terraced tower form is planned, up to 12 storeys in height, with two and three storey townhouse units at the base along University Crescent. Building entries are to be oriented towards the street. The tower form shall be terraced, particularly at the upper levels, to add interest and create usable 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

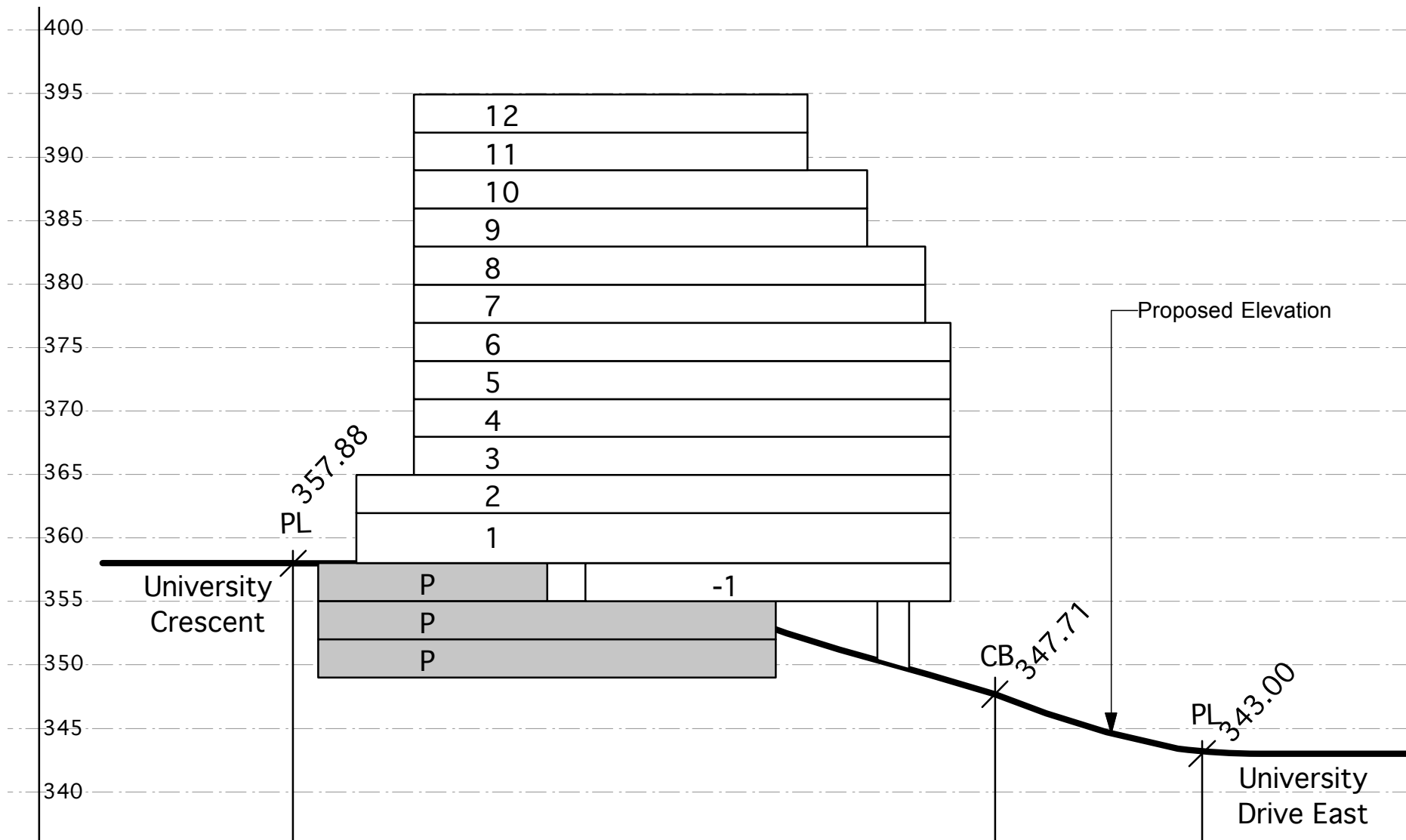
Lot Area:	43,077 sf (4,002.0 m2)
Maximum Site Coverage:	35%
Base Residential FAR:	2.36
Max Residential FAR (w/ bonusing):	2.60
Base GFA	101,662 sf
Max GFA (w/ bonusing):	112,000 sf
Max Unit Count:	102 units
Max Unit Count (w/ Pooled Units +15% as per 'h'):	117 units
Estimated Max Bedroom Count:	180 units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

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.



Section Key Plan 1:1000

Section 17 1:500



Legend

Spot elevation (bold) accurate to 0.01m	358.50
Interpolated grades (not bold) accurate to 0.5m	355 - - - -
Covenant Boundary	CB

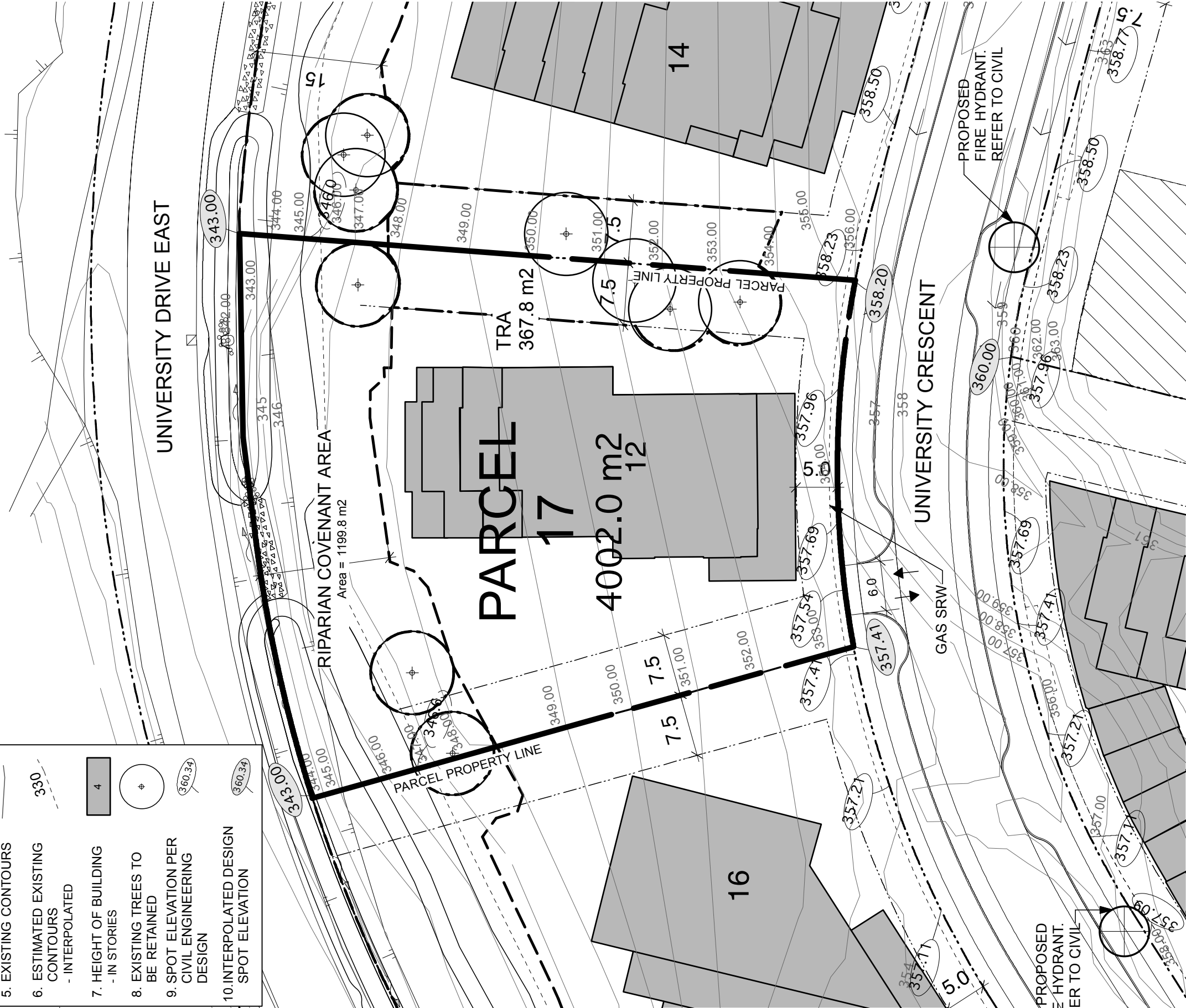
Notes:

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.

REFER TO LEGAL PLANS
FOR SRW INFORMATION

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. SPOT ELEVATION PER CIVIL ENGINEERING DESIGN
	10. INTERPOLATED DESIGN SPOT ELEVATION



Revised:

Project:	UniverCity Phase 3 and Phase 4
Drawing Title:	Phase 3 Parcel 17
Scale:	1:500
Date:	July 26, 2010
File:	1023 RZ Phase 3 Parcels
Drawn:	CO
Reviewed:	JV
Drawing:	



RZ 217



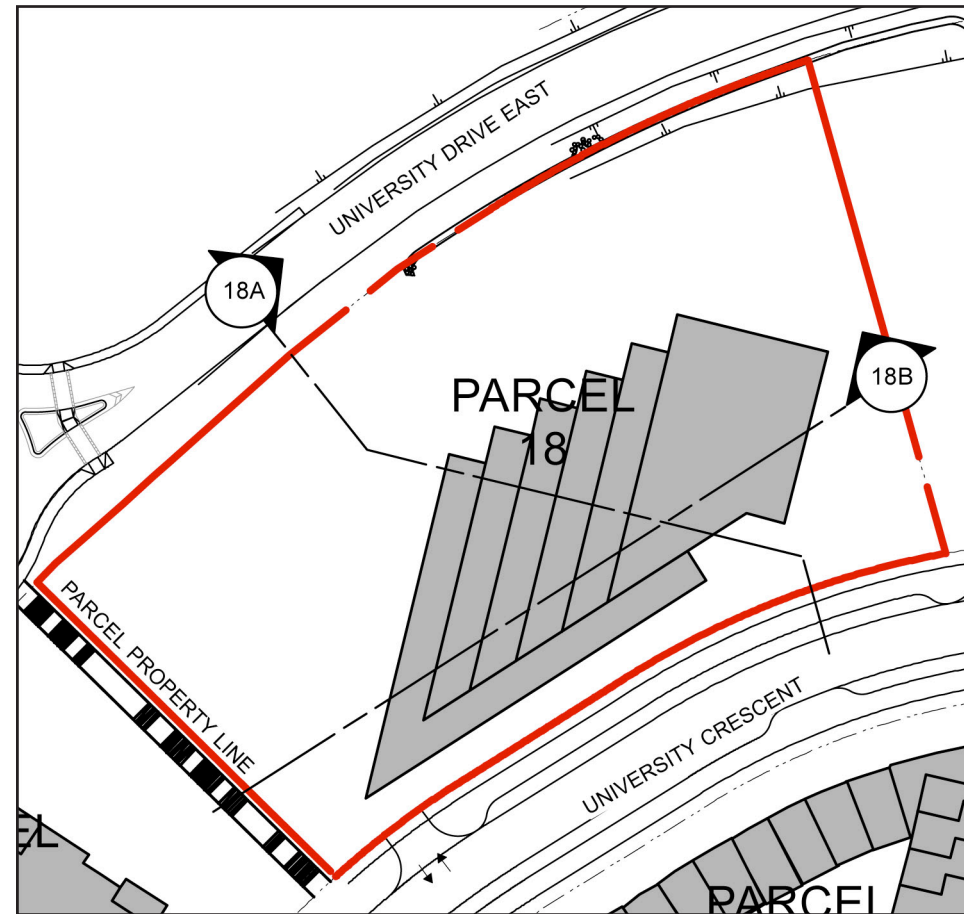
18 Residential

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. The axis of the tower should be parallel to the street view corridor to ensure retention of the view. All ground floor units and building entranceways should be oriented towards the street. The lower 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

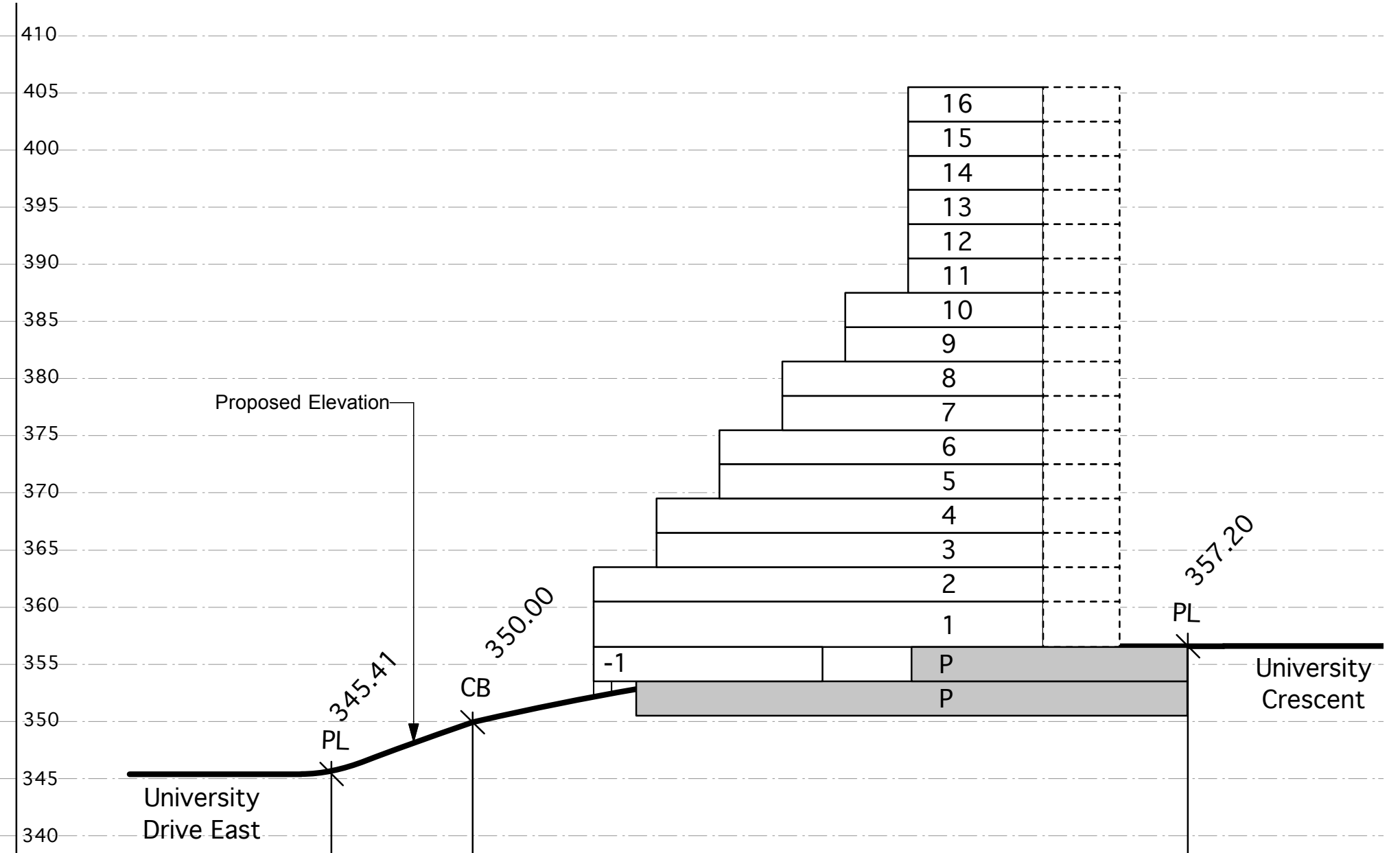
Lot Area:	71,156 sf (6,610.6 m ²)
Maximum Site Coverage:	35%
Base Residential FAR:	2.27
Max Residential FAR (w/ bonusing):	2.50
Base GFA	161,524 sf
Max GFA (w/ bonusing):	177,890 sf
Max Unit Count:	162 units
Max Unit Count (w/ Pooled Units +15% as per 'h'):	186 units
Estimated Max Bedroom Count:	286 units
Estimated On-site Parking:	194 spaces
Estimated Off-site Visitor Parking:	16 spaces
Maximum Building Height:	16 storeys / 49m

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.



Section Key Plan 1:1000

Section 18A 1:500



Legend

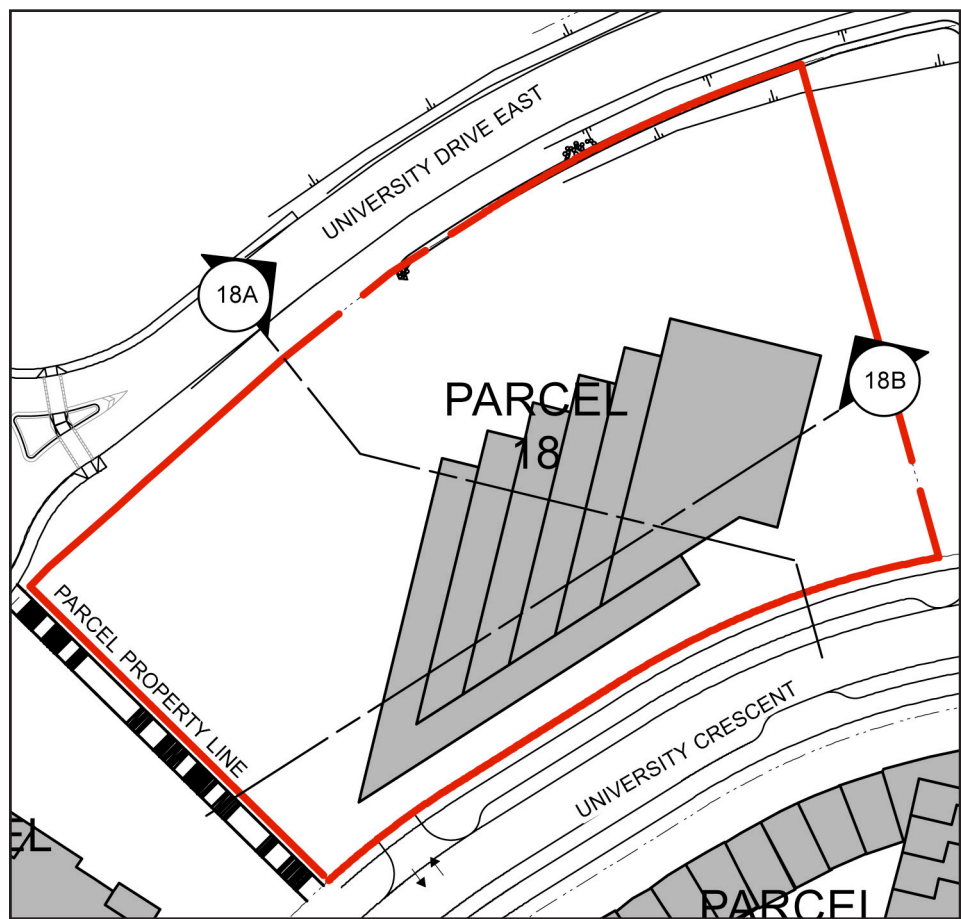
Spot elevation (bold) accurate to 0.01m	358.50
Interpolated grades (not bold) accurate to 0.5m	355
Covenant Boundary	CB

Notes:

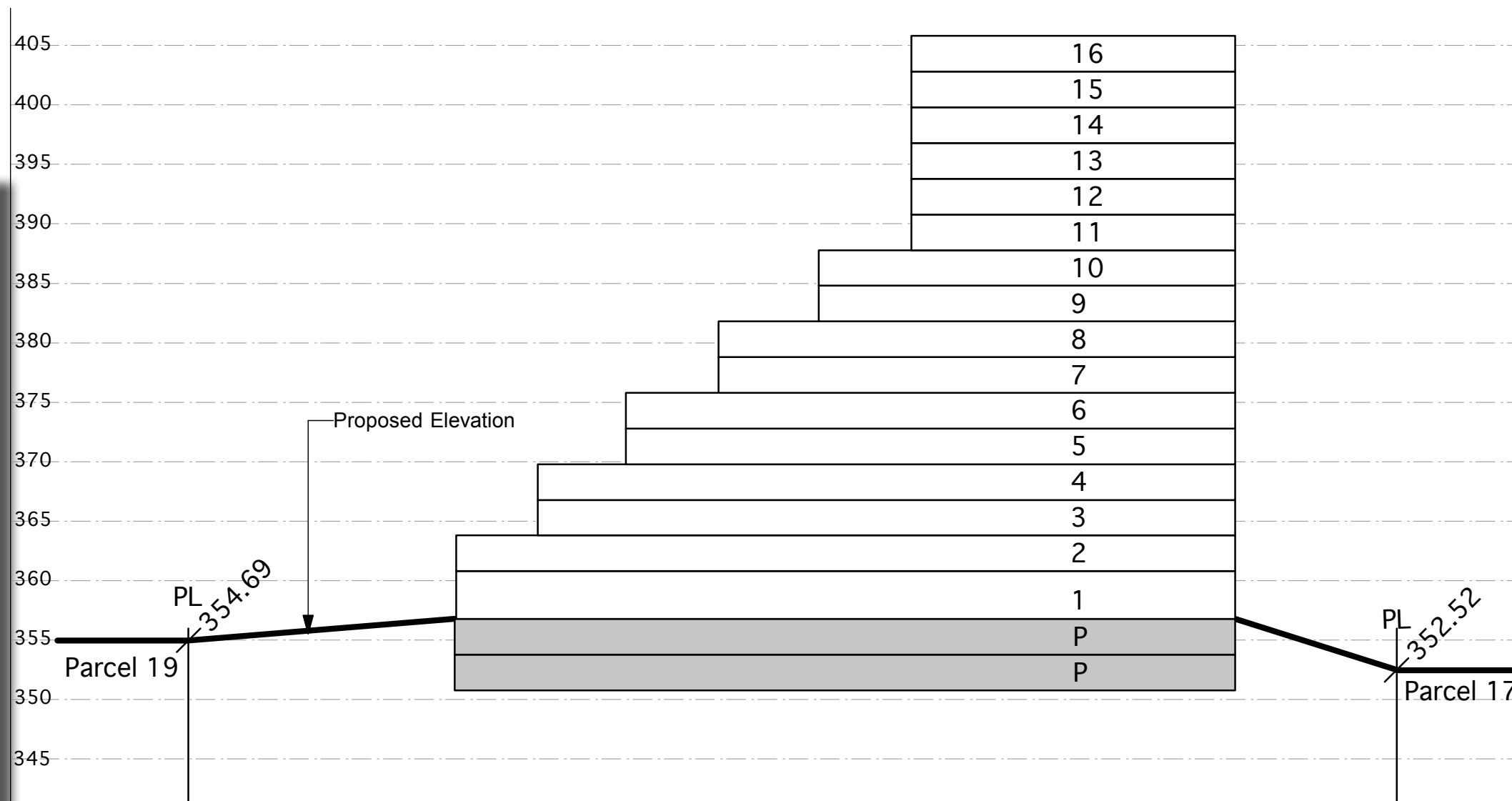
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (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.

Section 18B 1:500



Section Key Plan 1:1000



Legend

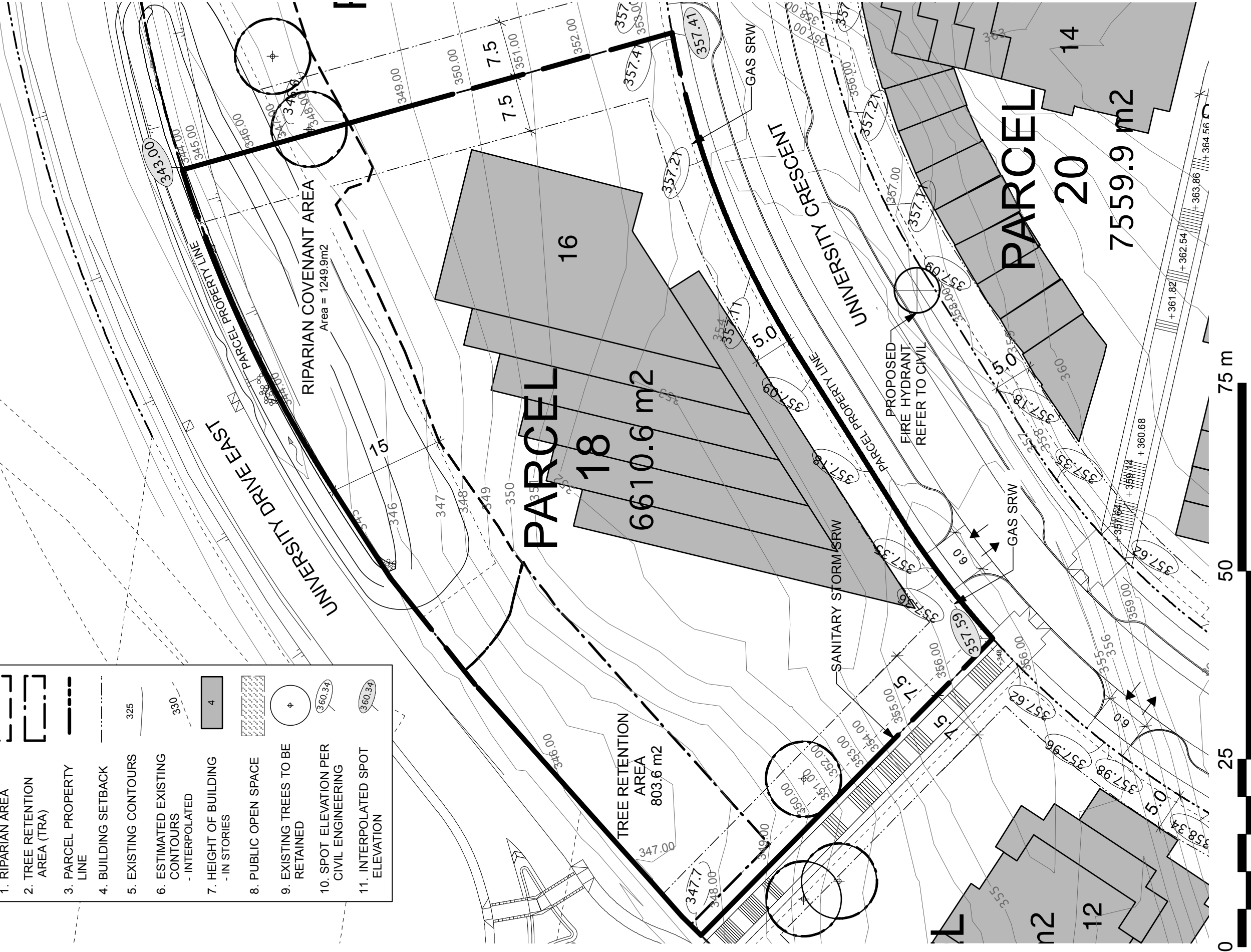
Spot elevation (bold) accurate to 0.01m **358.50**

Interpolated grades (not bold) accurate to 0.5m 355 - - - -

Maximum building height is 49m from base grade as measured from University Crescent.

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. PUBLIC OPEN SPACE
	9. EXISTING TREES TO BE RETAINED
	10. SPOT ELEVATION PER CIVIL ENGINEERING
	11. INTERPOLATED SPOT ELEVATION

REFER TO LEGAL PLANS FOR SRW INFORMATION



Revised:

Date:	July 26, 2010
File:	1023 RZ Phase 3 Parcels Plan
Drawn:	CO
Reviewed:	JW

Scale:	1:500
North:	

Project:	UniverCity Phase 3 and Phase 4
Drawing Title:	Phase 3 Parcel 18

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UniverCity
ON BURNABY MOUNTAIN

RZ 218

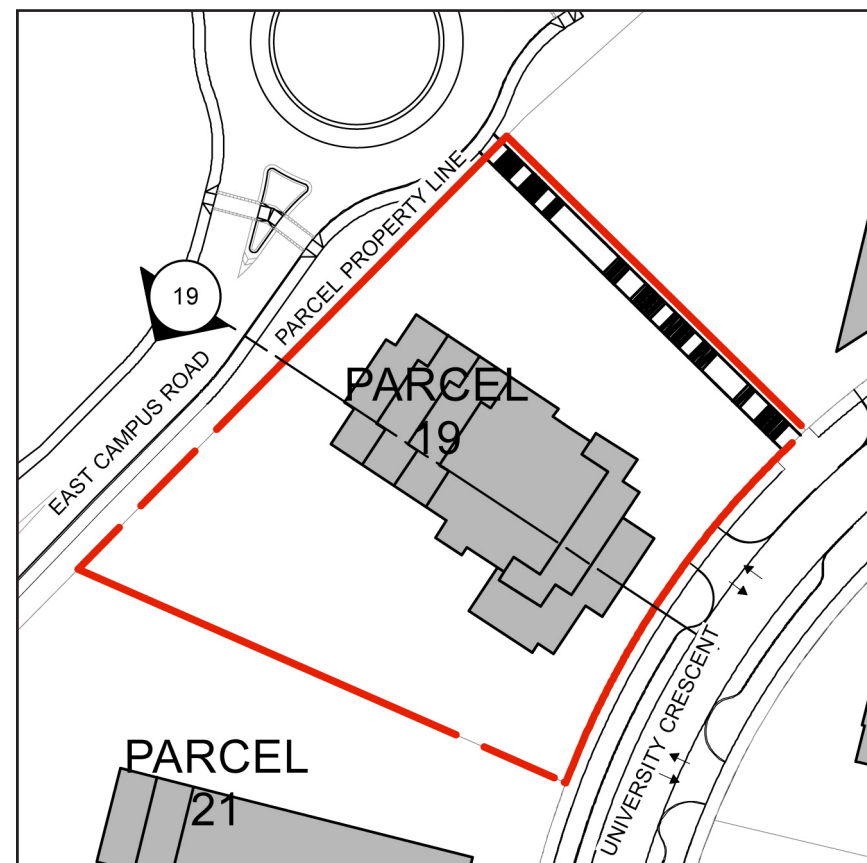
19 Residential

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

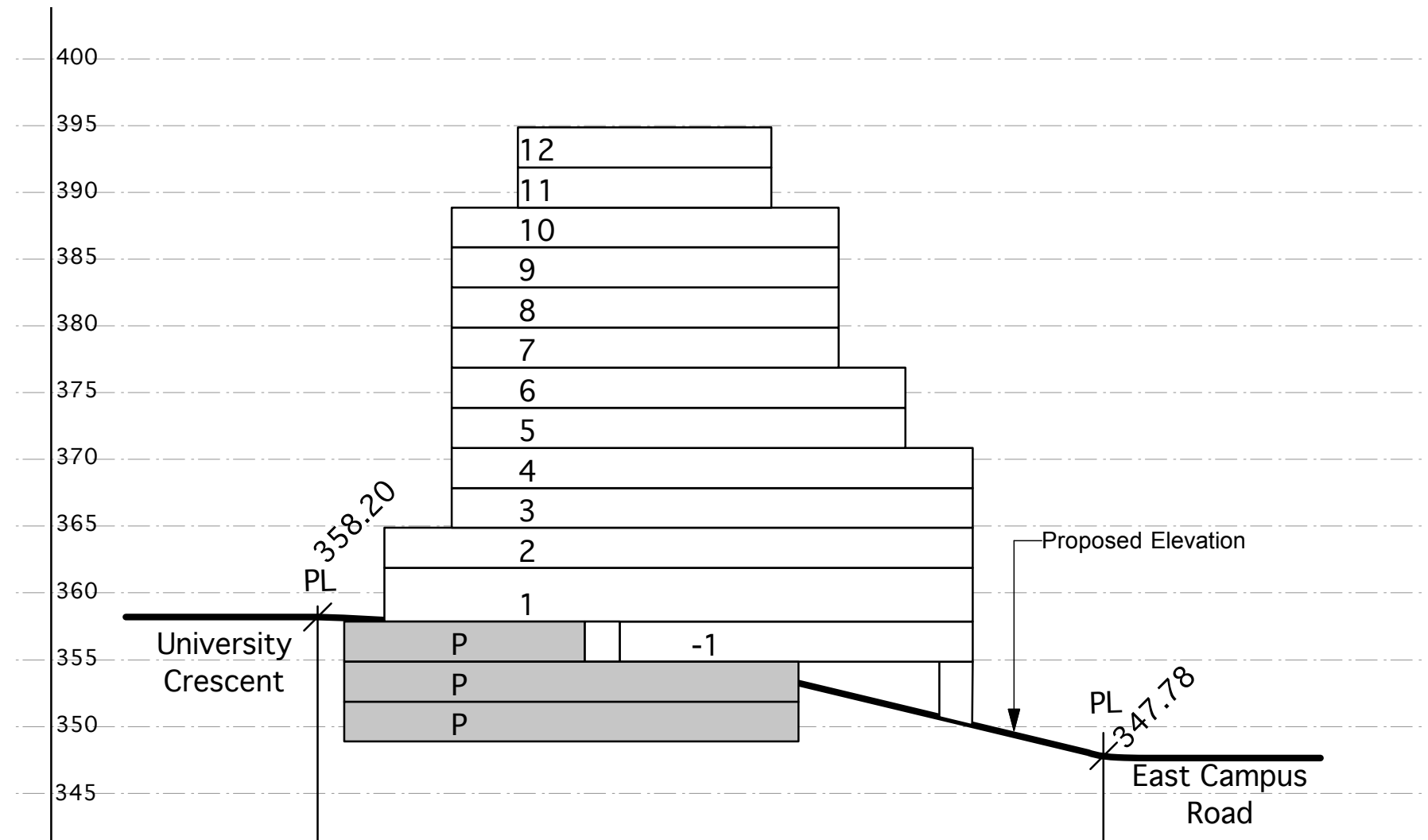
Lot Area:	43,535 sf (4,044.5 m ²)
Maximum Site Coverage:	35%
Base Residential FAR:	1.91
Max Residential FAR (w/ bonusing):	2.10
Base GFA	83,152 sf
Max GFA (w/ bonusing):	91,424 sf
Max Unit Count:	83 units
Max Unit Count (w/ Pooled Units +15% as per 'h'):	96 units
Estimated Max Bedroom Count:	147 units
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.



Section Key Plan 1:1000

Section 19 1:500



Legend

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

358.50
 355

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.



REFER TO LEGAL PLANS FOR SRW INFORMATION

PAR 12 2 2507

Revised:

Date:	July 26, 2010
File:	1023 RZ Phase 3 Parcels Plan
Drawn:	CO
Reviewed:	JW

Scale:

1:500

Project: UniverCity Phase 3 and Phase 4

Drawing Title: Phase 3 Parcel 19

North:



RZ 219

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UniverCity
ON BURNABY MOUNTAIN

PARCEL
20 Residential

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.

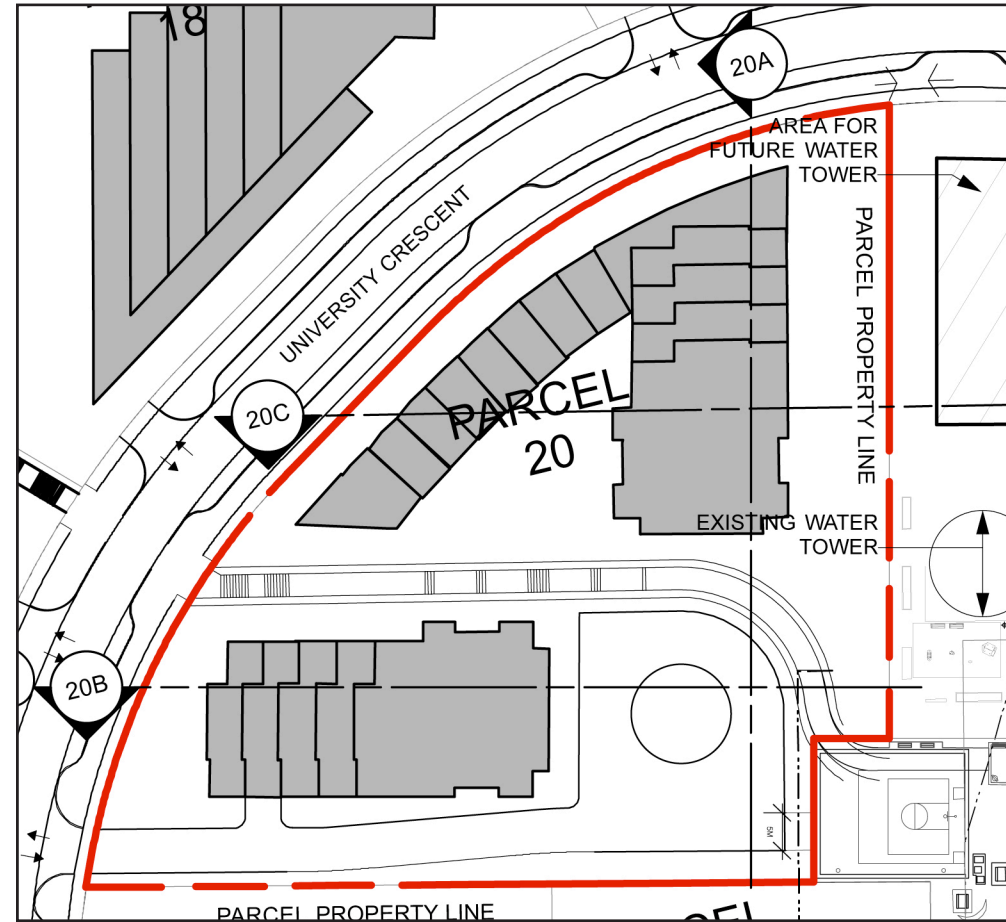
A public foot path on a statutory ROW will be located through the site to connect Richard Bolton Park with University Crescent and the Parcel 19 public pathway. The final design and alignment of the pathway could potentially be adjusted to correspond to the detailed architectural design for the site.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

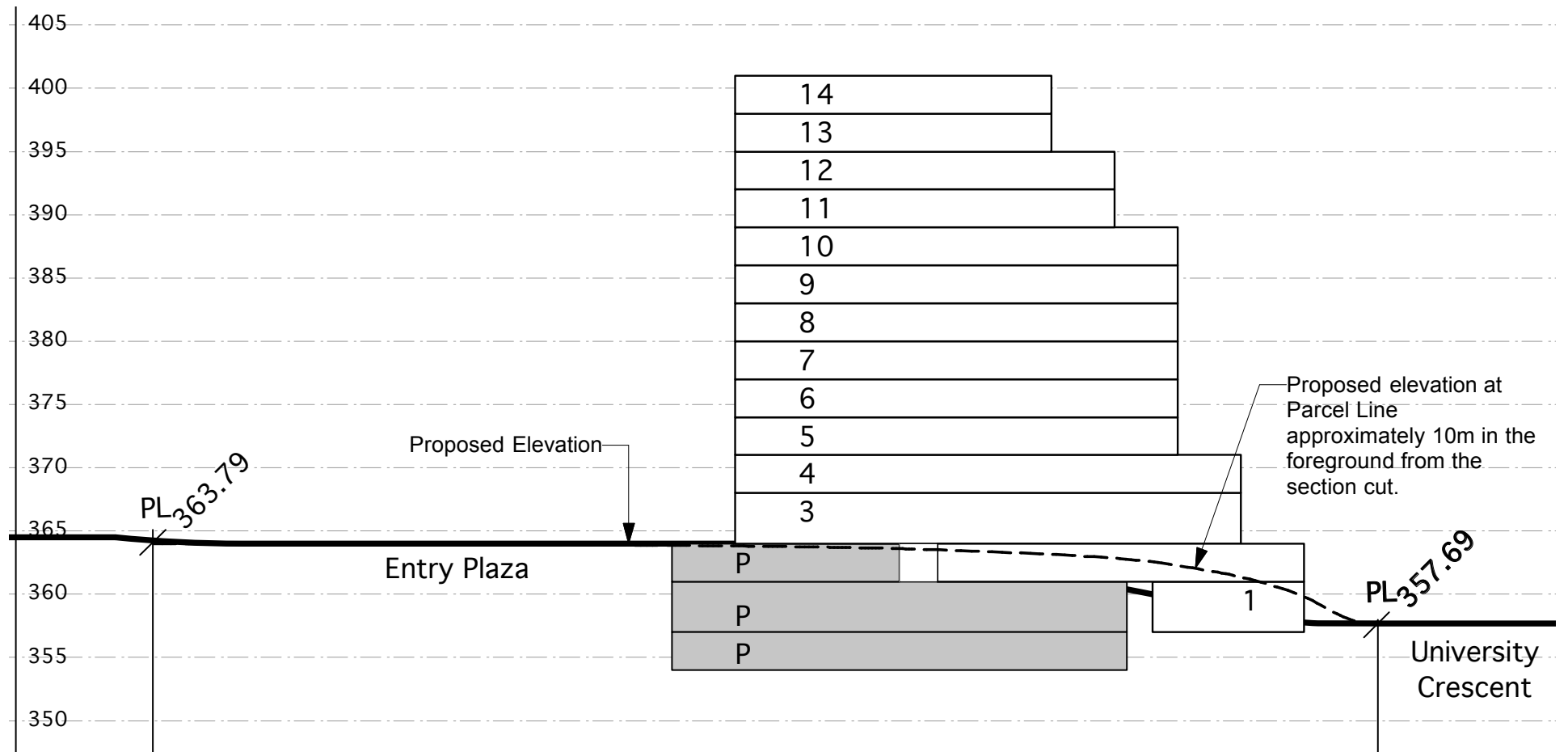
Lot Area:	81,374 sf (7,559.9 m ²)
Maximum Site Coverage:	45%
Base Residential FAR:	2.36
Max Residential FAR (w/ bonusing):	2.60
Base GFA	192,043 sf
Max GFA (w/ bonusing):	211,572 sf
Max Unit Count:	192 units
Max Unit Count (w/ Pooled Units +15% as per 'h'):	221 units
Estimated Max Bedroom Count:	340 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.



Section Key Plan 1:1000

Section 20A 1:500



Legend

Spot elevation (bold) accurate to 0.01m

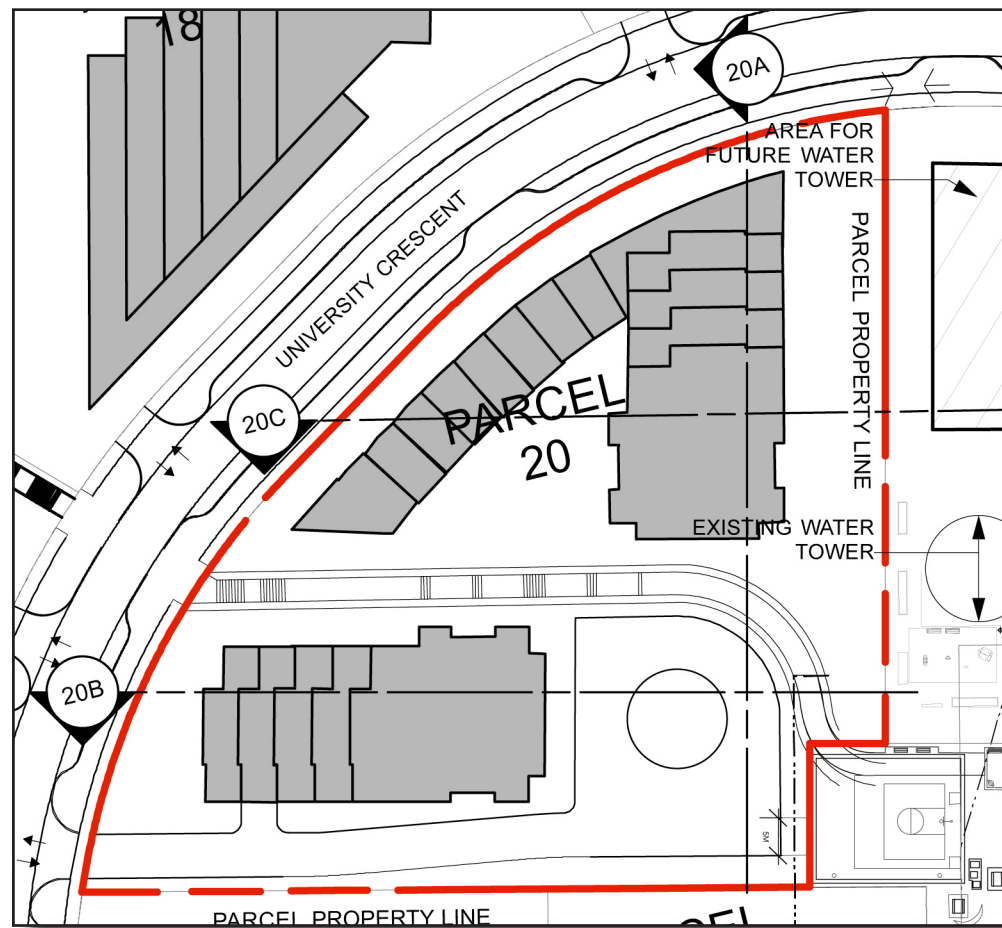
Interpolated grades (not bold) accurate to 0.5m

- 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.

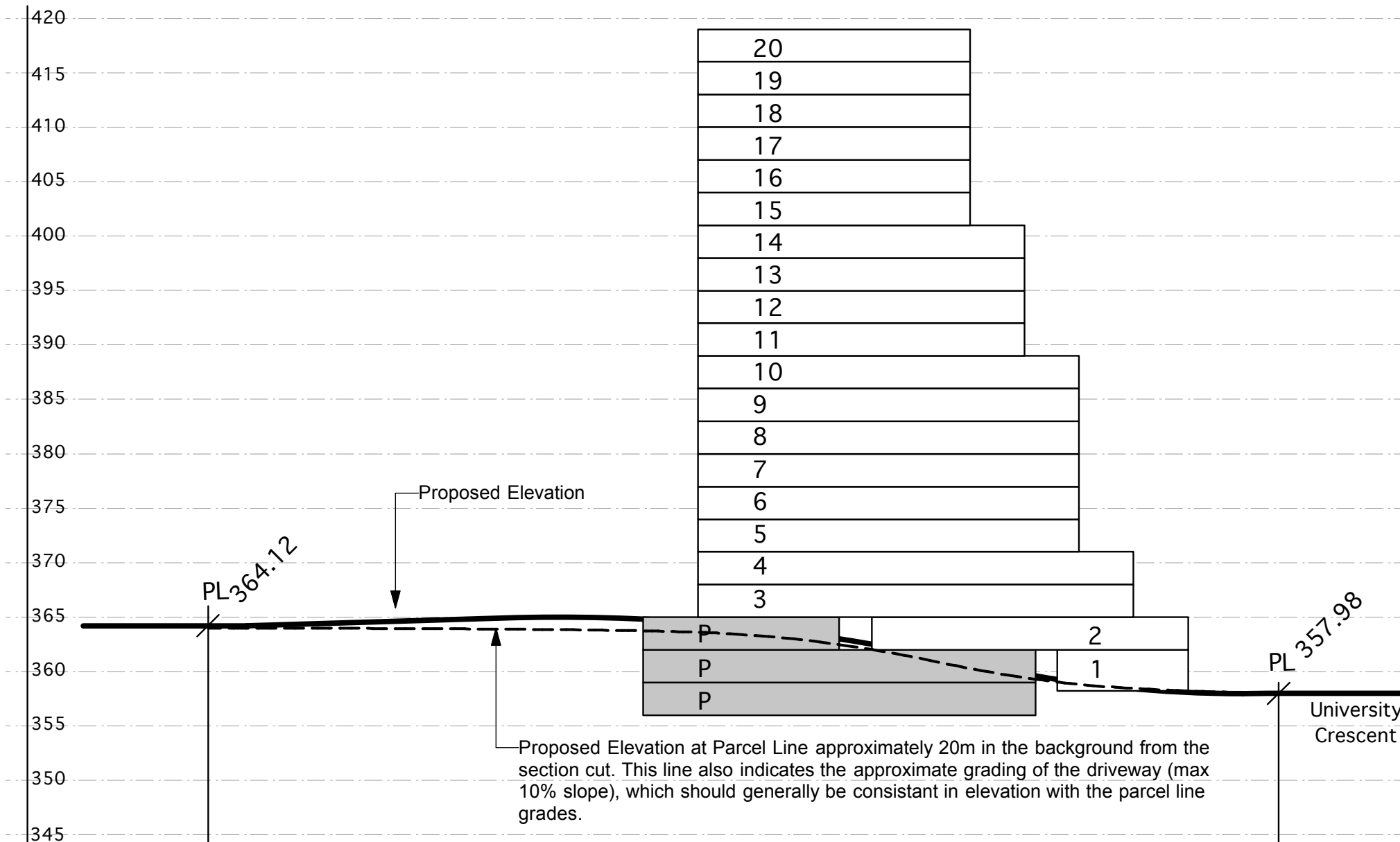
20 Residential

Section 20B

1:500



Section Key Plan 1:1000



Legend

Spot elevation (bold) accurate to 0.01m

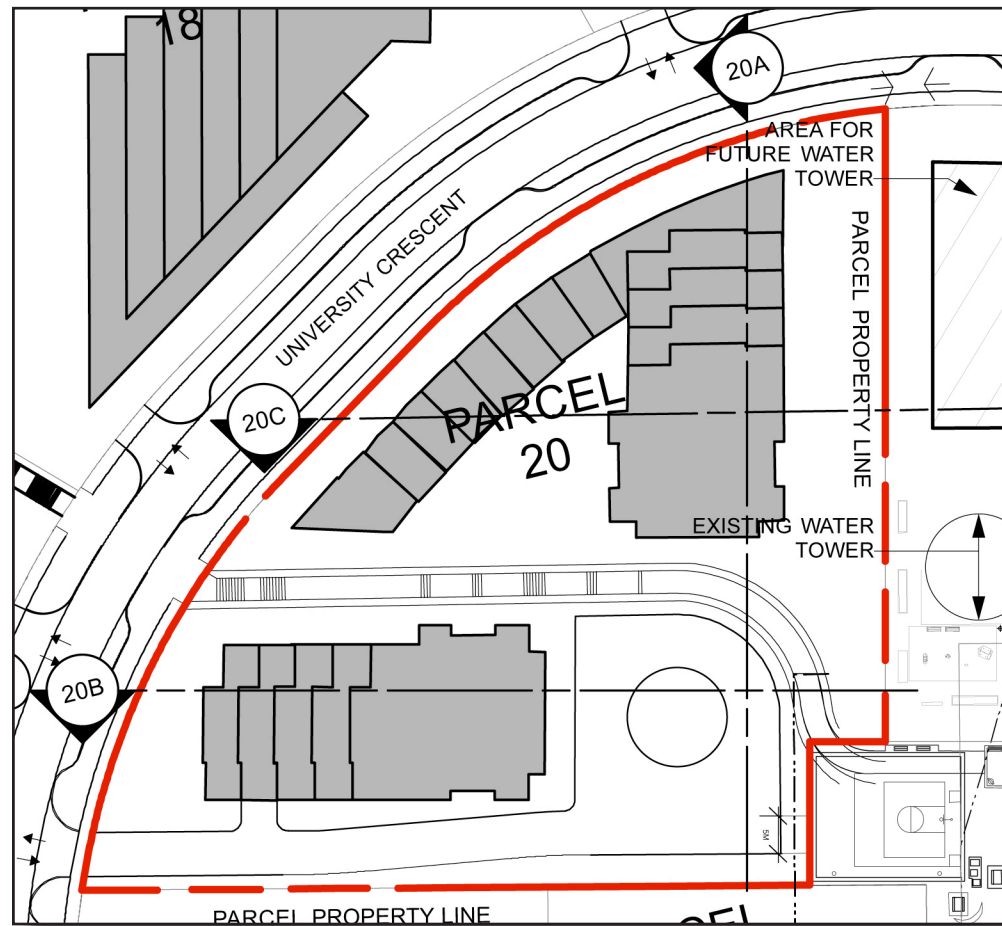
Interpolated grades (not bold) accurate to 0.5m

358.50

355 - - - - -

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

Legend

Spot elevation (bold) accurate to 0.01m

Interpolated grades (not bold) accurate to 0.5m

358.50

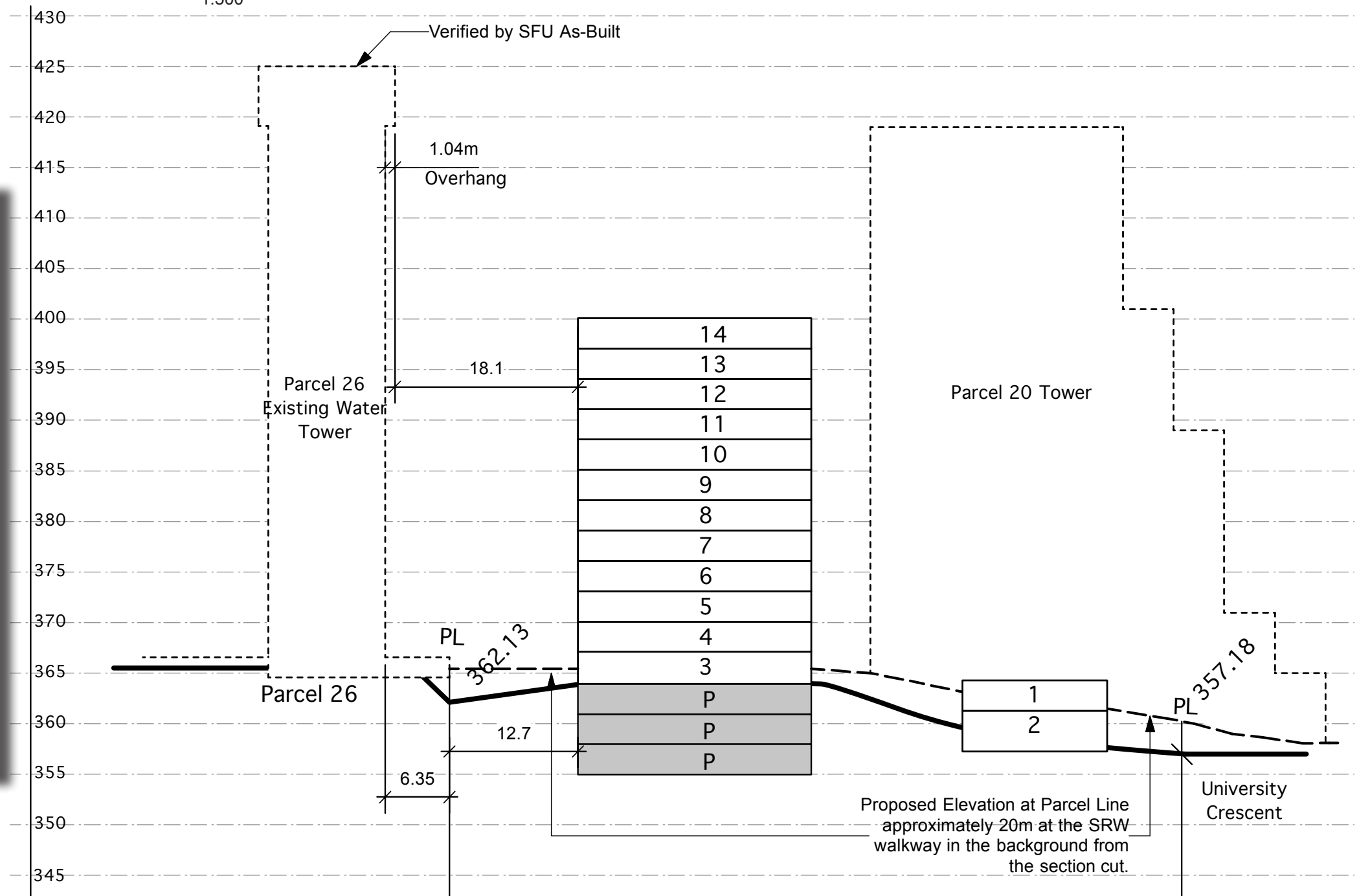
355 - - - - -

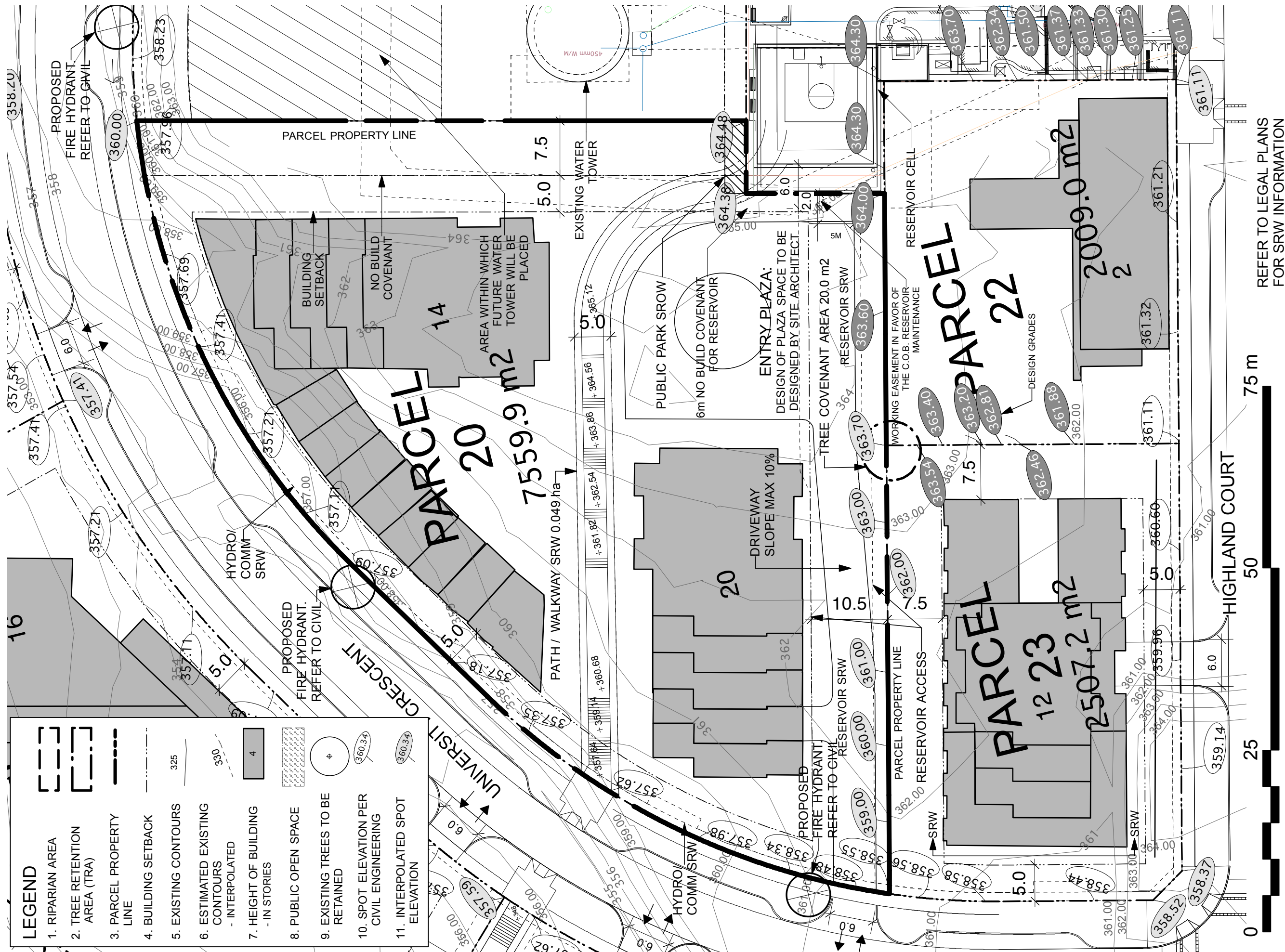
Notes:

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 20C

1:500





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. PUBLIC OPEN SPACE
	9. EXISTING TREES TO BE RETAINED
	10. SPOT ELEVATION PER CIVIL ENGINEERING
	11. INTERPOLATED SPOT ELEVATION

REFER TO LEGAL PLANS FOR SRW INFORMATION



Date:	July 26, 2010
File:	1023 RZ Phase 3 Parcels Plan
Drawn:	CO
Reviewed:	JW

Project:	UniverCity Phase 3 and Phase 4
Scale:	1:500
North:	
Drawing Title:	Phase 3 Parcel 20

PWL partnership

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ON BURNABY MOUNTAIN

RZ 220

PARCEL
21 Residential

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.

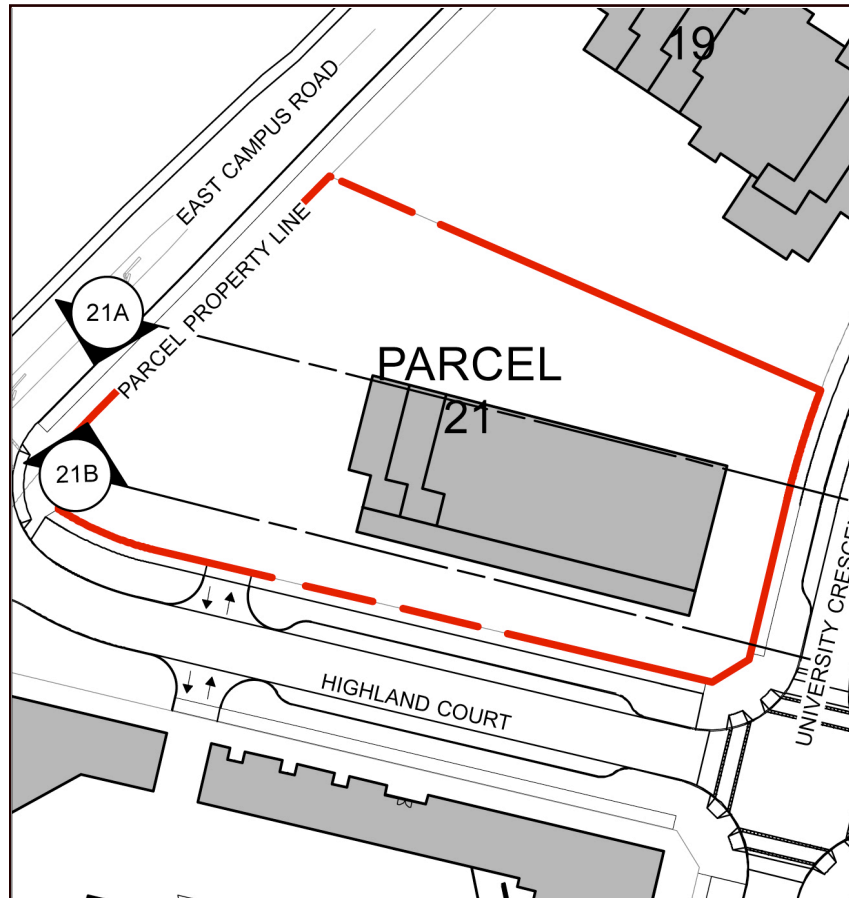
The west frontage of the site along East Campus Road should be designed as a transition from the High Street urban aesthetic found on the west side of Parcel 24 to the more naturalised riparian aesthetic on Parcel 19’s west side. This setback area should celebrate the entry to the High street area at 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.

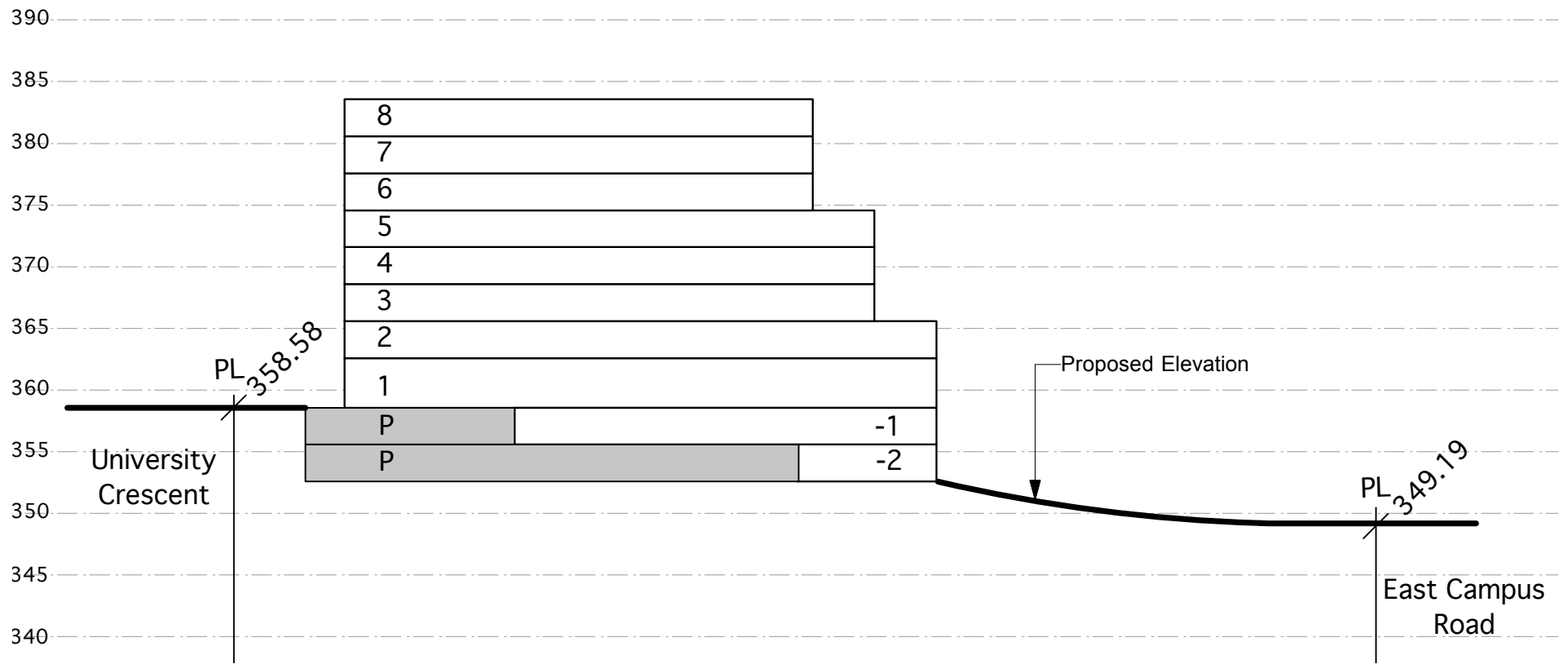
Development Statistics

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	78,362 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

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.



Section 21A 1:500



Legend

Spot elevation (bold)
accurate to 0.01m

Interpolated grades (not bold)
accurate to 0.5m

358.50

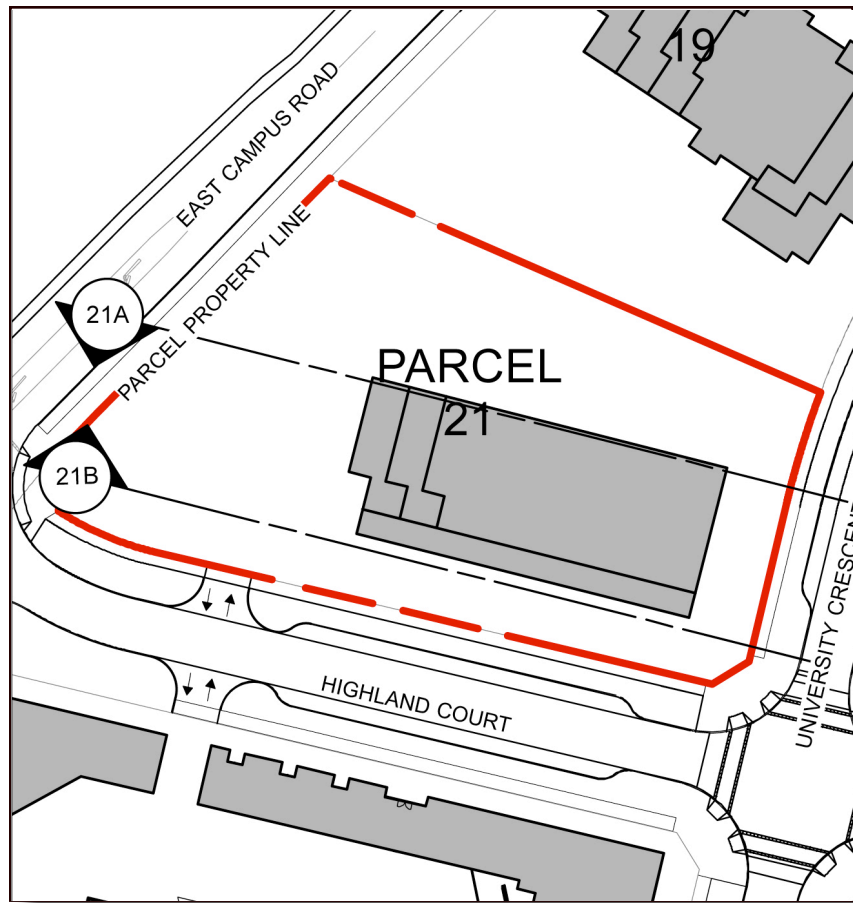
355

Maximum building height is 25m from base grade as measured from University Crescent.

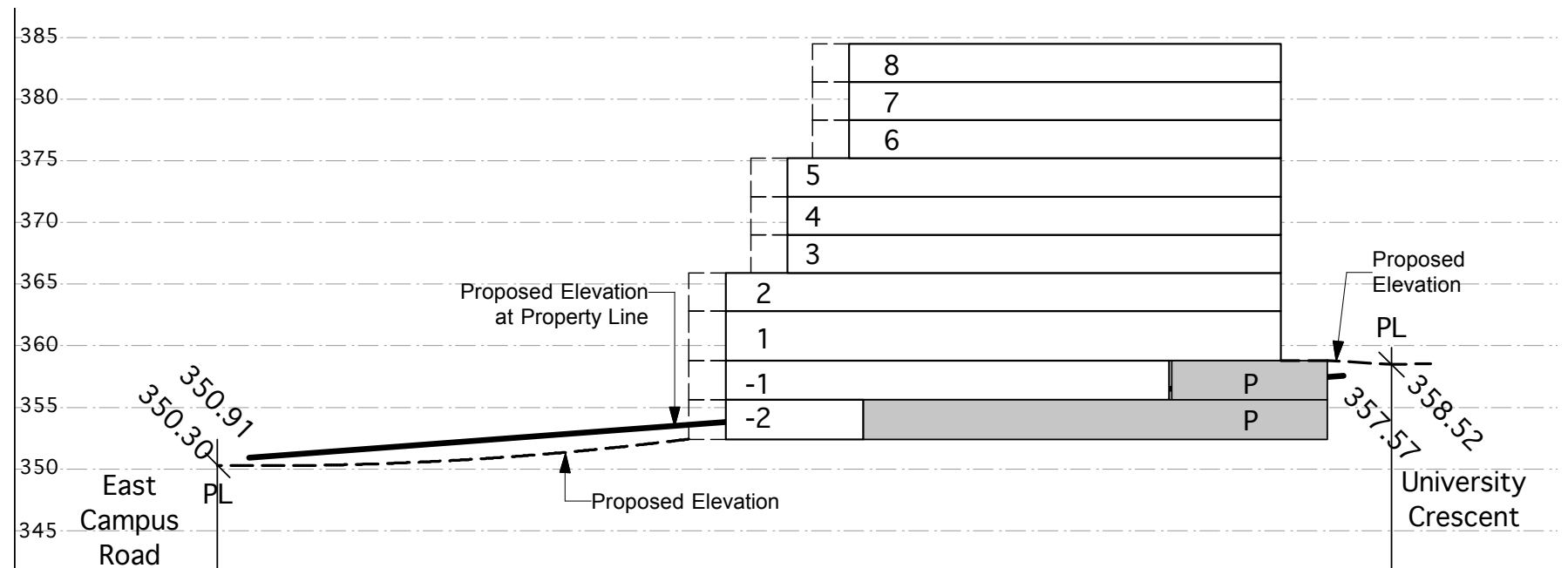
Notes:

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.

Section Key Plan 1:1000



Section 21B 1:500



Legend

Spot elevation (bold) accurate to 0.01m

Interpolated grades (not bold) accurate to 0.5m

358.50

355

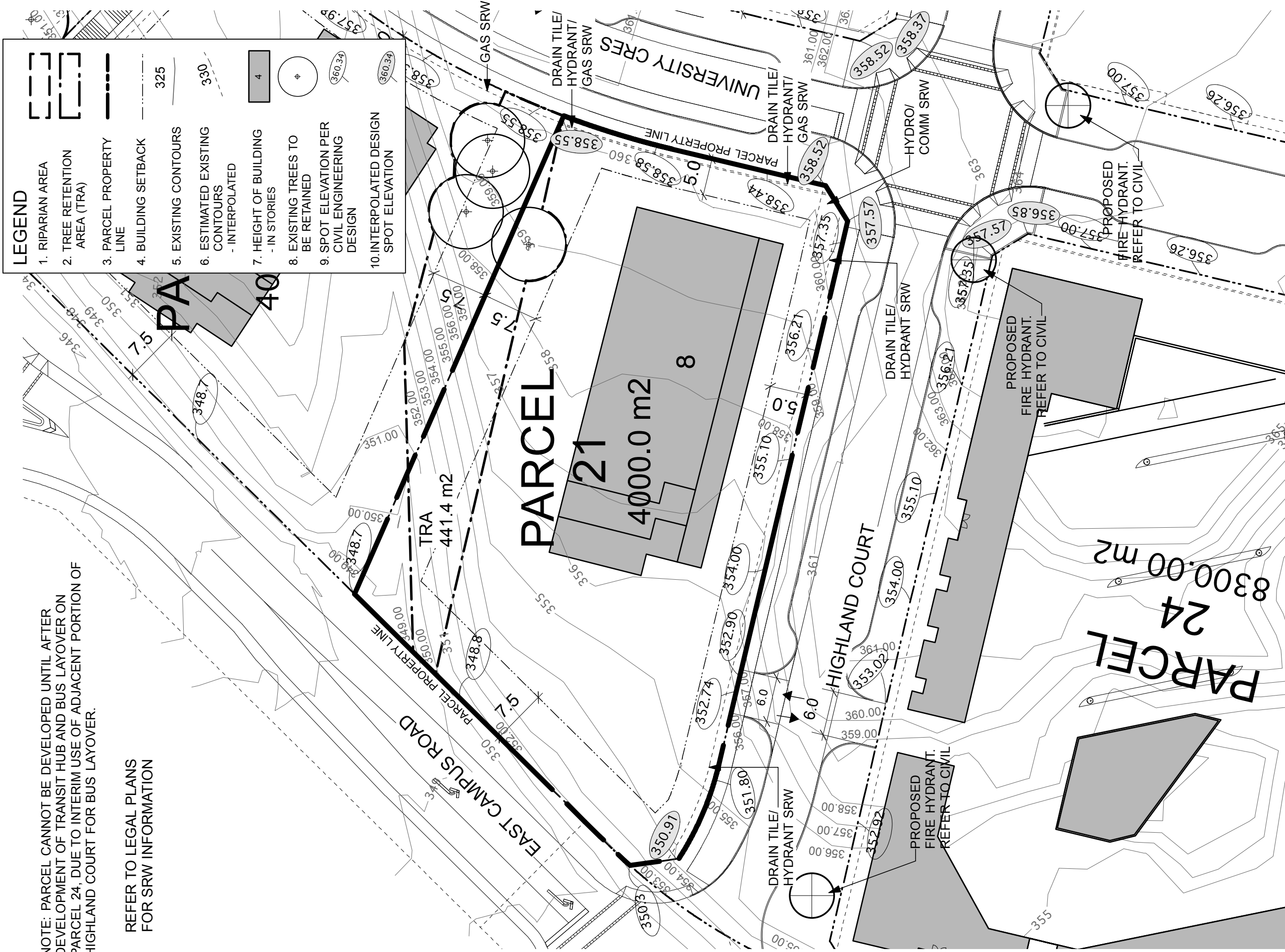
- Notes:
1. No buildings shall include more than four storeys of wood-frame construction.
 2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention 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 Key Plan 1:1000

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



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. SPOT ELEVATION PER CIVIL ENGINEERING DESIGN
- 10. INTERPOLATED DESIGN SPOT ELEVATION



Revised:



Project: UniverCity Phase 3 and Phase 4

Drawing Title: Phase 3 Parcel 21

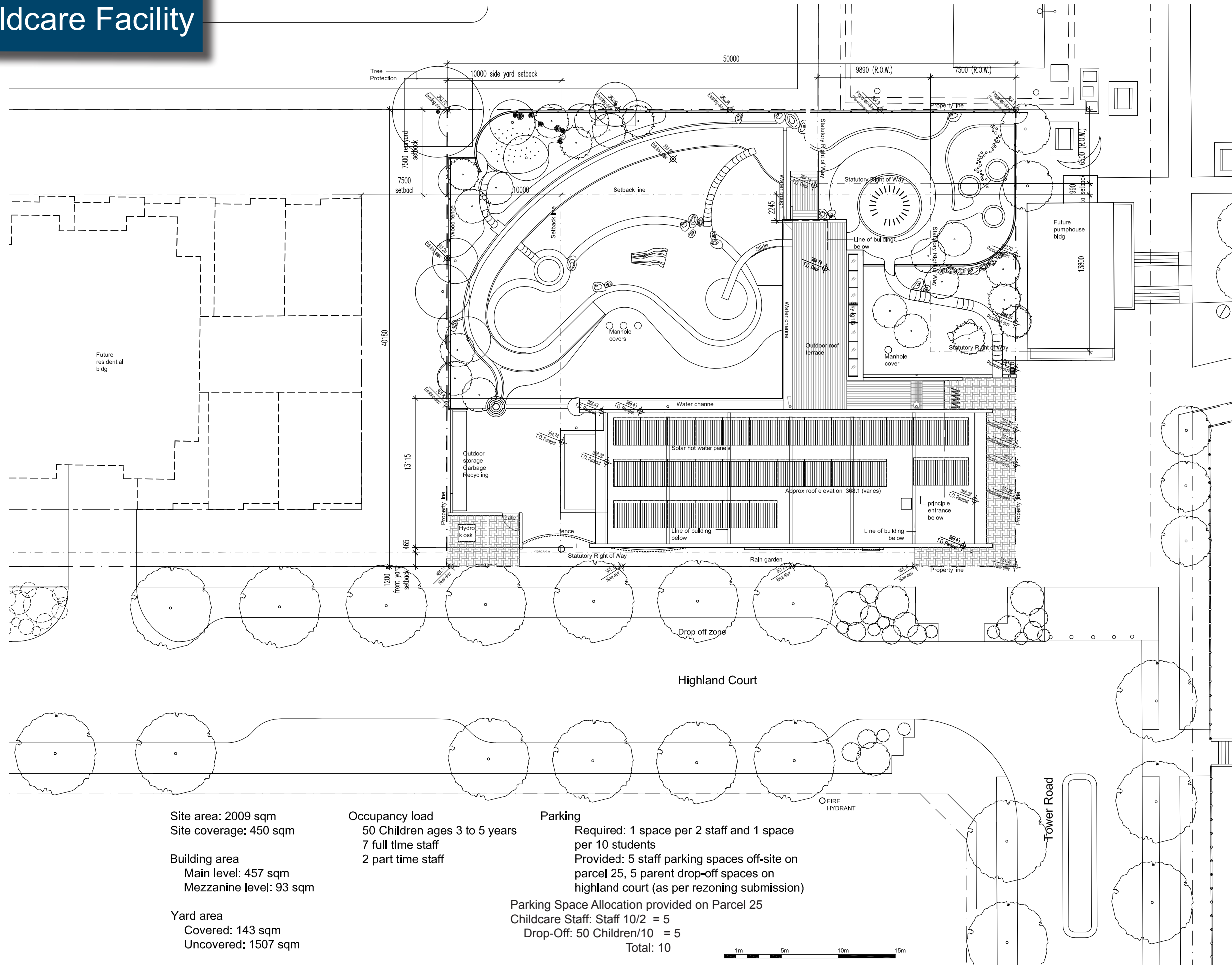
Scale: 1:500

North:



Date: July 26, 2010
 File: 1023 RZ Phase 3 Parcels Plan
 Drawn: CO
 Reviewed: JW

RZ 221



Site area: 2009 sqm
 Site coverage: 450 sqm

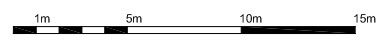
Building area
 Main level: 457 sqm
 Mezzanine level: 93 sqm

Yard area
 Covered: 143 sqm
 Uncovered: 1507 sqm

Occupancy load
 50 Children ages 3 to 5 years
 7 full time staff
 2 part time staff

Parking
 Required: 1 space per 2 staff and 1 space per 10 students
 Provided: 5 staff parking spaces off-site on parcel 25, 5 parent drop-off spaces on highland court (as per rezoning submission)

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



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No.	ISSUES	DATE	BY
1	Issued for rezoning	15/06/2009	
2	Issued for PPA	07/04/2010	
3	Re-issued for PPA	24/06/2010	
4			
5			
6			
7			
8			
9			

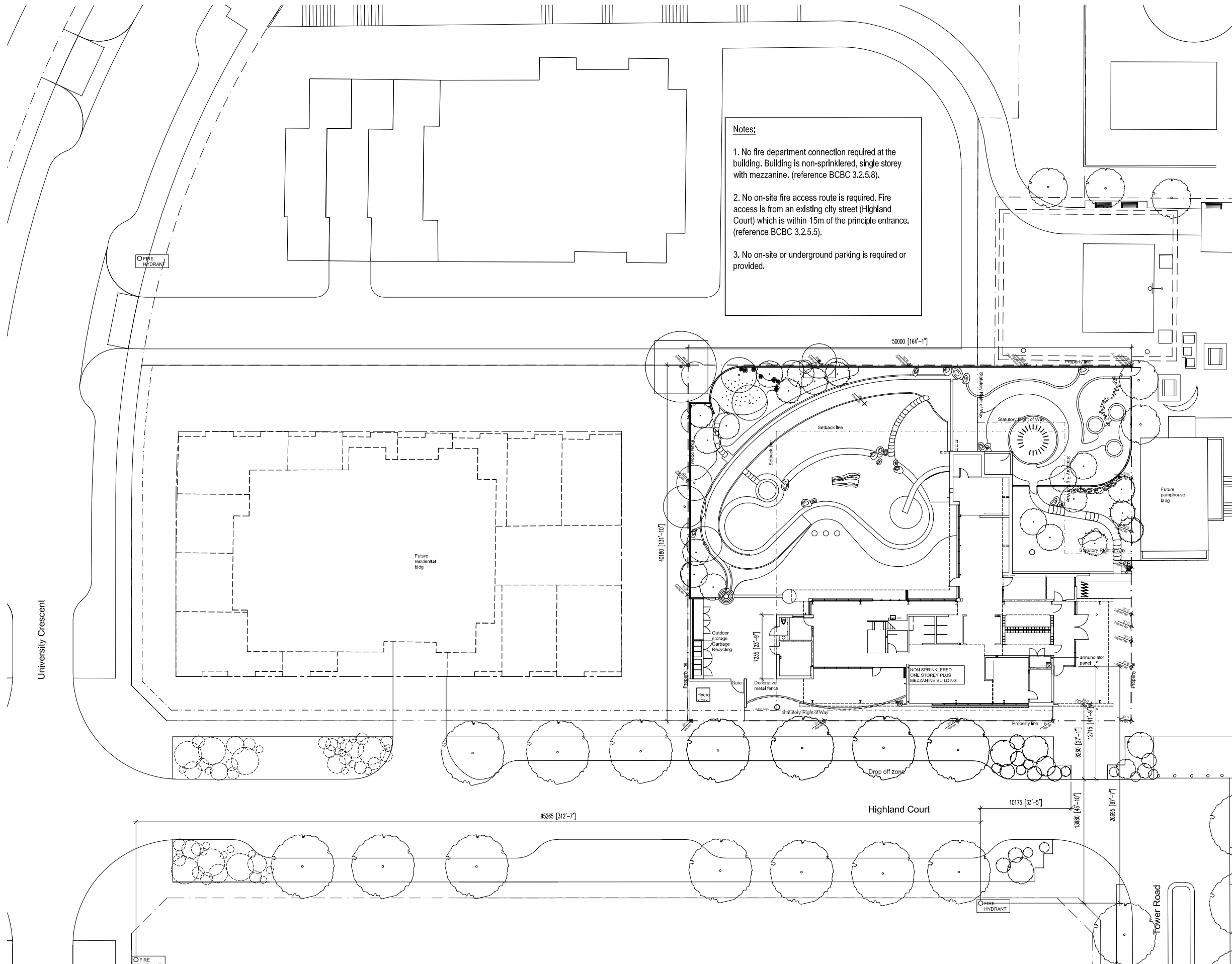
UniverCity Childcare Project

Simon Fraser University
 Burnaby, British Columbia

Sheet Title
Site Plan

Drawn
 Job No. 0822
 Checked km
 Date March 15, 2010
 Scale 1:150

A1.00



Notes:

1. No fire department connection required at the building. Building is non-sprinklered, single storey with mezzanine. (reference BCBC 3.2.5.8).
2. No on-site fire access route is required. Fire access is from an existing city street (Highland Court) which is within 15m of the principle entrance. (reference BCBC 3.2.5.5).
3. No on-site or underground parking is required or provided.



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No.	ISSUES	DATE	BY
1	Issued for PPA	07/04/2010	
2	Re-issued for PPA	19/04/2010	
3	Re-issued for PPA	24/06/2010	
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-
9	-	-	-

UniverCity Childcare Project

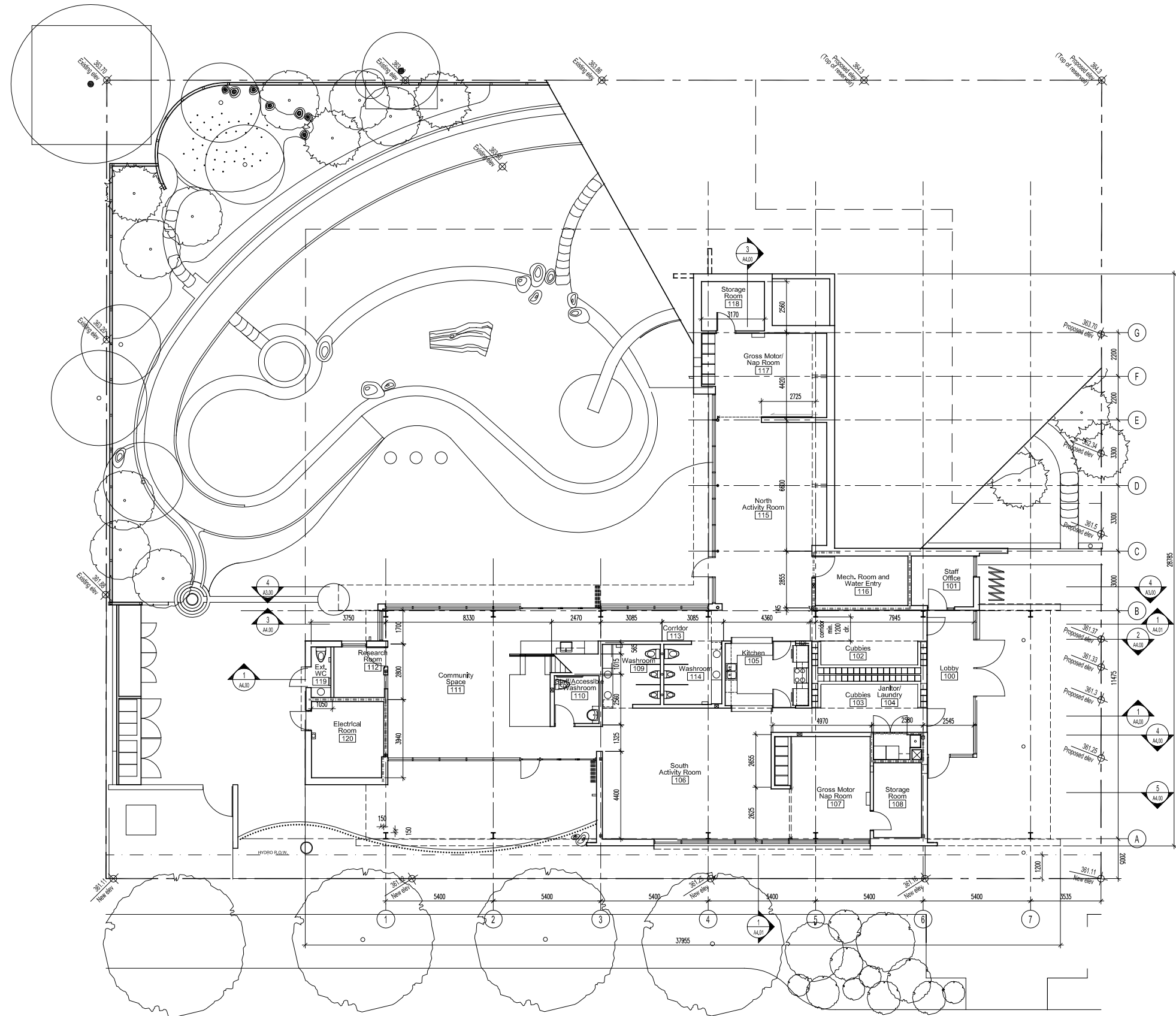
Simon Fraser University
 Burnaby, British Columbia

Sheet Title
Fire Truck Access Plan

Drawn Job No. 0822
 Checked km
 Date April 07, 2010
 Scale 1/16" = 1' - 0"

A1.01

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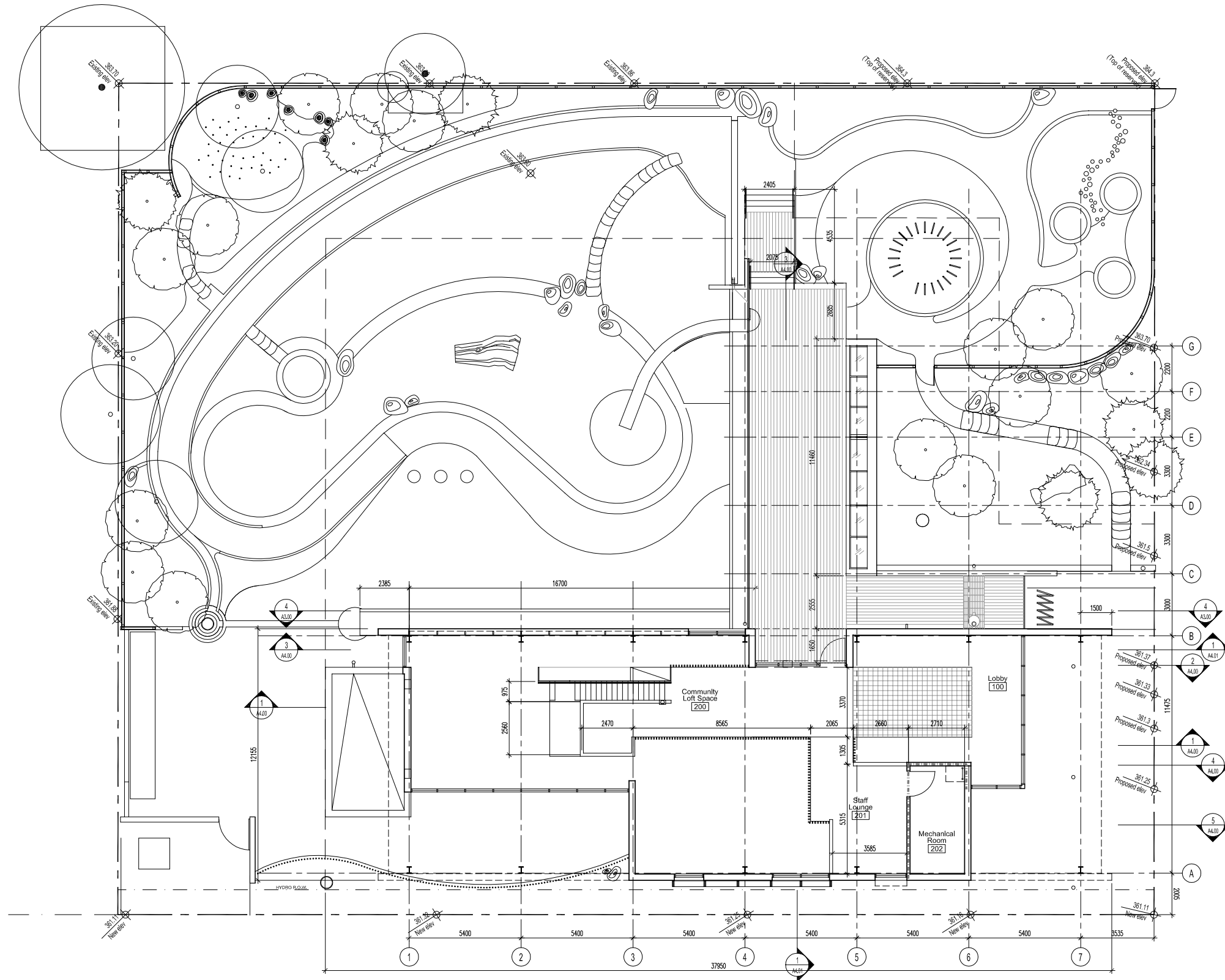
No.	ISSUES	DATE	BY
1	Issued for pricing	21/01/2009	
2	Issued for pricing	20/03/2009	
3	Issued for pricing	1/06/2009	
4	Issued for rezoning	15/05/2009	
5	Issued for client review	15/03/2010	
6	Issued for PPA	07/04/2010	
7	Re-issued for PPA	24/06/2010	
8			
9			

UniverCity Childcare Project

Simon Fraser University
 Burnaby, British Columbia
 Sheet Title
Main Level Plan

Drawn
 Job No. 0822
 Checked km
 Date March 15, 2010
 Scale 1:100

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No.	ISSUES	DATE	BY
1	Issued for pricing	21/01/2009	
2	Issued for pricing	20/03/2009	
3	Issued for pricing	1/06/2009	
4	Issued for pricing	15/08/2009	
5	Issued for client review	15/03/2010	
6	Issued for PPA	07/04/2010	
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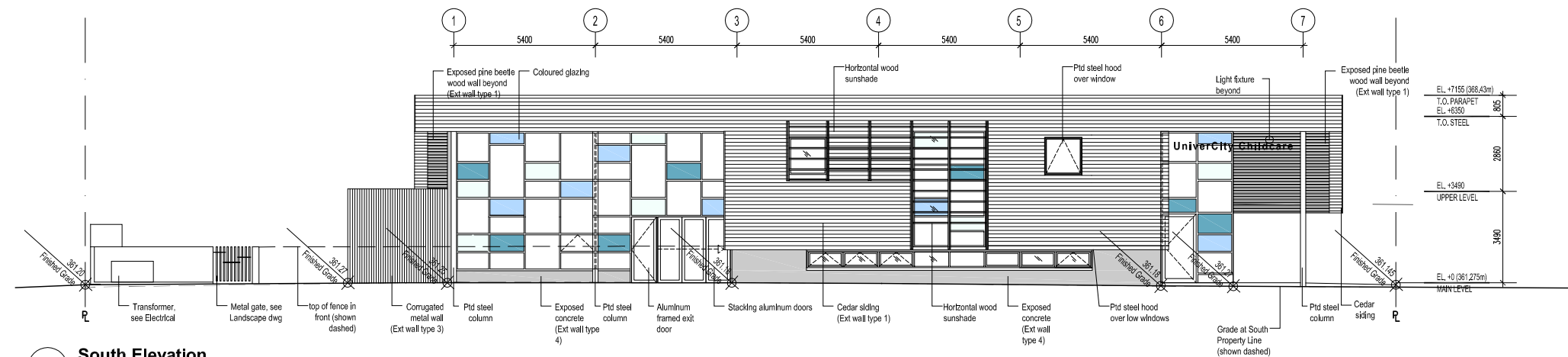
UniverCity Childcare Project

Simon Fraser University
 Burnaby, British Columbia

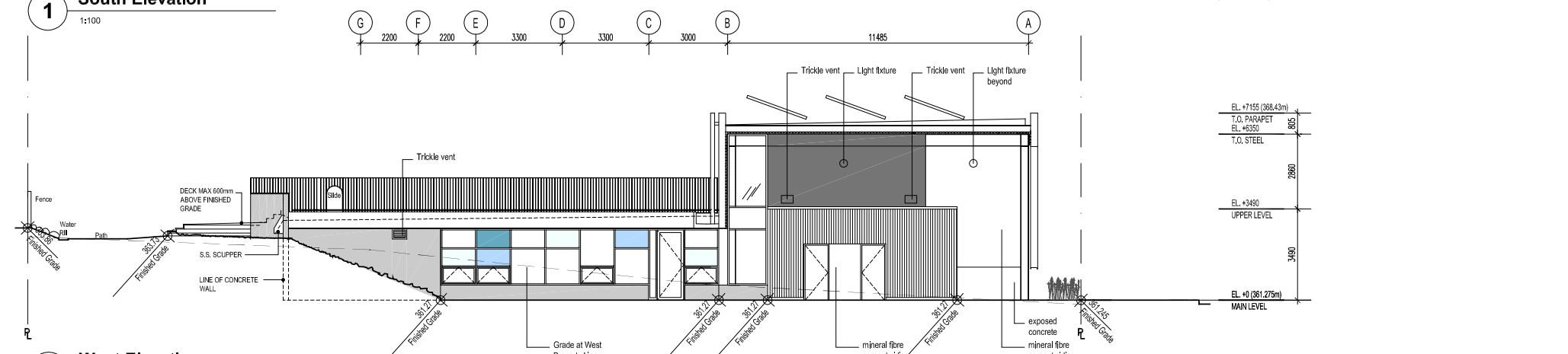
Sheet Title
Mezzanine Plan

Drawn
 Job No. 0822
 Checked km
 Date March 15, 2010
 Scale 1:100

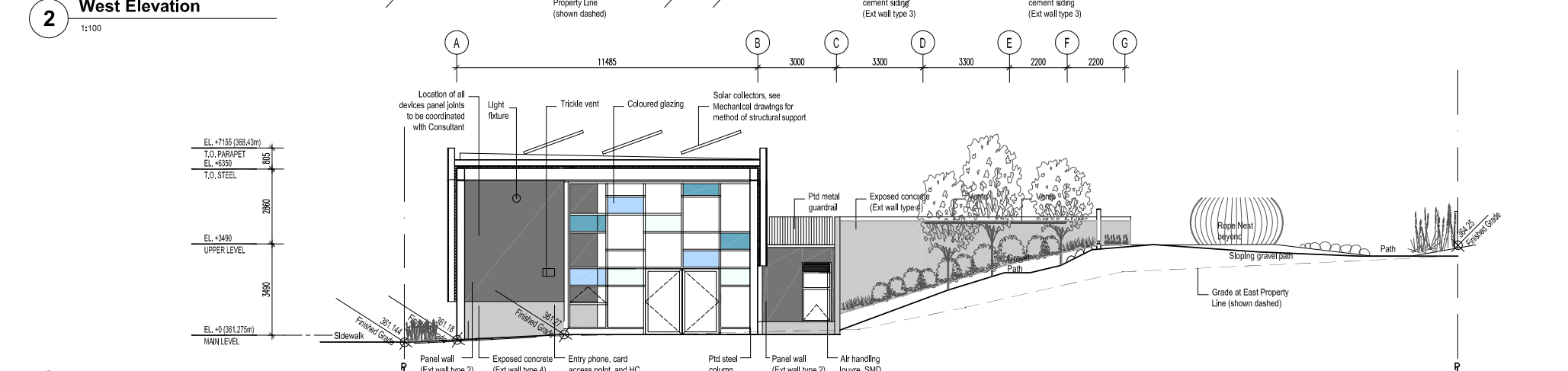
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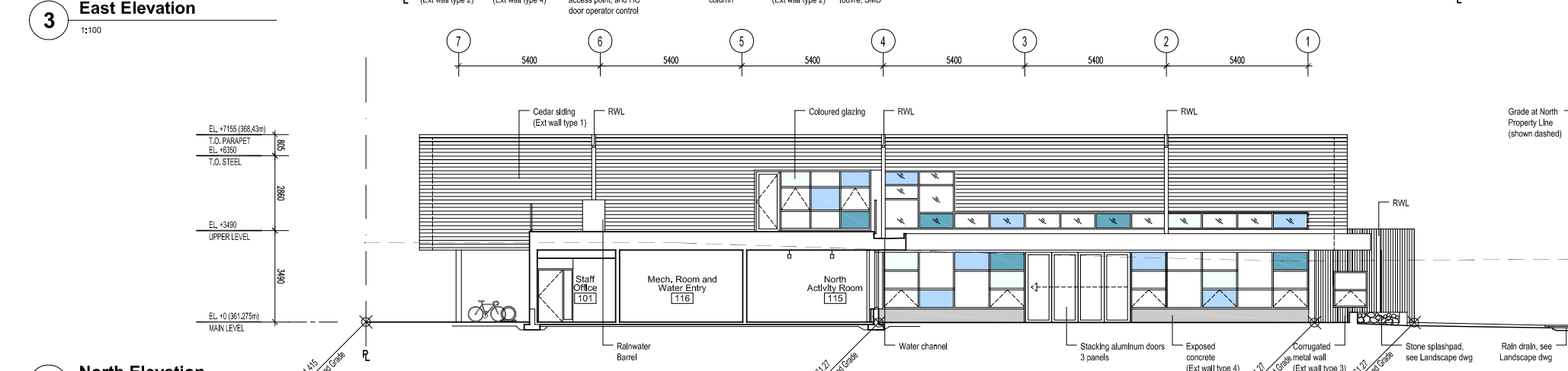
1 South Elevation
 1:100



2 West Elevation
 1:100



3 East Elevation
 1:100

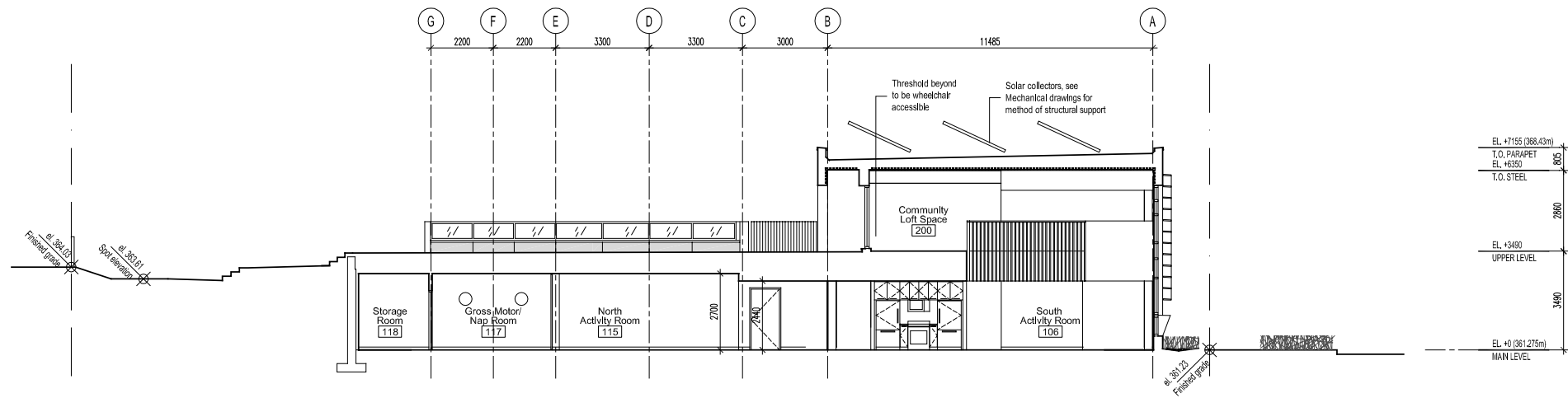


4 North Elevation
 1:100

No.	ISSUES	DATE	BY
1	Issued for Tender	04/05/2010	
2	Issued for Re-zoning	23/07/2010	
3			
4			
5			
6			
7			
8			
9			

UniverCity Childcare Project
 Simon Fraser University
 Burnaby, British Columbia
 Sheet Title
Elevations

Drawn
 Job No. 0822
 Checked km
 Date March 15, 2010
 Scale 1:100



1 Section
1:100

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No.	ISSUES	DATE	BY
1	Issued for PPA	07/04/2009	
2	Re-Issued for PPA	24/06/2010	
3			
4			
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7			
8			
9			

UniverCity Childcare Project

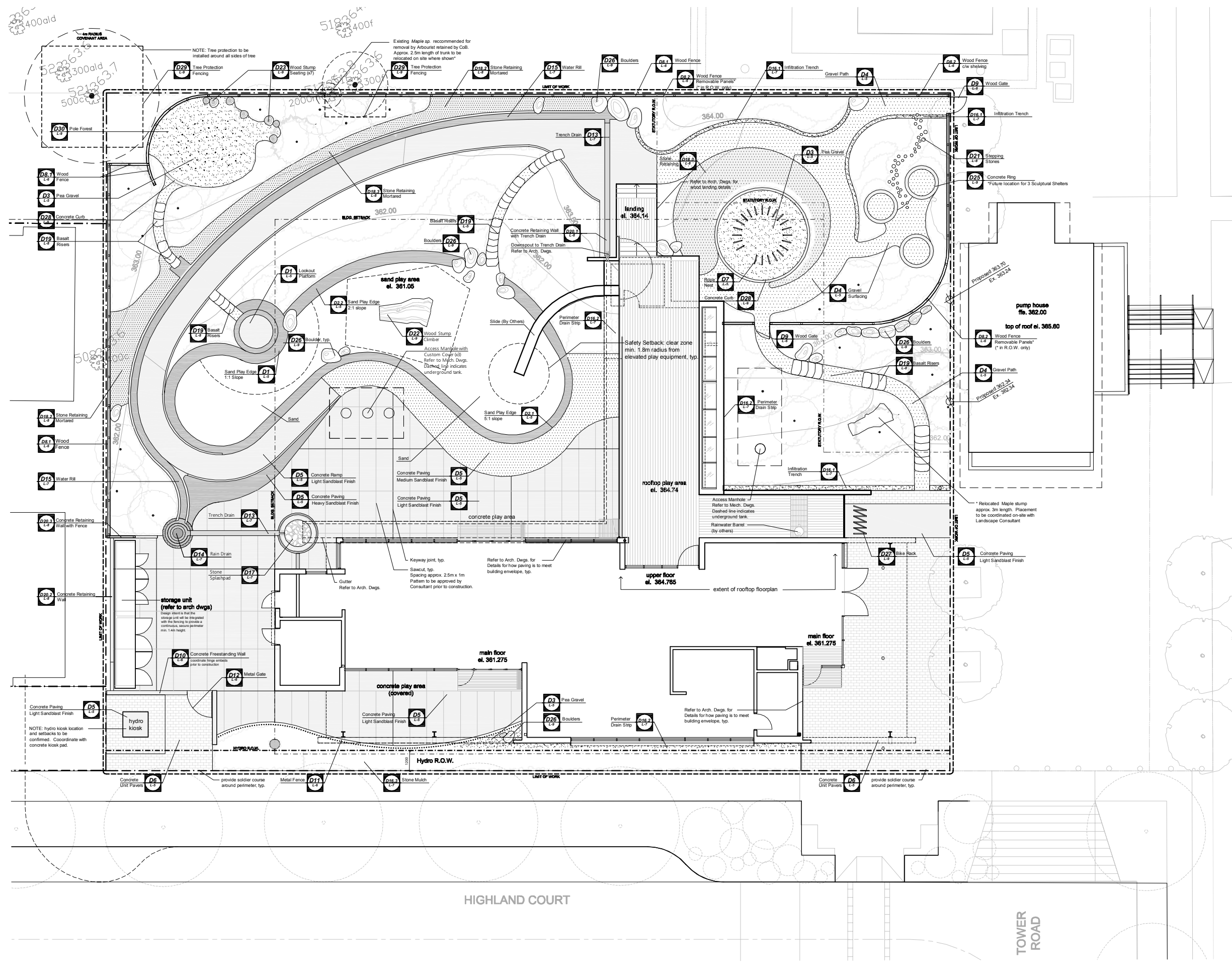
Simon Fraser University
Burnaby, British Columbia

Sheet Title
Building Sections

Drawn
Job No. 0822
Checked km
Date March 15, 2010
Scale 1:100

A4.01

July 26, 2010



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NOTES:
 Refer to Sheet L-0 Notes:
 1.0 General Notes
 4.0 Layout and Materials Notes

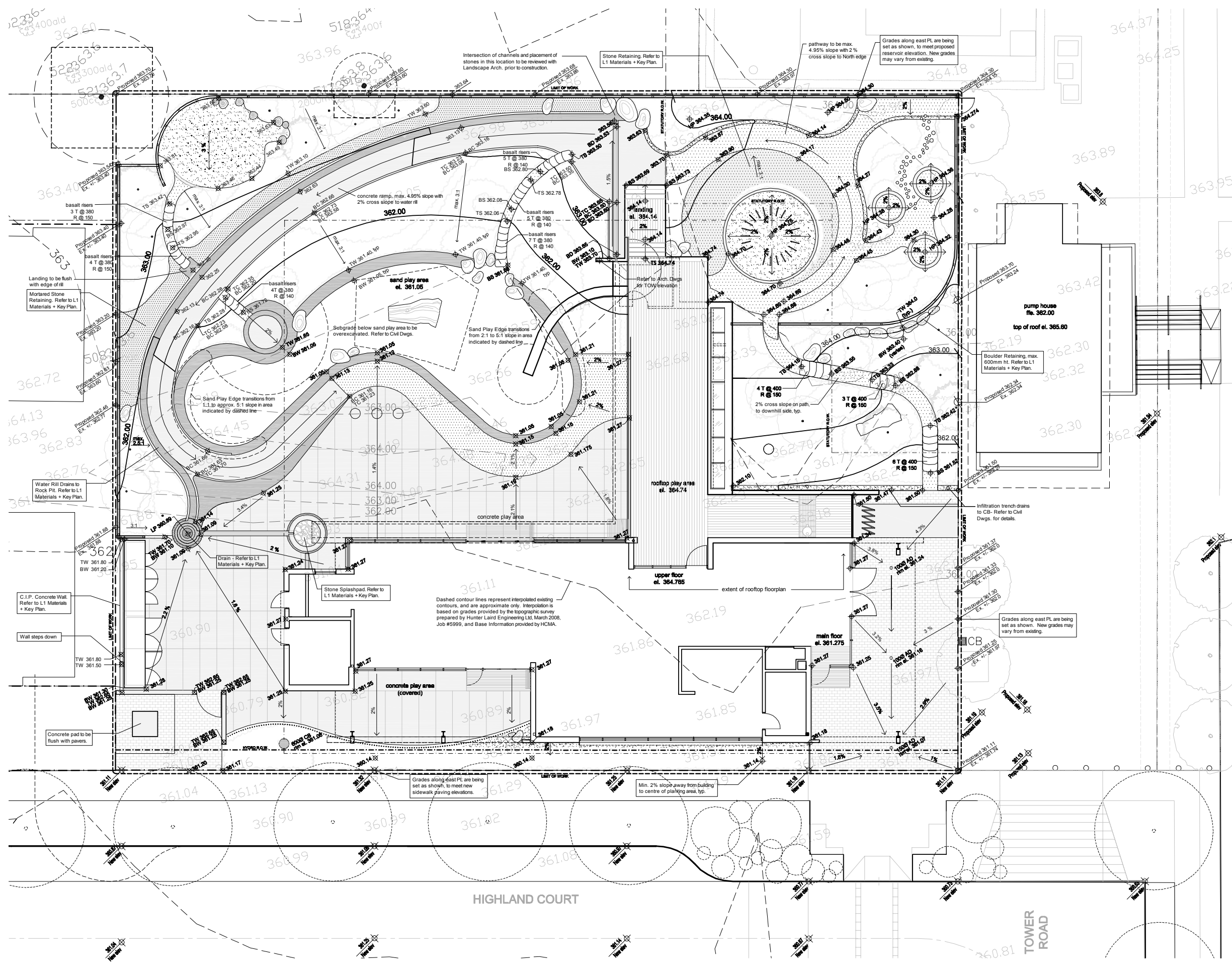
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10	Re-Issued for Building Permit	22.08.2010
9	Re-Issued for PPA	22.06.2010
8	Issued for Tender	04.05.2010
7	Issued for Review	28.04.2010
6	Issued for Building Permit	18.04.2010
5	Issued for PPA	19.10.2009
4	Issued for Review	24.07.2009
3	Issued for Review	15.07.2009
2	Issued for Review	22.05.2009
1	Issued for Review	30.01.2009

UniverCity Childcare Project
 8888 University High Street
 Simon Fraser University
 Burnaby, British Columbia

Materials + Key Plan

 Drawn AM
 Job No. 08-012
 Checked JC
 Date 16.04.2010
 Scale 1:100

L-1.0



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NOTES:
 Refer to Sheet L-0 Notes:
 1.0 General Notes
 3.0 Grading and Drainage Notes

No.	ISSUES	DATE
10	Re-issued for Building Permit	22.04.2010
9	Re-issued for PPA	22.04.2010
8	Issued for Tender	04.05.2010
7	Issued for Review	28.04.2010
6	Issued for Building Permit	19.04.2010
5	Issued for PPA	19.10.2009
4	Issued for Review	24.07.2009
3	Issued for Review	15.07.2009
2	Issued for Review	22.05.2009
1	Issued for Review	30.01.2009

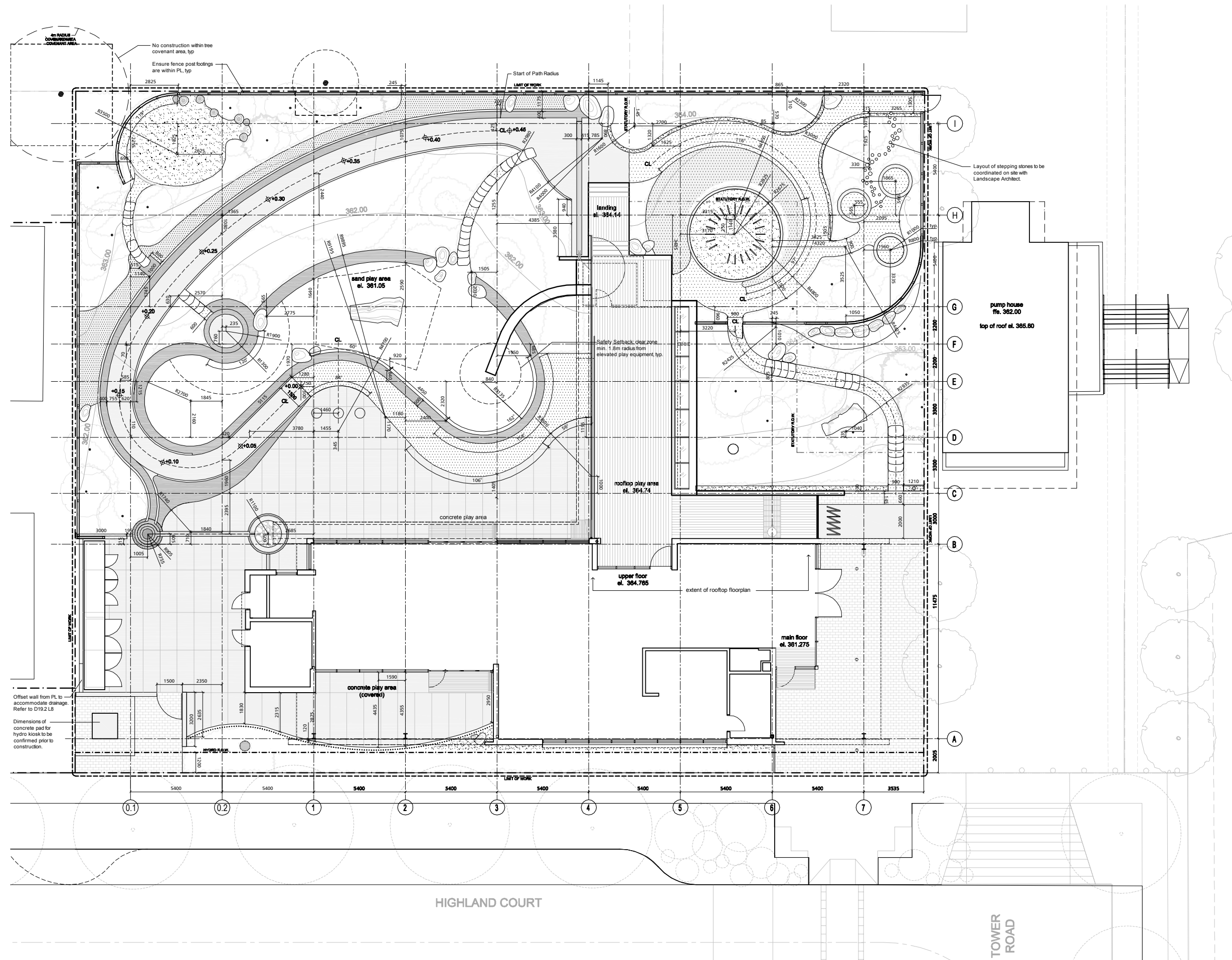
UniverCity Childcare Project
 8888 University High Street
 Simon Fraser University
 Burnaby, British Columbia

Grading + Drainage Plan



Drawn AM
 Job No. 08-012
 Checked JC
 Date 16.04.2010
 Scale 1:100

L-2.0



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NOTES:
 Refer to Sheet L-0 Notes:
 1.0 General Notes
 4.0 Layout and Materials Notes

No.	ISSUES	DATE
10	Re-Issued for Building Permit	22.06.2010
9	Re-Issued for PPA	22.06.2010
8	Issued for Tender	04.05.2010
7	Issued for Review	28.04.2010
6	Issued for Building Permit	19.04.2010
5	Issued for PPA	19.10.2009
4	Issued for Review	24.07.2009
3	Issued for Review	15.07.2009
2	Issued for Review	22.06.2009
1	Issued for Review	30.01.2009

UniverCity Childcare Project
 8888 University High Street
 Simon Fraser University
 Burnaby, British Columbia

Layout Plan



Drawn AM
 Job No. 08-012
 Checked JC
 Date 16.04.2010
 Scale 1:100

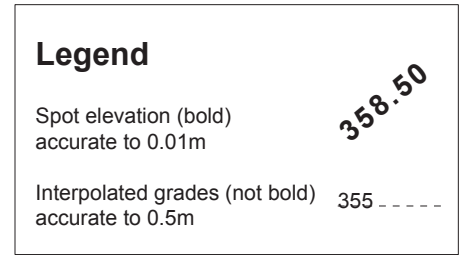
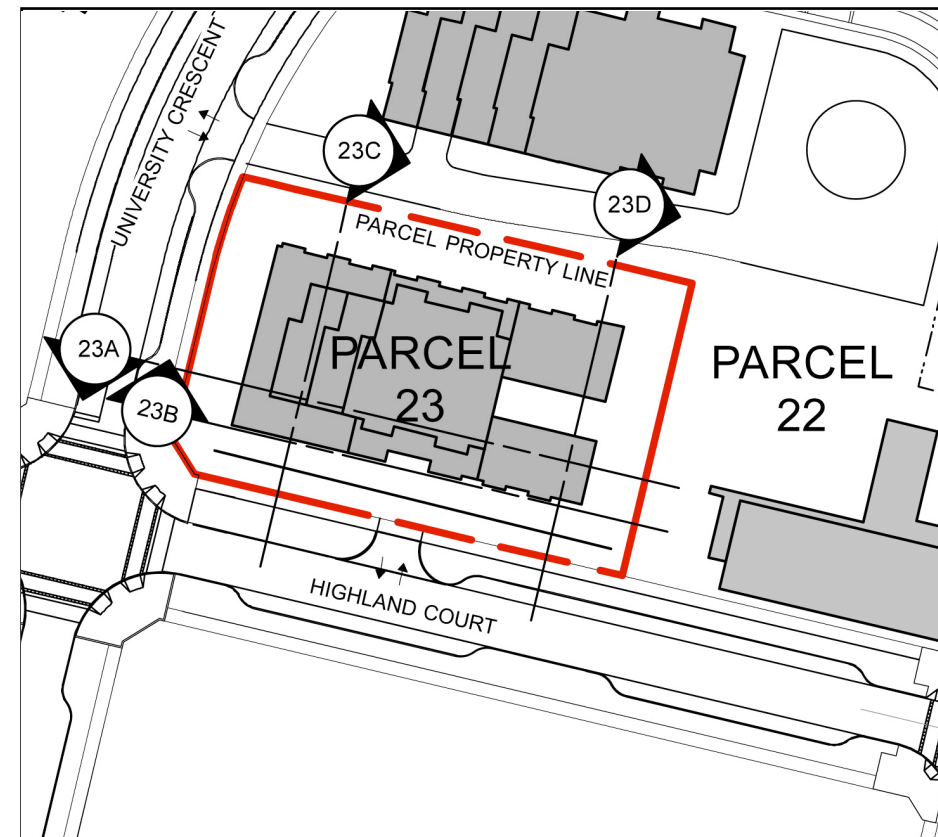
PARCEL
23 Residential

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 (utilizing the 164 pooled units) subject to no increase in the GFA for the site, and to applicable minimum unit sizes.



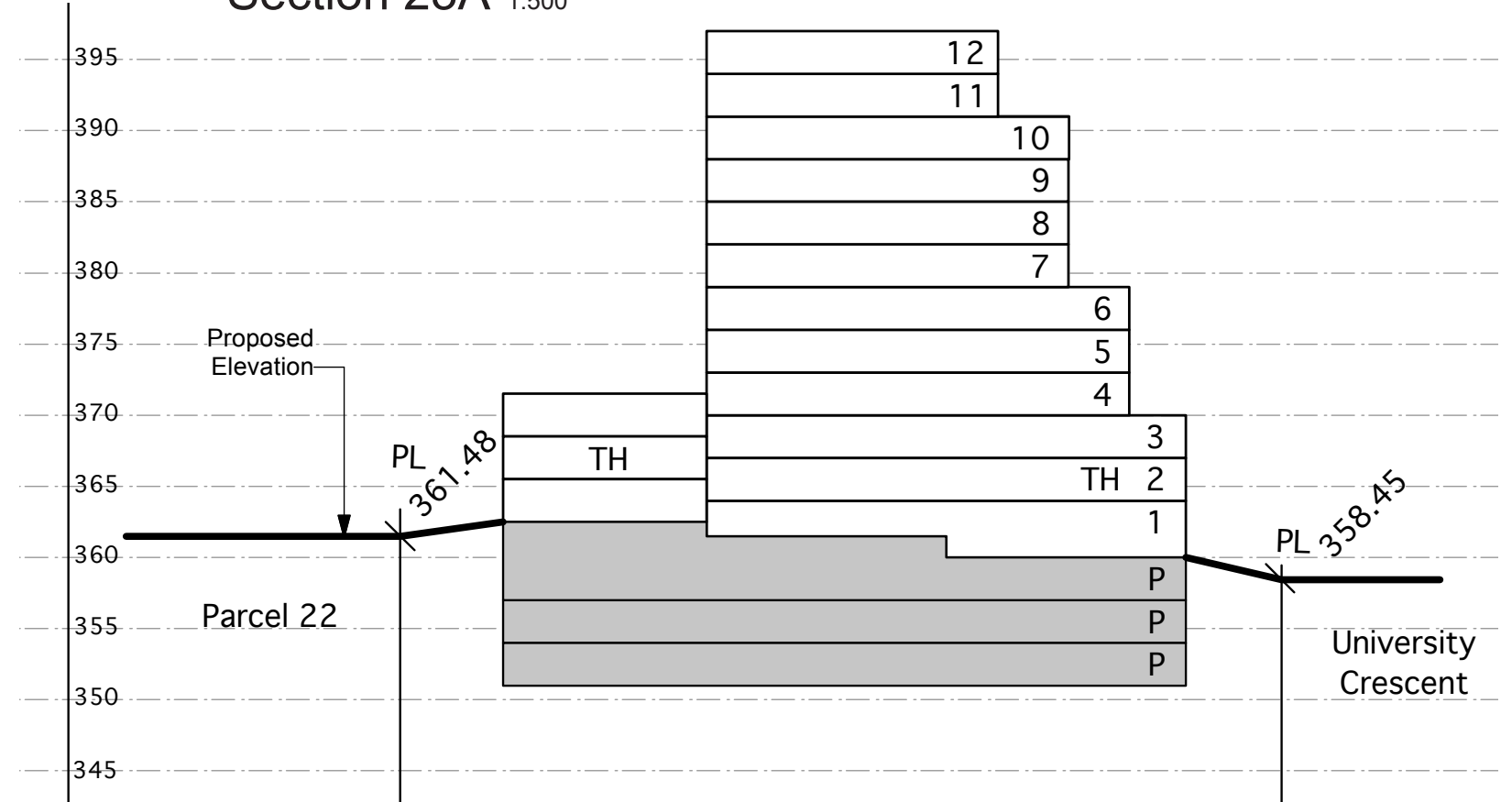
Maximum building height is 37m from base grade as measured from Highland Court.

Notes:

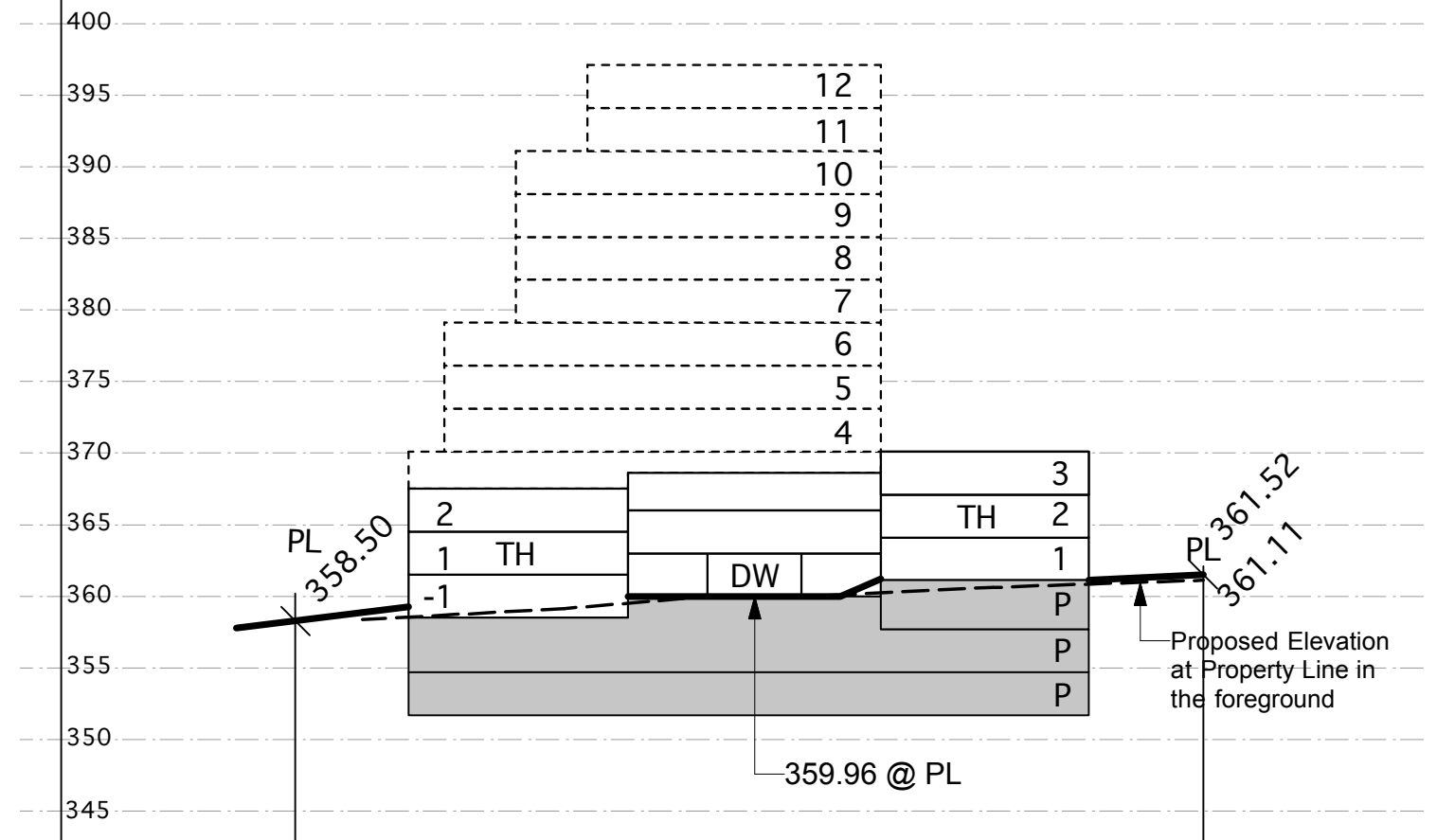
1. No buildings shall include more than four storeys of wood-frame construction.
2. Any buildings more than four storeys in building height (as defined in the Building Code) which include wood frame construction must meet all requirements of the Chief Building Inspector and Chief Fire Prevention Officer (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

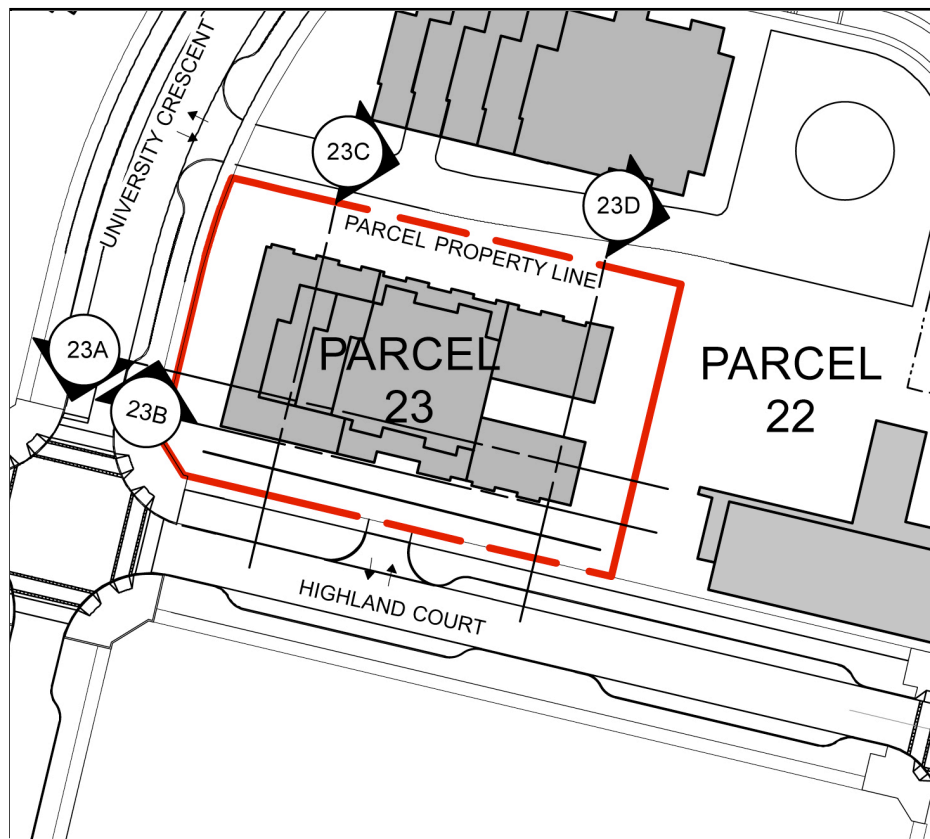
Section 23A 1:500



Section 23B 1:500



23 Residential



Section Key Plan 1:1000

Legend

Spot elevation (bold)
accurate to 0.01m

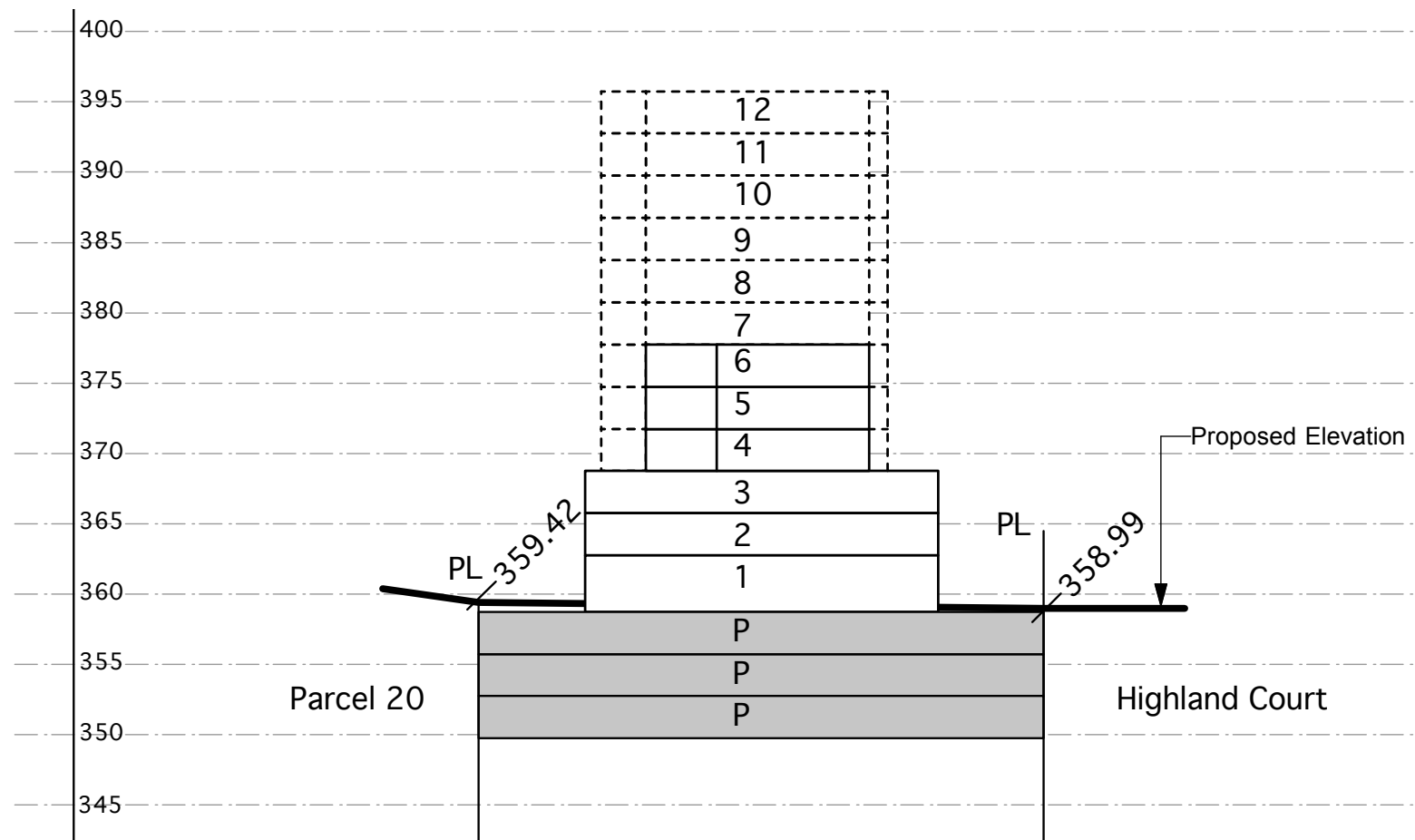
358.50

Interpolated grades (not bold)
accurate to 0.5m

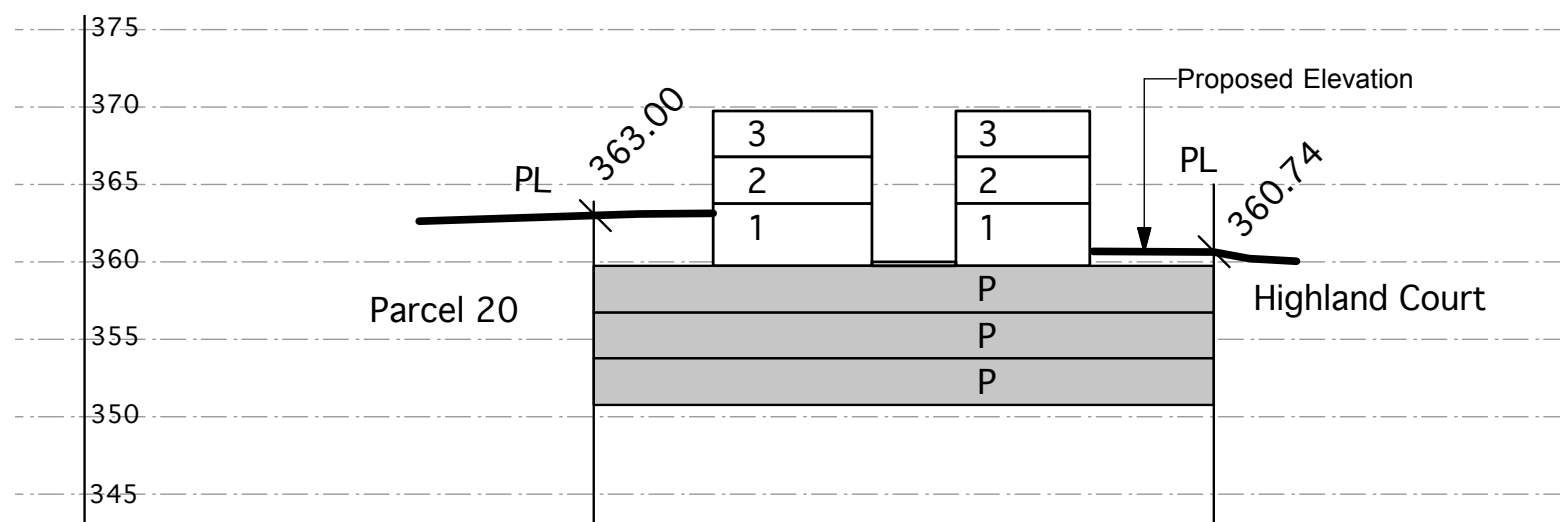
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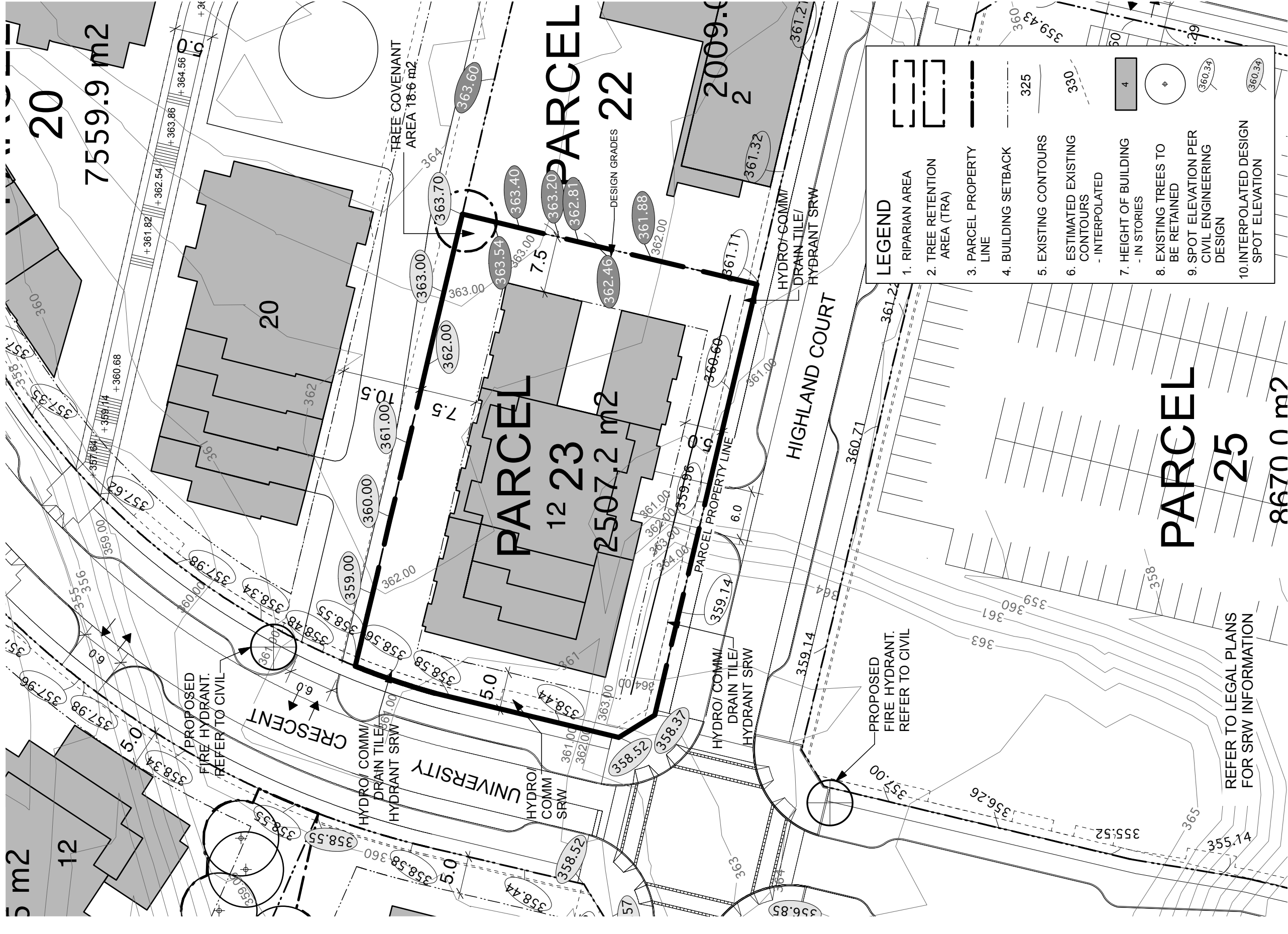
Maximum building height is 37m from base grade as measured from Highland Court.

Section 23C 1:500



Section 23D 1:500





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. SPOT ELEVATION PER CIVIL ENGINEERING DESIGN
	10. INTERPOLATED DESIGN SPOT ELEVATION



Revised:

Date: July 26, 2010
 File: 1023 RZ Phase 3 Parcels Plan
 Drawn: CO
 Reviewed: JW

Scale: 1:500
 North:

Project: UniverCity Phase 3 and Phase 4
 Drawing Title: Phase 3 Parcel 23

RZ 223

HOTSON BAKER BONIFACE HADEN architects + urbanists

PWL partnership

HunterLaird ENGINEERING LTD.

UniverCity
 ON BURNABY MOUNTAIN

24 Residential/Commercial/Transit Hub

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.

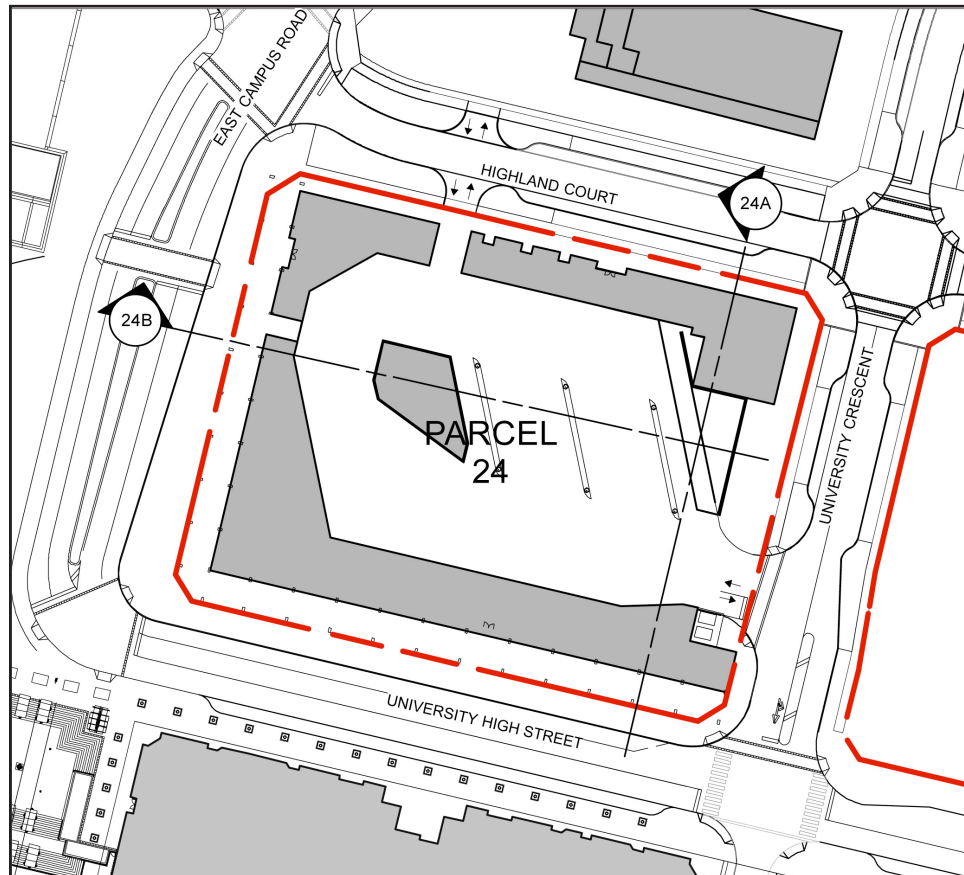
The overall building height will not exceed six stories, and the aesthetic quality will become more reflective of SFU architectural styles as the building transitions from east to west. The massing of the site should be divided into two primary building masses (but not necessarily two segregated buildings)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

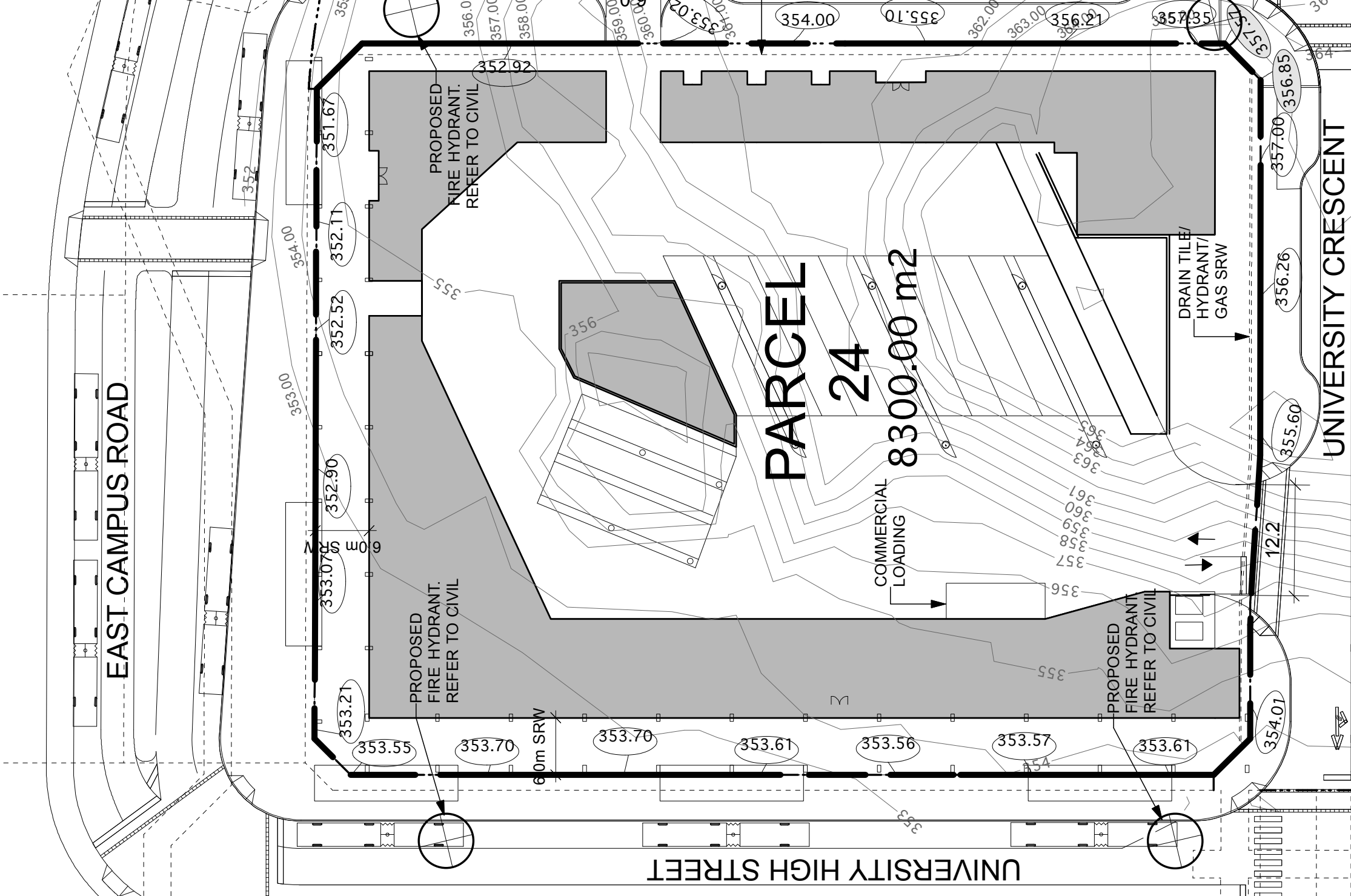
Development Statistics

Lot Area: 89,308 sf (8300.0 m2)



Section Key Plan 1:1000

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 STORES
	8. EXISTING TREES TO BE RETAINED
	9. SPOT ELEVATION PER CIVIL ENGINEERING DESIGN
	10. INTERPOLATED DESIGN SPOT ELEVATION



REFER TO LEGAL PLANS FOR SRW INFORMATION

NOTE: PARCEL ROTATED, SEE NORTH ARROW BELOW

NOTE:
CD REZONING AMENDMENT REQUIRED PRIOR TO DEVELOPMENT



Revised:

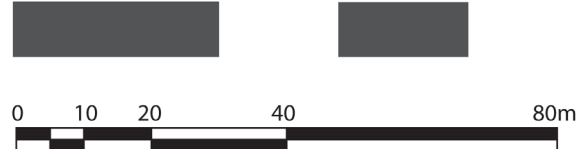
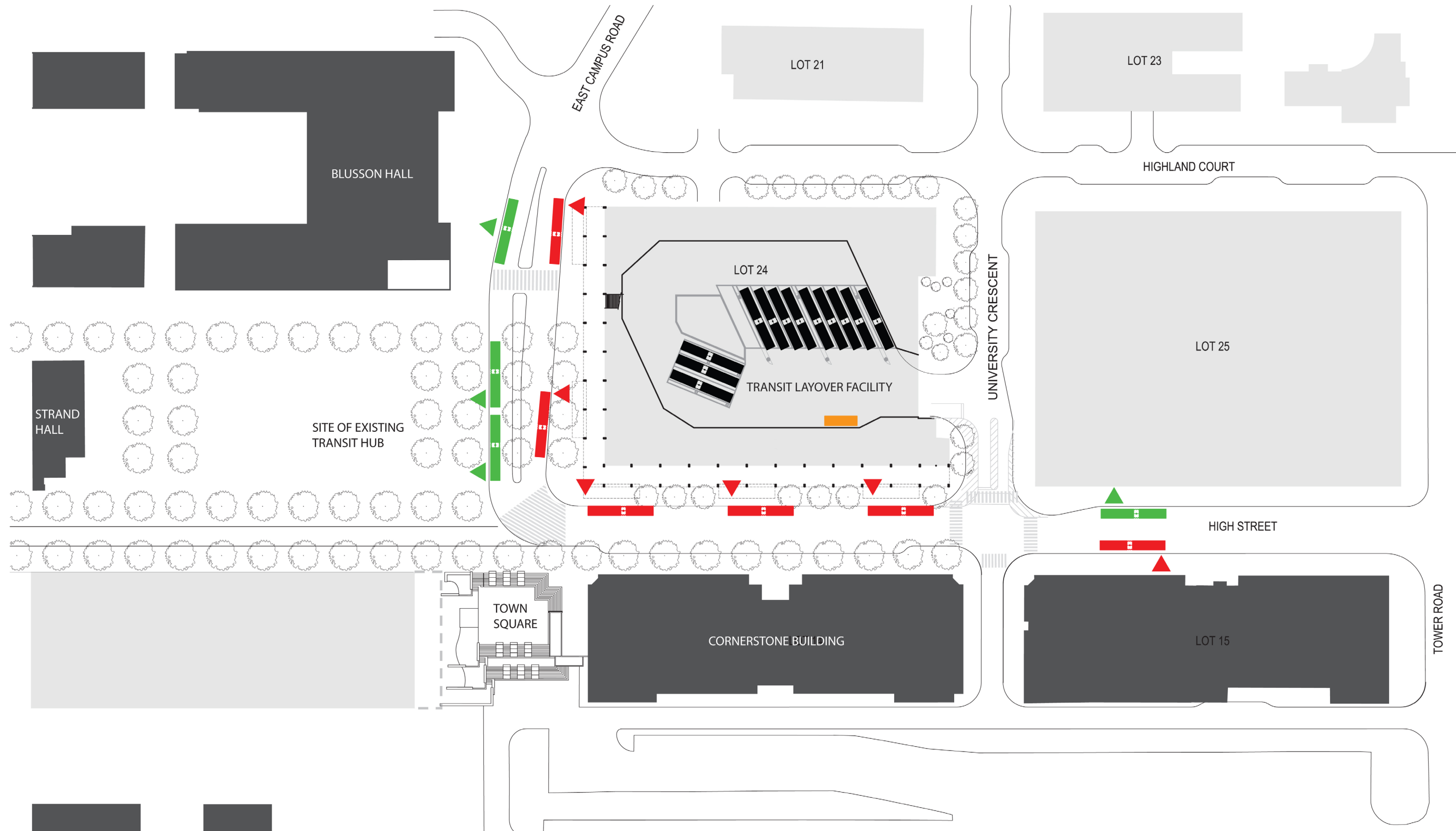


Project: UniverCity Phase 3 and Phase 4
Drawing Title: Phase 3 Parcel 24

Scale: 1:500
North:

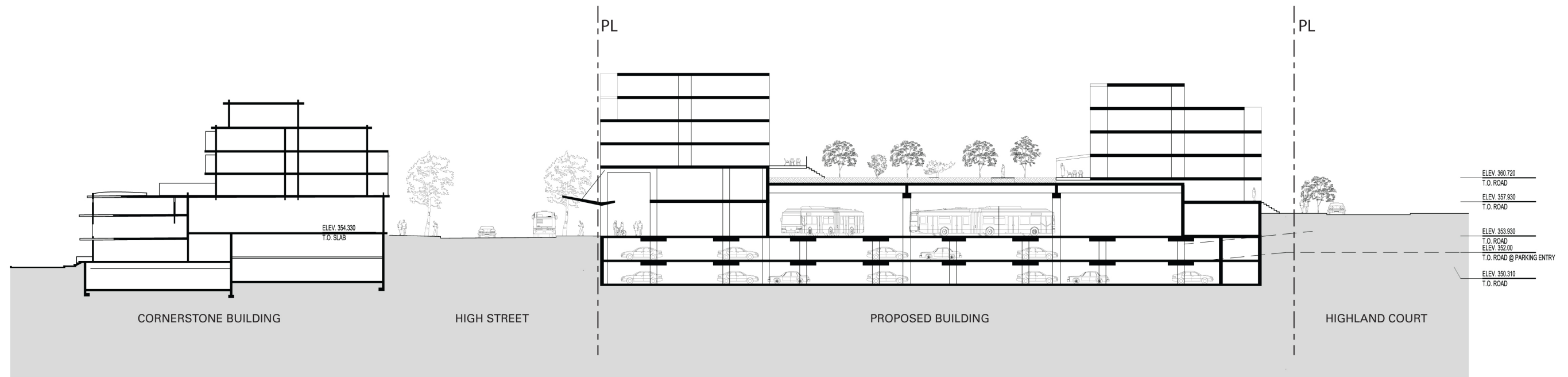
Date: July 26, 2010
File: 1023 RZ Phase 3 Parcels Plan.v
Drawn: CO
Reviewed: JW

RZ 224

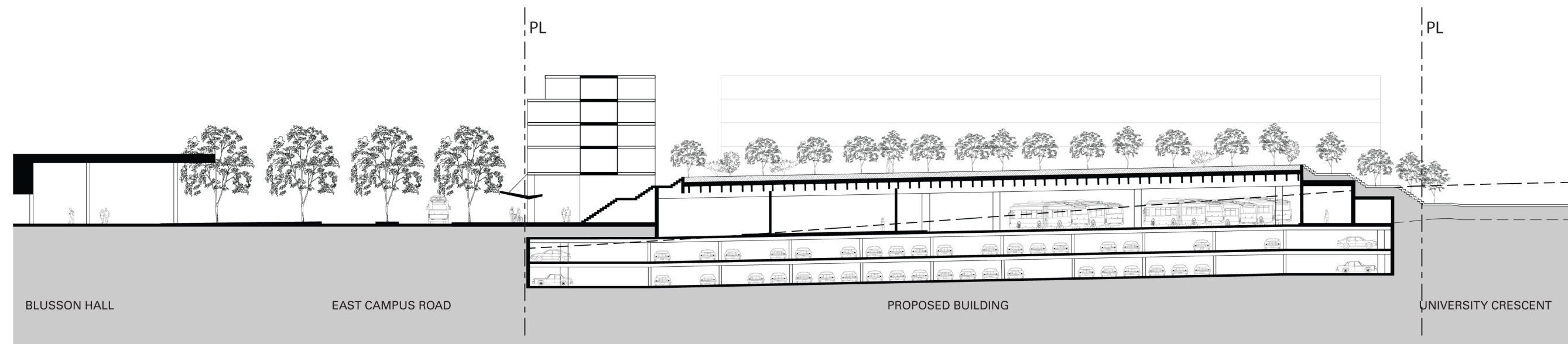


- ▀ BUS LOADING
- ▀ BUS UNLOADING
- ▀ BUS LAYOVER
- ▀ LOADING ZONE

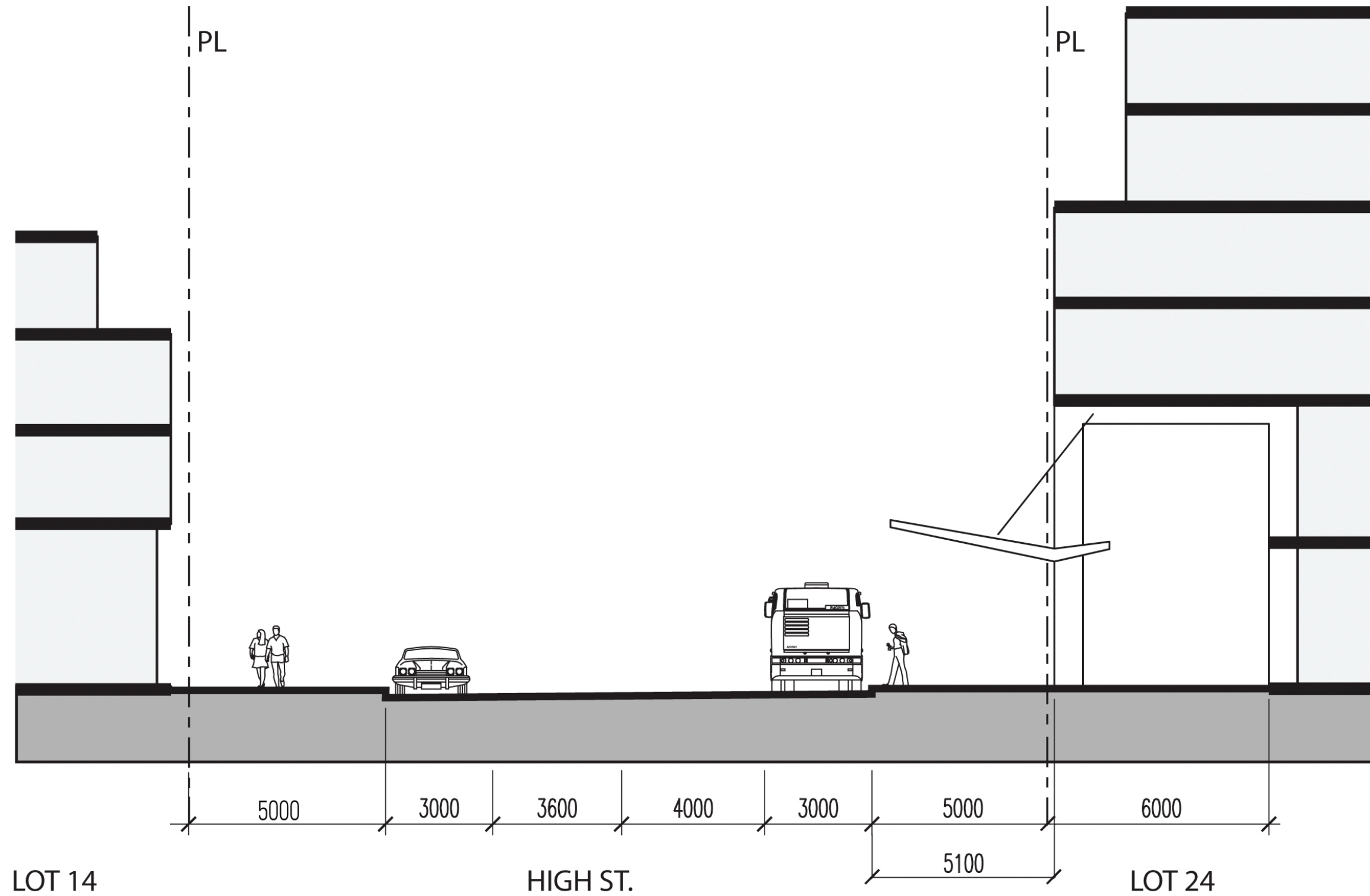
Hughes Condon Marler : Architects
endall elliot associates
 PHILLIPS·FAREVAAG·SMALLENBERG
 bunt & associates
KITTELSON & ASSOCIATES, INC.



SECTION A - NORTH / SOUTH



SECTION B - EAST / WEST



Section through High St. @ Lot 24

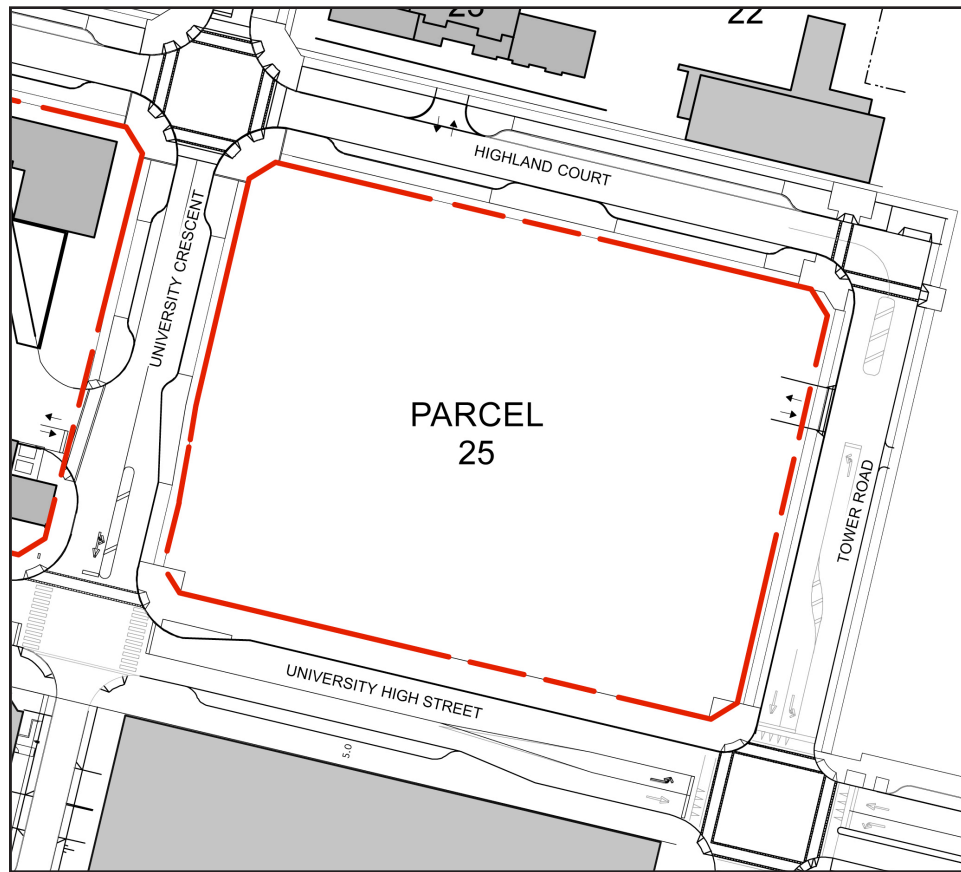
25 Phase 2 Interim Use

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.

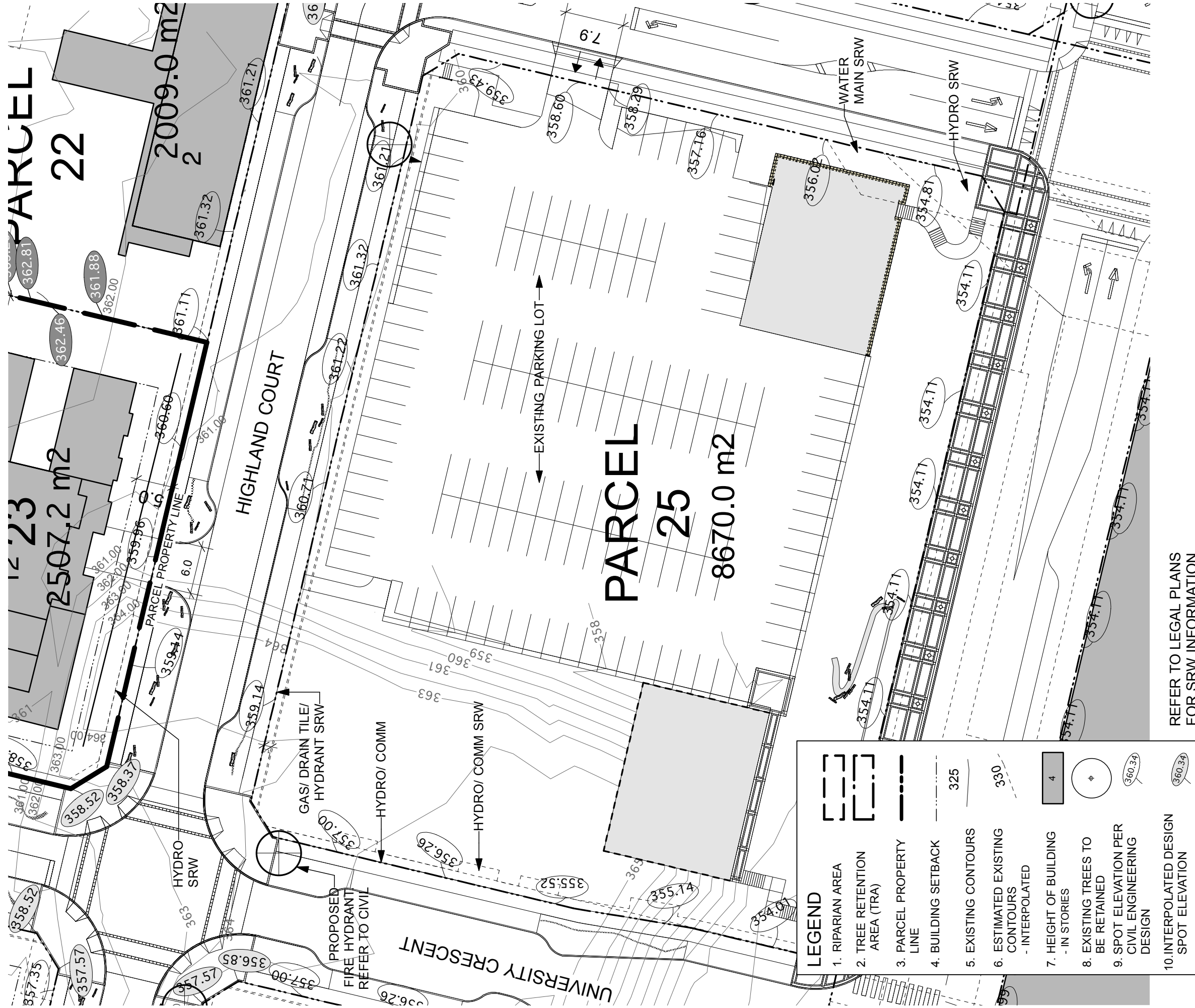


Section Key Plan 1:1000

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).



REFER TO LEGAL PLANS FOR SRW INFORMATION



Revised:

Date:	July 26, 2010
File:	1023 RZ Phase 3 Parcels Plan.v
Drawn:	CO
Drawing:	JW

Scale:	1:500
North:	

Project:
UniverCity
Phase 3 and Phase 4

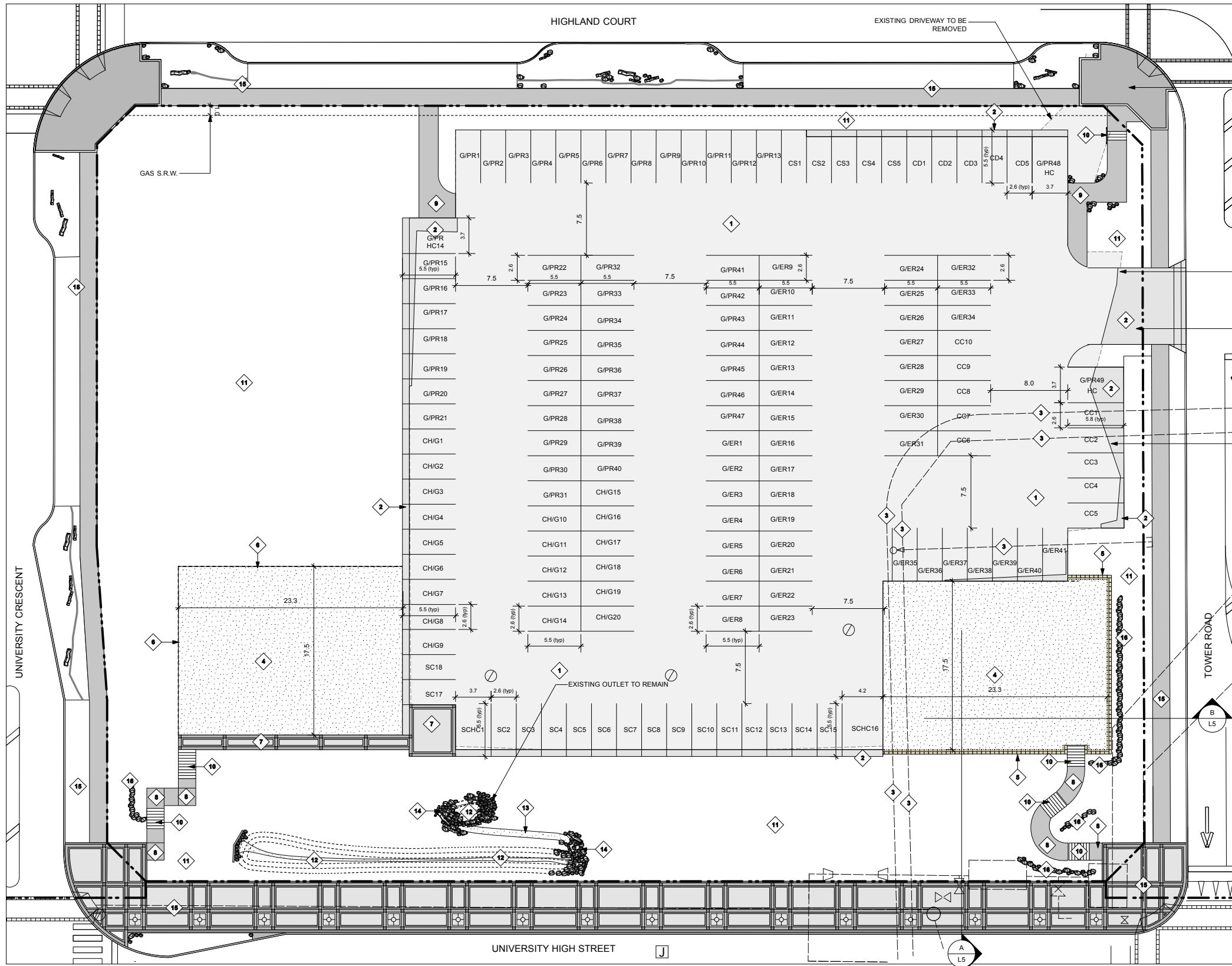
Drawing Title:
Phase 3
Parcel 25



HunterLaird
ENGINEERING LTD.



RZ 225

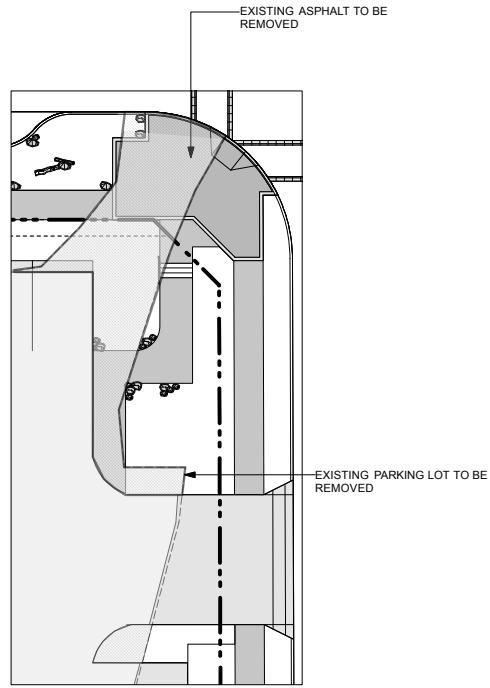


MATERIALS LEGEND

- 1 EXISTING PARKING LOT TO REMAIN
- 2 NEW ASPHALT
- 3 EXISTING UNDERGROUND UTILITIES
- 4 GRAVEL SALES CENTRE PAD
- 5 KEYSTONE WALL WITH CAPSTONE HEIGHT: 600mm MAX STANDARD. 18" STRAIGHT UNIT COLOUR: DARK CHARCOAL
- 6 WOOD EDGER
- 7 SFU HIGH STREET PAVING
- 8 SFU STANDARD SIDEWALK RUNNING BOND WITH SINGLE SOLDIER PERIMETER SFU TAUPE, STANDARD SIZE PARALLEL TO DIRECTION OF TRAFFIC
- 9 ASPHALT PATH
- 10 CIP CONCRETE STAIR TREADS BROOM FINISH ON ALL EXPOSED SIDES SIZE: 1800mm X 300mm X 150mm
- 11 PLANTED AREA
- 12 RAINGARDEN
- 13 SWALE
- 14 RIP RAP ARMoured EDGES
- 15 PUBLIC REALM PAVING AND PLANTING NIC
- 16 STACKED ROCK WALL HEIGHT: 600mm MAX

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2010/03/26	Issued for PPA
2	2010/04/08	Issued for PPA
3	2010/04/14	Issued for PPA
4	2010/04/14	Issued for Pricing
5	2010/06/16	Reissued for PPA Revised as per City comments



1 LAYOUT AND MATERIALS PLAN
1:200

2 DEMOLITION PLAN
1:200

Parking Space Allocation

Sales Centres (SC) (780sqm/46sqm) (1 HC required, 2 provided)	18
Childcare Staff/Drop-Off/Pick-Up (CS) (CD)	10
Car Co-Op Spaces (G/CC)	10
General Short-Term Pay Parking (G) (3 HC provided)	
Church in Cornerstone (G/CH)	20
Required Off-Site Visitor Parking for Existing Residential Developments (G/ER)	41
Required Off-Site Visitor Parking for Planned Residential Developments (G/PR)	49
Total:	148

Standard City of Burnaby Parking Stall Sizes

Small Car Space Standard	4.8m x 2.4m
Regular Car Space Standard	5.5m x 2.6m

NOTE: CONTRACTOR TO VERIFY PROXIMITY TO ALL UNDERGROUND UTILITIES BEFORE CONSTRUCTION. IF A CONFLICT EXISTS CONTRACTOR TO PROVIDE DETAILS TO LANDSCAPE ARCHITECT IMMEDIATELY.

PROJECT
**SFU Parcel 25
Sales Centres**

DRAWING TITLE
**Layout, Materials and
Demolition Plan**

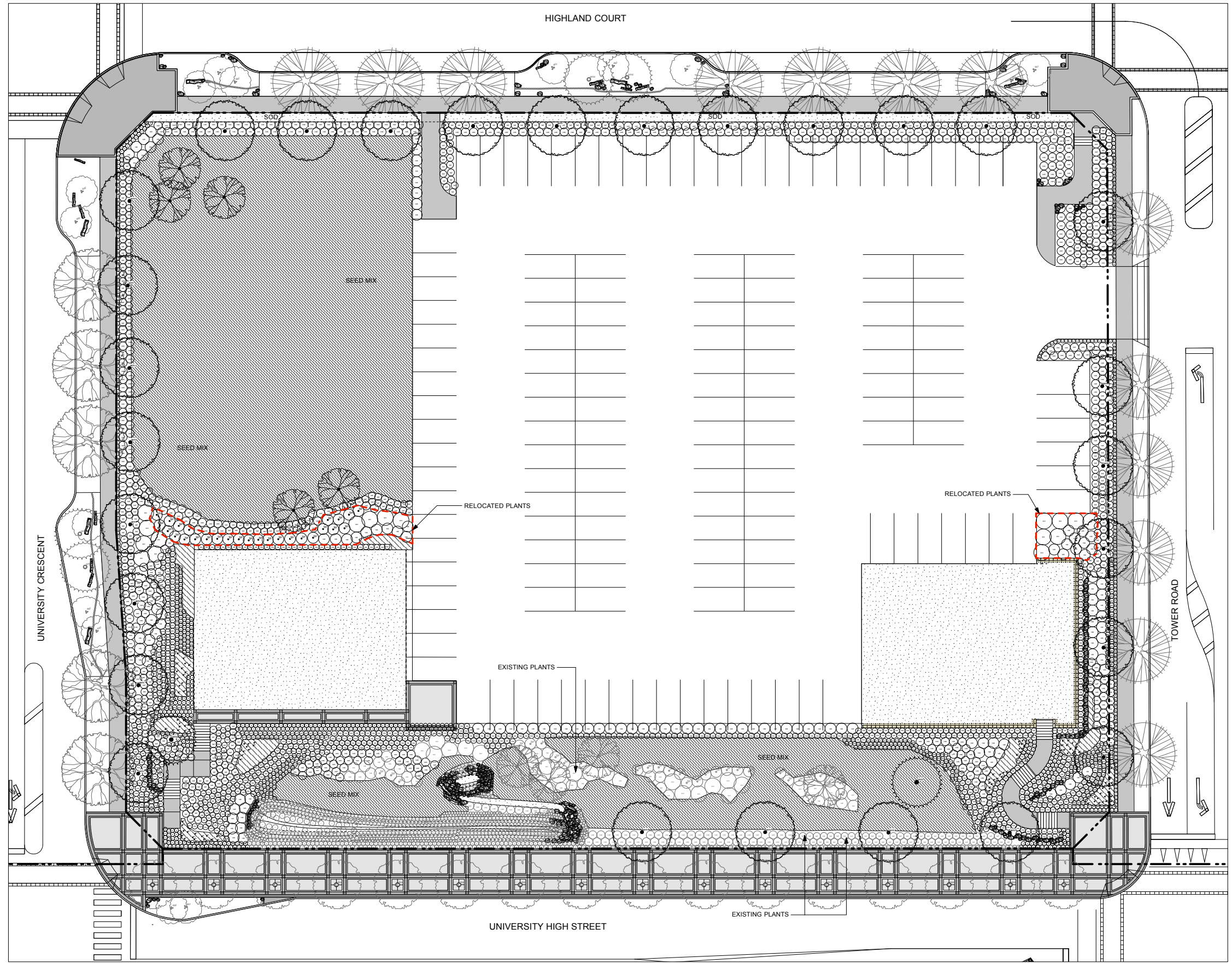
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NORTH

SCALE
1:200

PROJECT NO. 0820
DATE March 16, 2010
FILE NAME 0820_20100616_Parcel 24, 25 Interim.vwx
PLOTTED 6/16/10 at 2:45:42 PM
DRAWN co REVIEWED jw
DRAWING

L1




REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2010/03/26	Issued for PPA
2	2010/04/08	Issued for PPA
3	2010/04/14	Issued for PPA
4	2010/04/14	Issued for Pricing
5	2010/06/16	Reissued for PPA Revised as per City comments
6	2010/06/22	Reissued for PPA

PROJECT
**SFU Parcel 25
 Sales Centres**

DRAWING TITLE
Planting

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NORTH  SCALE
1:200

PROJECT NO.	0820
DATE	March 16, 2010
FILE NAME	0820 PPA plan.vwx
PLOTTED	6/22/10 at 1:36:30 PM
DRAWN	co
REVIEWED	jw

NOTE:
 EXISTING PLANTS TO BE RETAINED AND RELOCATED

L2a

Plant List

0820: SFU Parcel 25 Interim Sales Centre

ID	Qty.	Botanical Name	Common Name	Min. Size	Spacing	Remarks
Trees						
arm	28	Acer rubrum 'Morgan'	Morgan Red Maple	8 cm cal. (3" cal.)	As Shown	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
cnw	9	Cornus nuttallii 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	5 cm cal. (2" cal.)	As Shown	B&B, Well branched, dense tree
pmz	2	Pseudotsuga menziesii	Douglas Fir	2.4 m ht. (8' -0" ht.)	As Shown	B&B, Uniform, dense branching, nursery grown
tpi	56	Thuja plicata 'Excelsa'	Western Red Cedar	1.75 m ht.	As Shown	B&B, Well branched, dense tree, nursery grown
Shrubs						
csk	588	Cornus sericea 'Kelseyii'	Kelseyii Dogwood	#2 pot	90 cm (35")	Nursery grown, well established
gsh	151	Gaultheria shallon	Salal	#1 pot	50 cm (20")	
lnb	590	Lonicera nitida 'Baggesen's Gold'	Box Honeysuckle	#1 pot	75 cm (30")	
rsk	156	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#2 pot	120 cm (47")	
src	40	Sambucus racemosa	Elderberry	#2 pot	175 cm (69")	Nursery grown, well established
sal	443	Symphoricarpos albus	Snowberry	#2 pot	75 cm (30")	Nursery grown, well established
Ground Covers						
a	532	Arctostaphylos uva-ursi	Kinnikinnik	#1 pot	45 cm (18")	Nursery grown, well established
ca	226	Calluna vulgaris 'Dark Beauty'	Dark Beauty Scotch Heather	#1 pot	40 cm (16")	Nursery grown, well established
cr	240	Calluna vulgaris 'Roter Oktober'	Roter Oktober Scotch Heather	#1 pot	40 cm (16")	Nursery grown, well established
Perennials, Ferns and Ornamental Grasses						
dc	102	Amaryllidaceae narcissus	Carlton Daffodil	Bulbs	30 cm (12")	Nursery grown, well established
hel	195	Helictotrichon sempervirens	Blue Oat Grass	#1 pot, 6" leads	60 cm (24")	Nursery grown, well established
	893	Mixed Perennials	Common	Size	Spacing	
pen	252	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	#1 pot, 6" leads	45cm (18")	Nursery grown, well established
	1700sqm	Premier Pacific Seeds Coastal Wildflower Seed Mix (40%) Quatro Sheep Fescue (60%)				

Rain Garden Plant List

0820: SFU Parcel 25 Interim Sales Centre Rain Garden

ID	Qty.	Botanical Name	Common Name	Min. Size	Spacing	Remarks
Perennials, Ferns and Ornamental Grasses						
c	227	Carex rostrata	Beaked Sedge	#1 pot	40 cm (16")	Nursery grown, well established
i	209	Iris missouriensis	Rocky Mountain Iris	#1 pot	30 cm (12")	Nursery grown, well established
ju	155	Juncus effusus	Common Rush	#1 pot	40cm (16")	Nursery grown, well established
s	193	Scirpus microcarpus	Small-Flowering Bulrush	#1 pot	40 cm (16")	Nursery grown, well established
t	25	Typhus latifolia 'Miniature'	Miniature Cat Tail	#1 pot	As shown	Nursery grown, well established



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2010/03/26	Issued for PPA
2	2010/04/08	Issued for PPA
3	2010/04/14	Issued for PPA
4	2010/04/14	Issued for Pricing
5	2010/06/16	Reissued for PPA Revised as per City comments
6	2010/06/22	Reissued for PPA

Premier Coastal Wildflower Mix

The Premier Coastal Wildflower Mix is designed with the Northwest in mind. The mix is made up of 27 species. Approximately 60% are annuals, and 40% perennials. The first year will be a great show of colour with the annuals, and the succeeding years the perennials/biennials will be established to add to the magnificent colour show. This mix will grow 30 - 36 inches in height.

Botanical Name	Common Name	%
Centaurea cyamus	Bachelor Button, Polka Dot Mix	9
Gypsophila elegans	Baby's Breath	8
None of the following kinds exceed 5% of the total mixture by weight:		
Dianthus superbus	Bearded Dianthus	
Delphinium ajacis	Rocket Larkspur	
Gaillardia aristata	Blanket Flower	
Rudbeckia hirt	Black-Eyed Susan	
Linum lewisii	Blue Flax	
Linum rubrum	Scarlet Flax	
Coreopsis tinctoria	Plains Coreopsis	
Cheiranthus allionii	Siberian Wallflower	
Lobularia maritima	Sweet Alyssum	
Coreopsis lanceolata	Lance Leaved Coreopsis	
Iberis umbellata	Candytuft	
Clarkia amoena	Godetia	
Lunaria biennis	Money Plant	
Eschscholzia californica	California Poppy	
Dianthus barbatus	Sweet William	
Nemophila menziesii	Baby Blue Eyes	
Clarkia elegans	Clarkia	
Papaver rhoeas	Corn Poppy	
Oenothera lamarckiana	Evening Primrose	
Chrysanthemum maximum	Shasta Daisy	
Aquilegia spp.	Columbine	
Silene aemaria	Catchfly	
Collinsia heterophylla	Chinese Houses	
Linaria maroccana - NL	Spurred Snapdragon	
Achillea filipendulina	Gold Yarrow	
Lupinus apps.	Mixed Lupine	
		Total: 100%

Seeding Rate: 5 - 8 Lb/ Acre (1 Lb. per 6,500 sq.ft.)
 If Hydroseeding, seeding rate should be doubled.
 Approximately 640,650 seeds per pound.

Premier Pacific Seeds Ltd. ("Premier") warrants that the seeds in this container (the "Seeds") are of the type described on the container within generally accepted industry tolerances. This warranty is in lieu of all other representations or warranties expressed or implied, with respect to the Seeds or crops grown from them, including, but not limited to, any warranty as to variety, description, quality, merchantability or productiveness. The maximum liability of Premier under this warranty is limited to the purchase price of the Seeds. If this warranty is not acceptable to the buyer, the buyer must not plant the Seeds and may return them to Premier in good condition in this container for a full refund of the purchase price.



QUATRO Sheep Fescue

FINE LEAF TEXTURE
 COLD TOLERANT
 LOW MAINTENANCE
 SHADE TOLERANT
 SEED FERTILITY

QUICK FACTS

- QUATRO sheep fescue is an extremely fine bladed bunchgrass that produces an exceptionally dense sward and a distinct deep dark colored turf. It provides durable, attractive turf under a range of mowing heights, soil conditions and growing environments. Quatro establishes rapidly from seed, yet is one of the slowest growing grasses commercially available. Quatro exhibits drought and arid climate heat tolerance and has a unique ability to remain green under drought stress-induced dormancy.

ADAPTATION

QUATRO was bred specifically for improved shade tolerance, low mowing heights and reduced maintenance conditions. It is best adapted in northern regions of the temperate cool season zones where heat and humidity related diseases are minimal. It can be successfully utilized in full sun or shade, in parks, playgrounds, golf course tees, fairways and roughs. It is compatible in turfgrass mixtures containing Kentucky bluegrass, per. ryegrass, col. bentgrass & other fine fescues.

TRIAL DATA

1995 NTEP Fine Fescue Trial
Genetic Color
 Tested at 23 locations in the US & Canada

	MEAN
QUATRO	7.0
DISCOVERY	6.7
BRIGADE	6.6
SHADEMASTER	6.7
FLYER II	6.6
BANNER II	6.1
JAMESTOWN II	5.8

Scale 1-9; 9=ideal

SEEDING RATE

New Lawn:
4-5 lbs per 1,000 sq ft

Grass Habit	Establish Rate Days	% Turf Tolerance	Mowing Frequency	Traffic Tol. (Brimman)	Thatch Production	Comp. Mix	Nitrogen Required	Shade Tolerance	Cold Tolerance	Drought Tolerance	ET Rate mm/day	Endophyte	Safety to Insects
Bunch	Slow 21-28	Good	2x month	Poor	High	Poor	Low	Good	Very Good	Very Good	Medium 5-8	No	<3 Poor

PREMIER PACIFIC SEEDS LTD.

#203, 19315 - 96th Ave.
 Surrey, BC V4N 4C4
 Ph: 604-881-1323
 Fax: 604-881-1363
 Toll: 1-800-433-5153
 www.premierpacificseeds.com

PROJECT
SFU Parcel 25 Sales Centres

DRAWING TITLE
Plant List

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NORTH

SCALE
1:200

PROJECT NO. **0820**

DATE **March 16, 2010**

FILE NAME **0820 PPA plan.vwx**

PLOTTED **6/22/10 at 1:36:30 PM**

DRAWN **co** REVIEWED **jw**

DRAWING

L2b

PARCEL
26 Office/Park/University/
 Water Tower

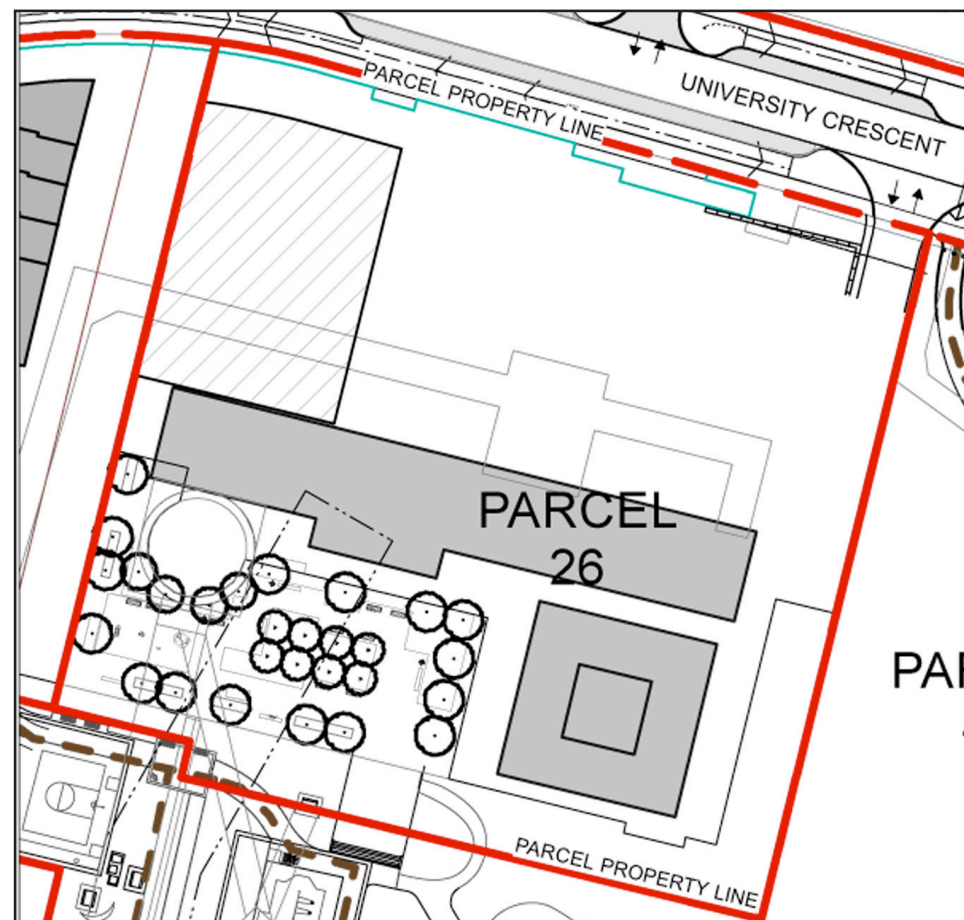
Office/Park/University/Water Tower

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.

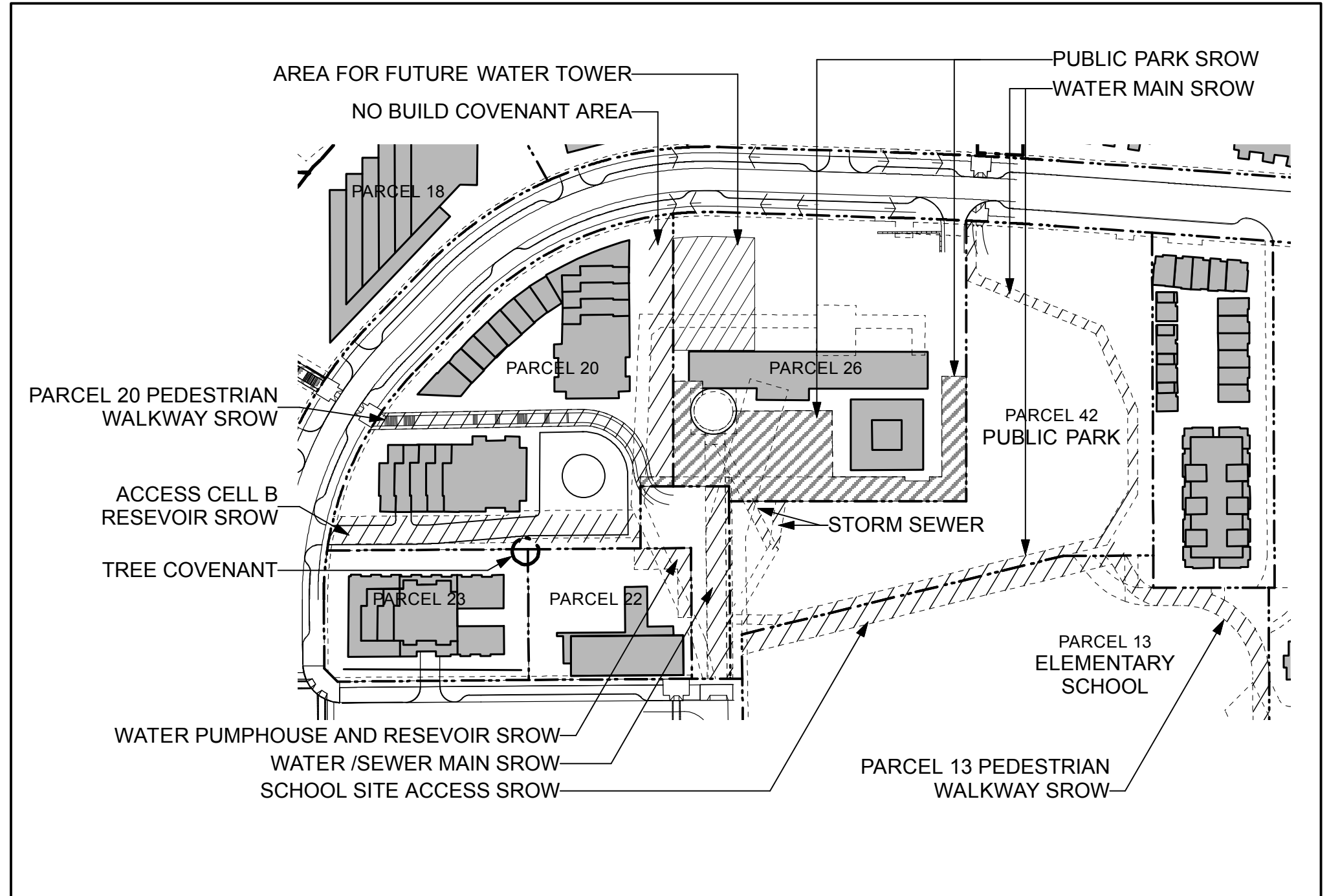
Parcel 26 and 42 Statutory Rights of Way Not To Scale

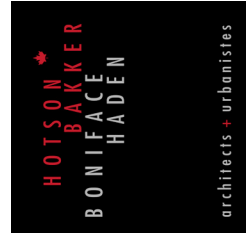
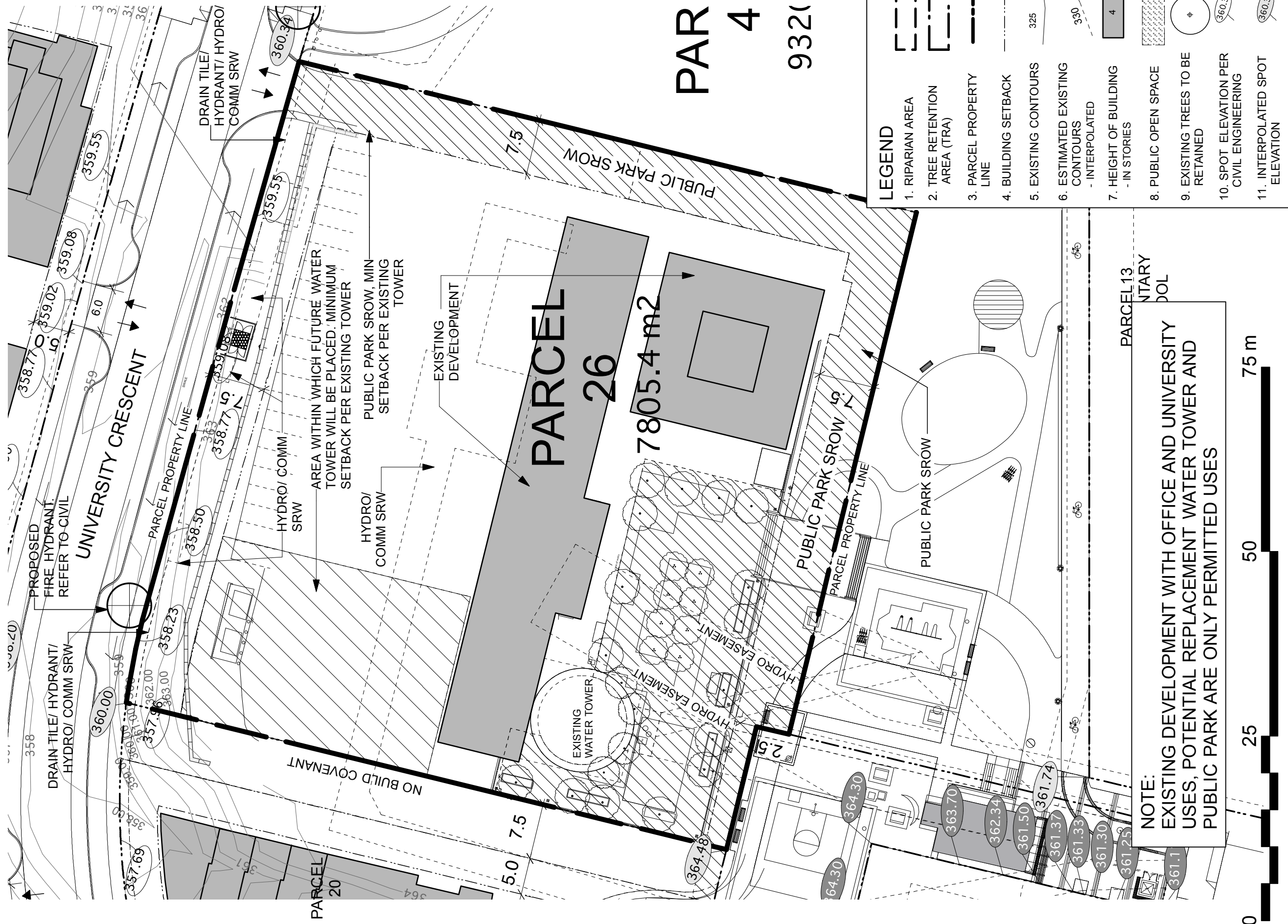
Development Statistics

Lot Area: 84019 sf (7805.4 m²)



Key Plan 1:1000





Project: UniverCity Phase 3 and Phase 4
Drawing Title: Phase 3 Parcel 26

Scale: 1:500
North: [North Arrow]

Date: July 26, 2010
File: 1023 RZ Phase 3 Parcels Plan.v
Drawn: CO
Reviewed: JW

RZ 226

27 Residential

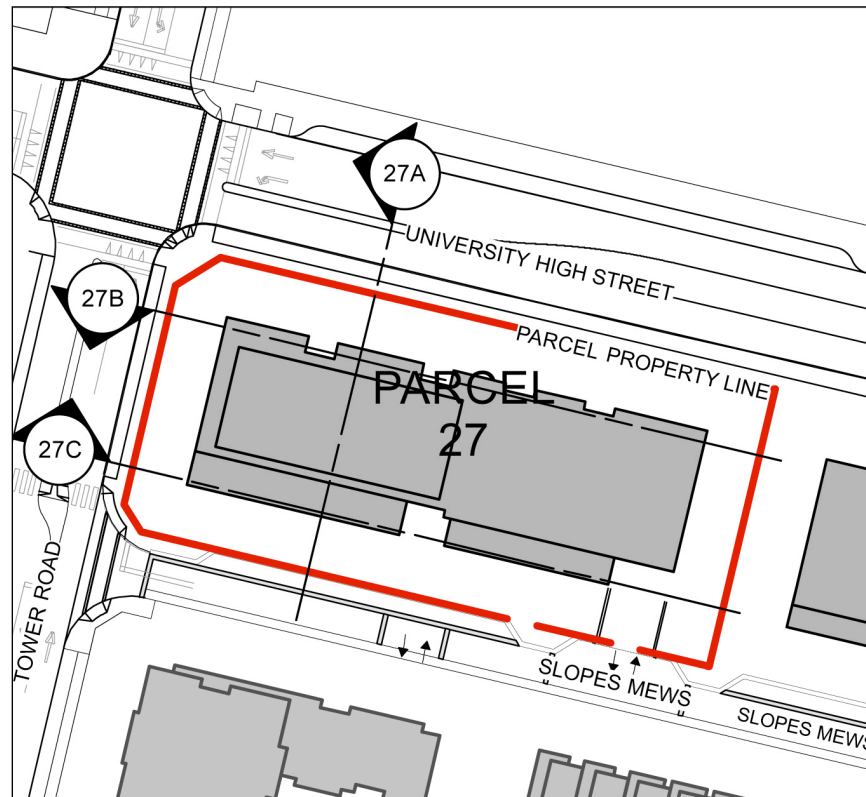
This residential site is located at the corner of University High Street and Tower Road and opposite the future school site, and also fronts on the Slopes Mews. It will accommodate a terraced east-west mid-rise building, up to seven stories in height at the westerly end (measured from the High Street 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

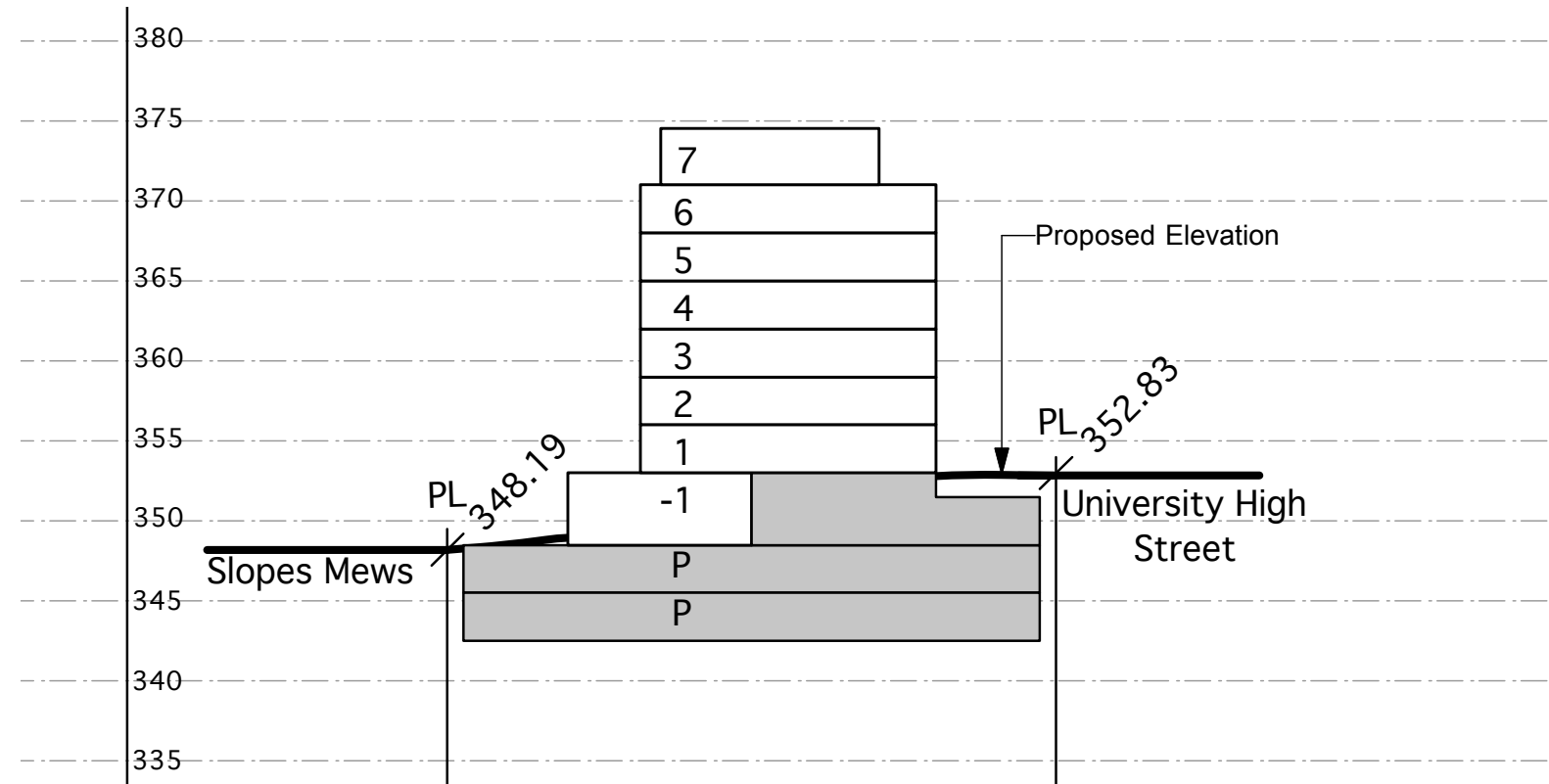
Lot Area:	32,885 sf (3055.1 m2)
Maximum Site Coverage:	65%
Base Residential FAR:	2.27
Max Residential FAR (w/ bonusing):	2.50
Base GFA	74,649 sf
Max GFA (w/ bonusing):	82,213 sf
Max Unit Count:	75 units
Max Unit Count (w/ Pooled Units +15% as per 'h'):	86 units
Estimated Max Bedroom Count:	132 units
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 (utilizing the 164 pooled units) subject to no increase in the GFA for the site, and to applicable minimum unit sizes.



Section Key Plan 1:1000

Section 27A 1:500



Legend

Spot elevation (bold)
accurate to 0.01m

Interpolated grades (not bold)
accurate to 0.5m

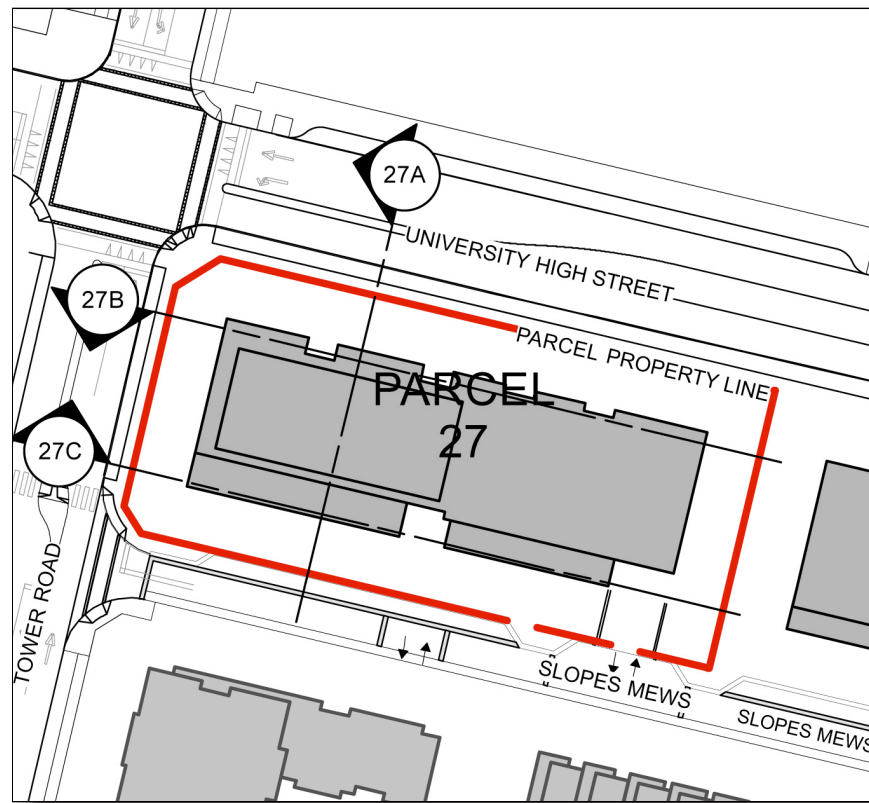
358.50

355

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.



Section Key Plan 1:1000

Legend

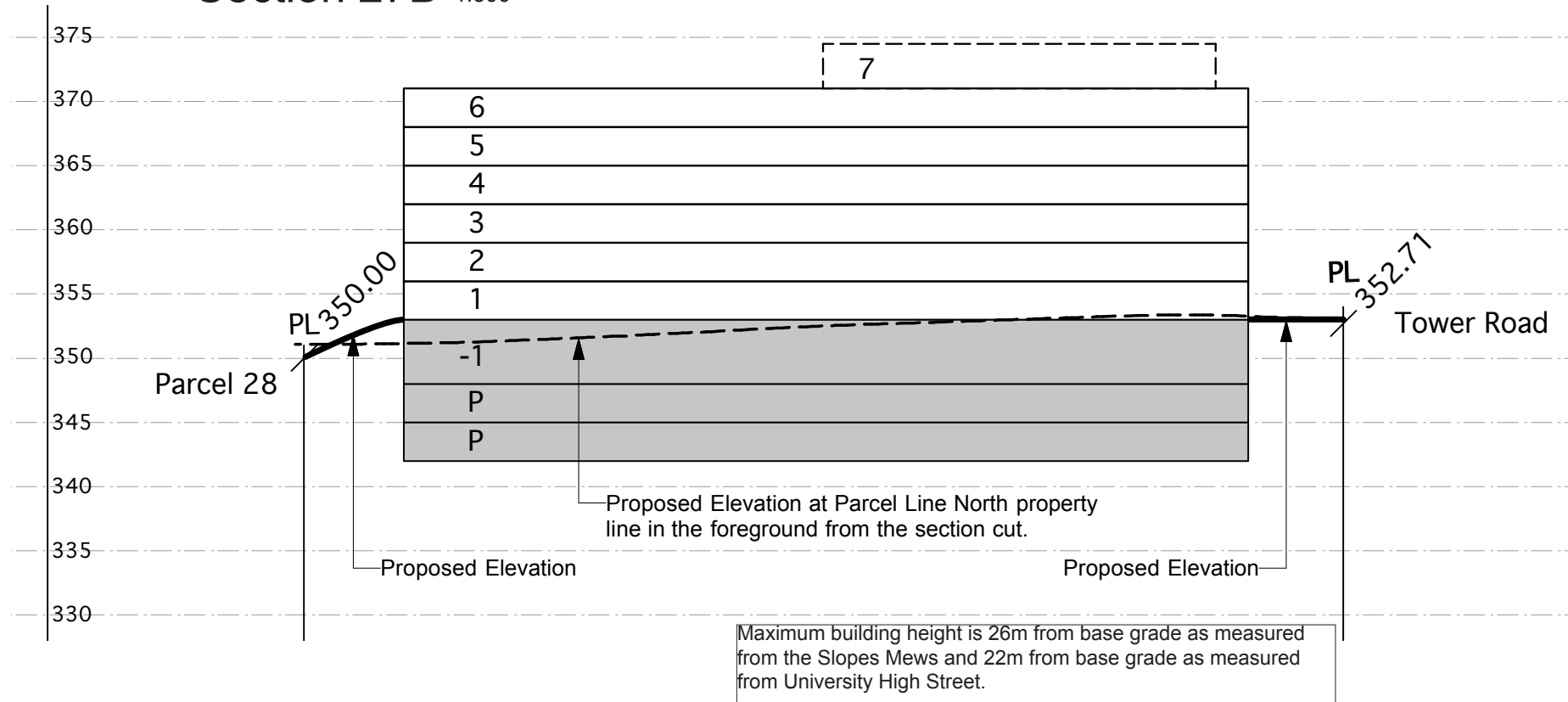
Spot elevation (bold) accurate to 0.01m

Interpolated grades (not bold) accurate to 0.5m

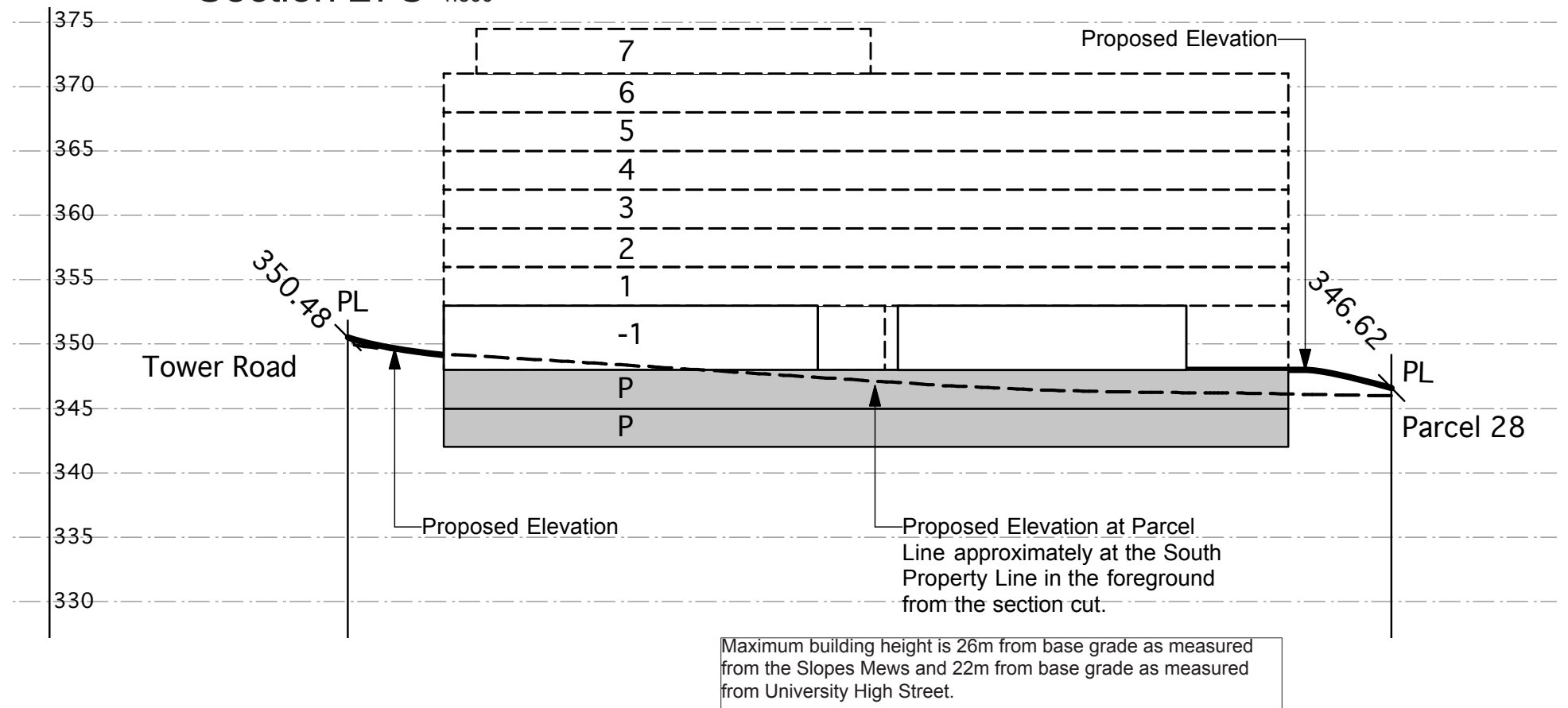
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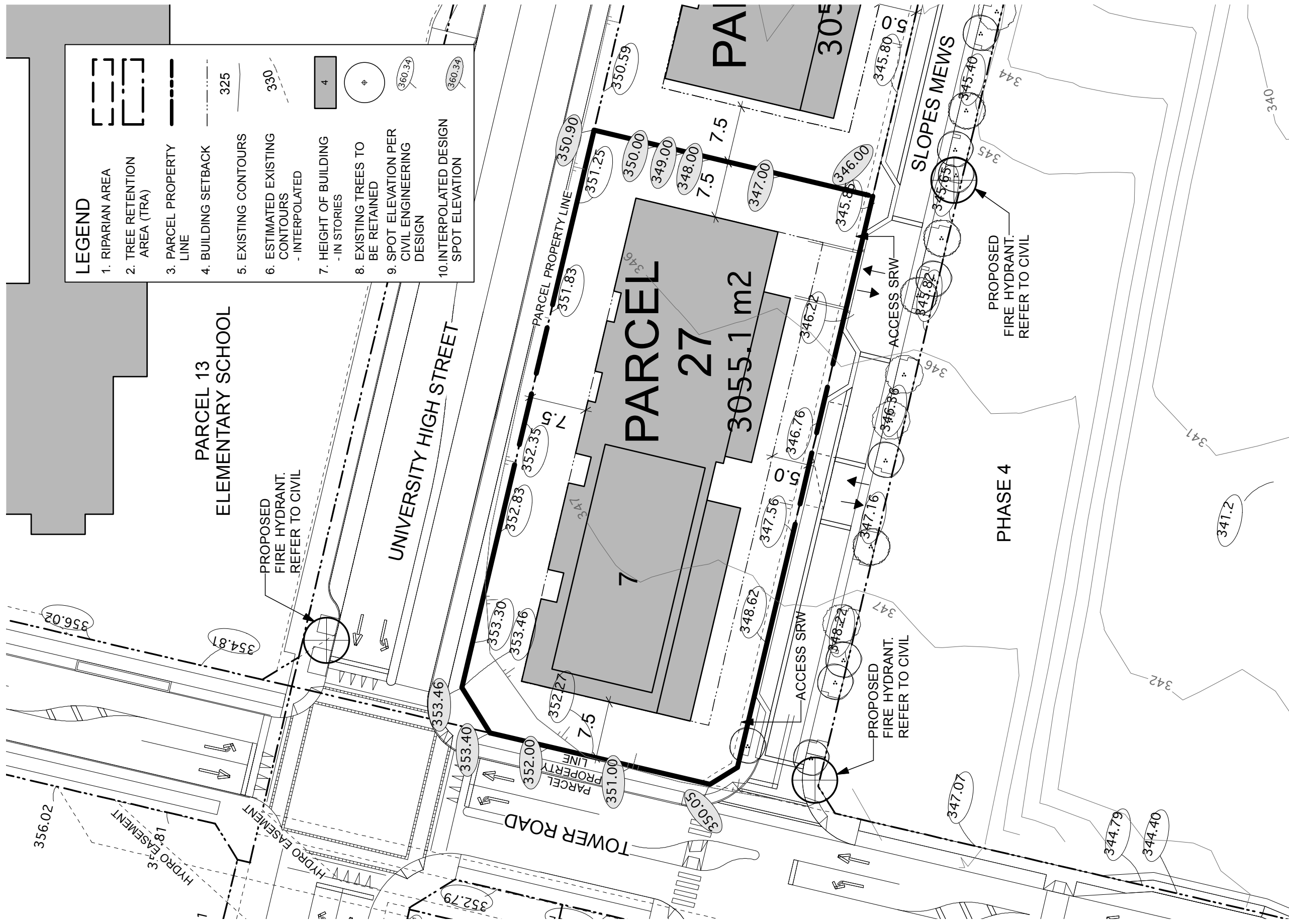
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Section 27B 1:500



Section 27C 1:500





- 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. SPOT ELEVATION PER CIVIL ENGINEERING DESIGN
 - 10. INTERPOLATED DESIGN SPOT ELEVATION

REFER TO LEGAL PLANS FOR SRW INFORMATION

75 m

50

25

0

Revised:



PWL partnership

HunterLaird
ENGINEERING LTD.

Project:
UniverCity
Phase 3 and Phase 4

Drawing Title:
Phase 3
Parcel 27

Scale:
1:500

North:

Date: July 26, 2010
File: 1023 RZ Phase 3 Parcels Plan.1
Drawn: CO
Reviewed: JW



RZ 227

28 Residential

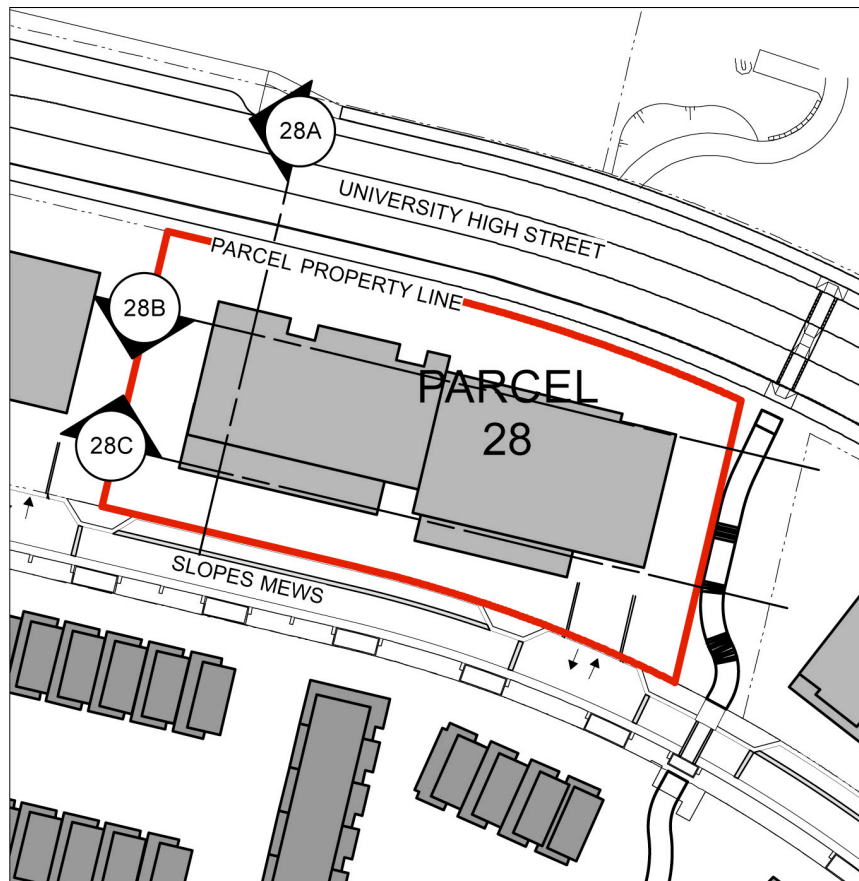
This site has frontages on both University High Street (immediately across from the future school site) and the Slopes Mews. It will accommodate a terraced east-west mid-rise building (six-storeys measured from High Street which results in a seven-storey building when measured from the Slopes Mews) that 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.

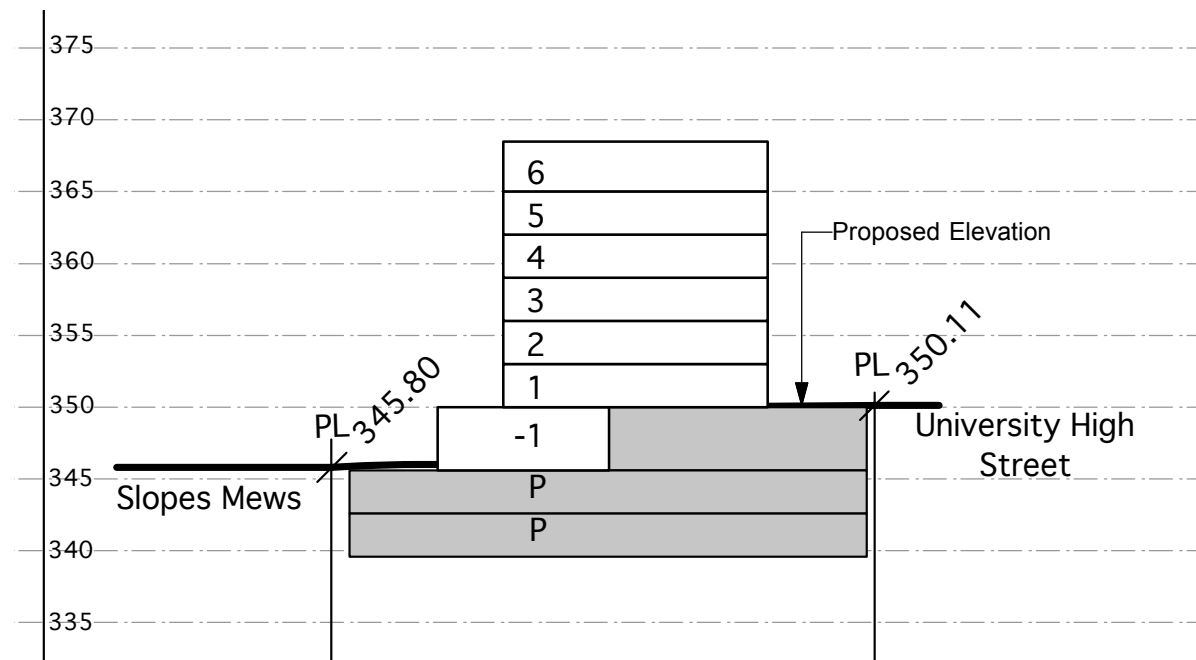
Development Statistics

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:	7 storeys / 23m from the Slopes Mews 6 storeys / 20m from University High Street

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.



Section 28A 1:500



Legend

Spot elevation (bold)
accurate to 0.01m

Interpolated grades (not bold)
accurate to 0.5m

358.50

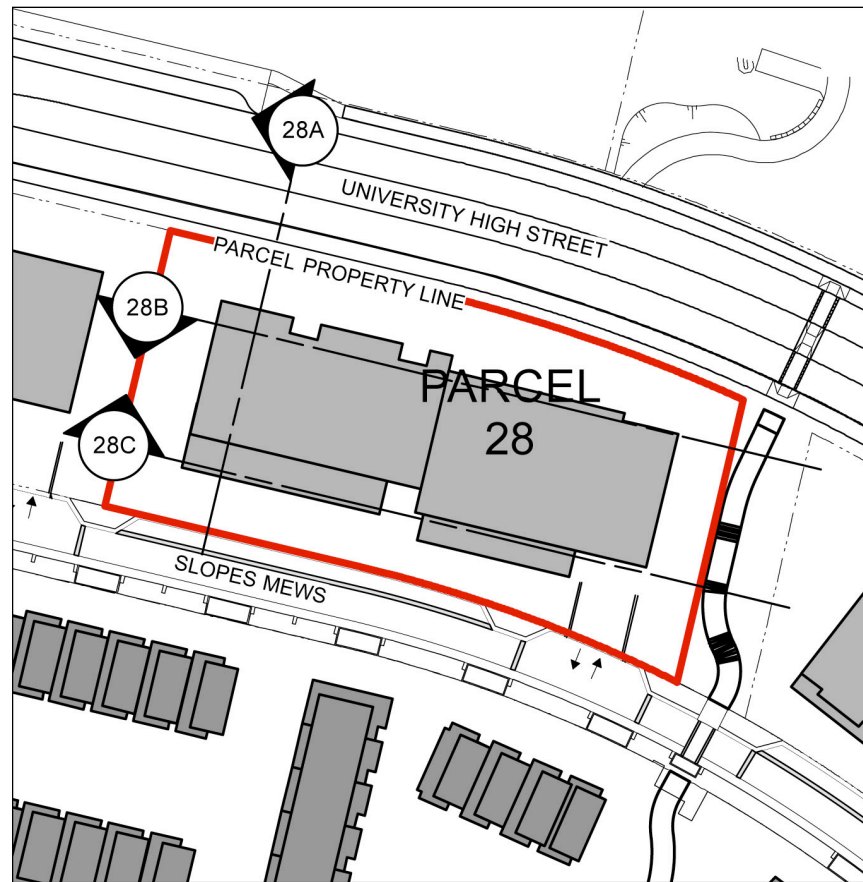
355 - - - - -

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 23m from base grade as measured from the Slopes Mews and 20m from base grade as measured from University High Street.

Section Key Plan 1:1000



Section Key Plan 1:1000

Legend

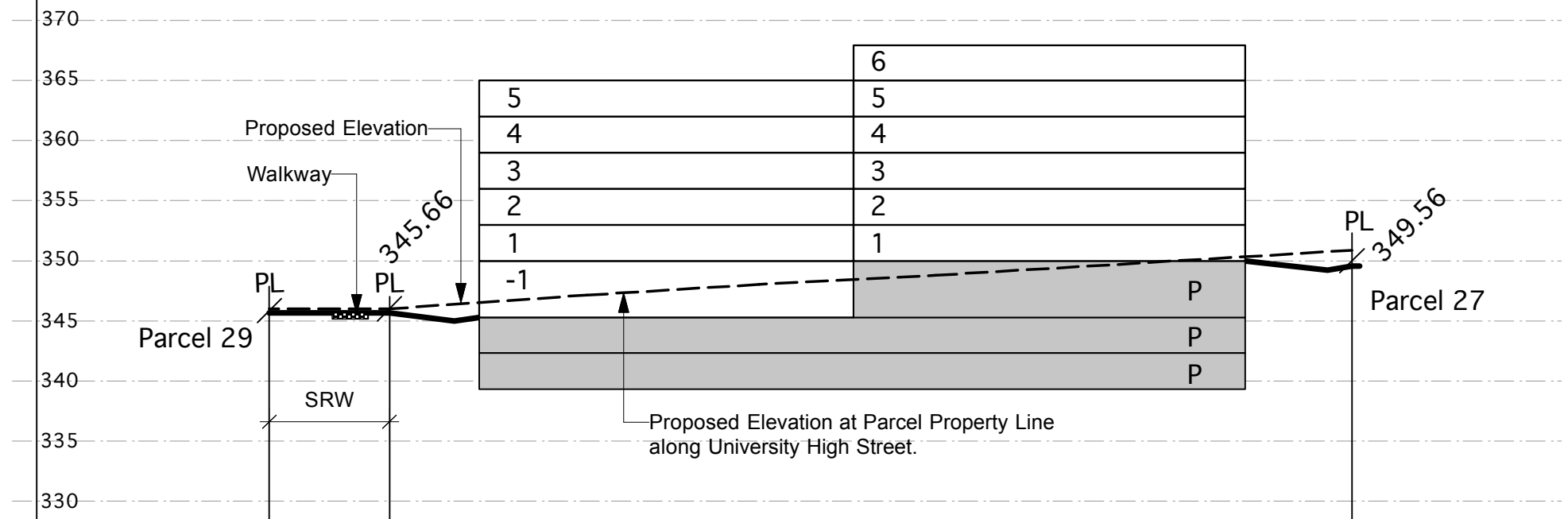
Spot elevation (bold) accurate to 0.01m

Interpolated grades (not bold) accurate to 0.5m

358.50

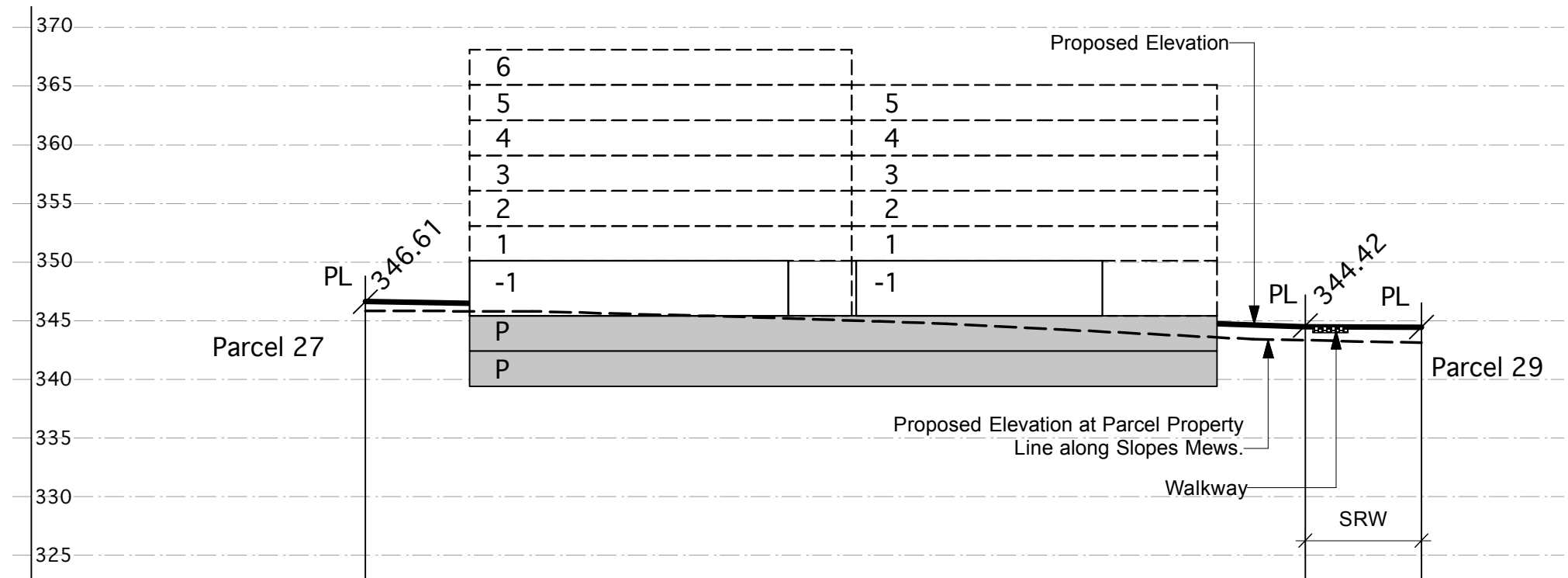
355

Section 28B 1:500



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.

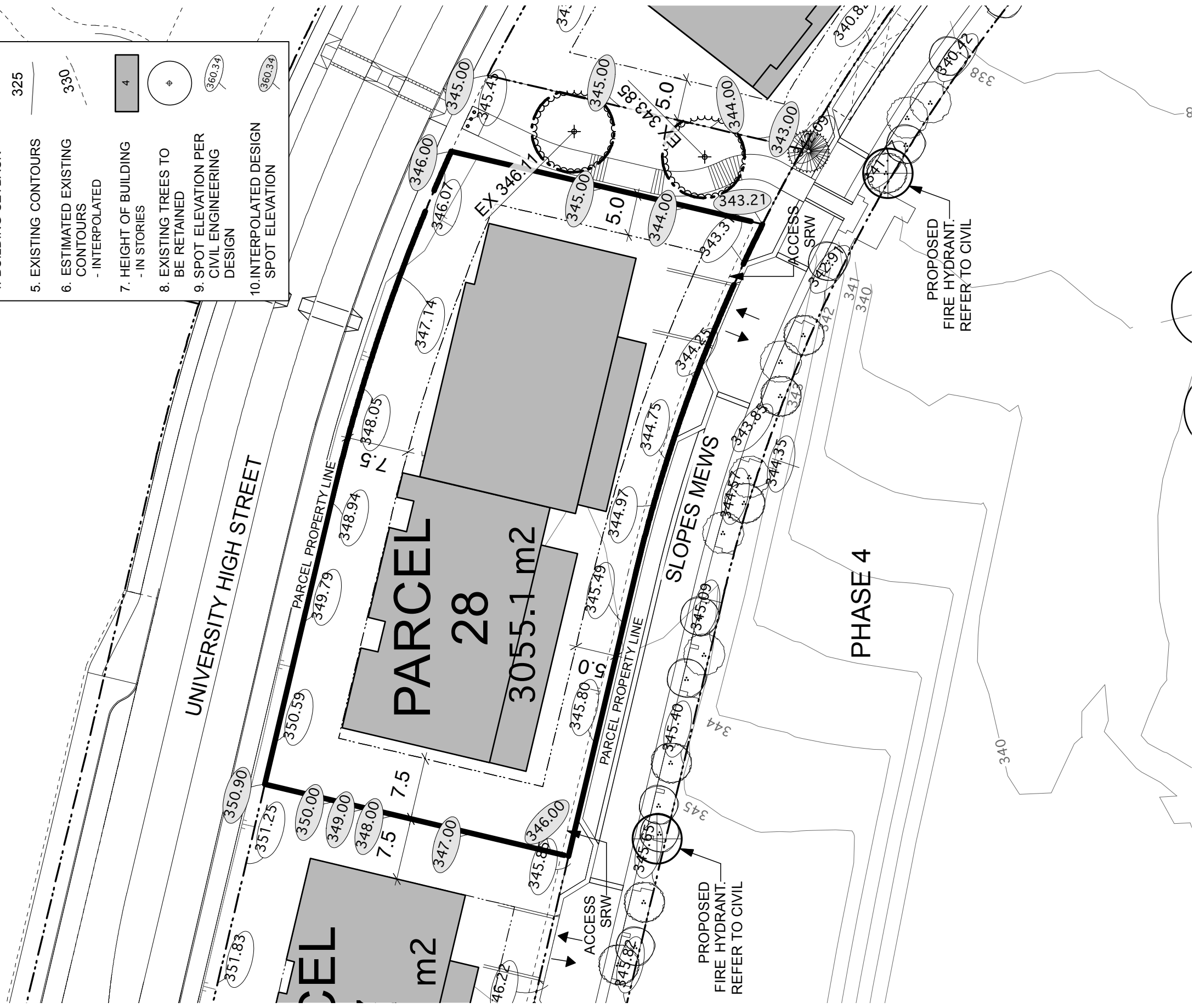
Section 28C 1:500



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.

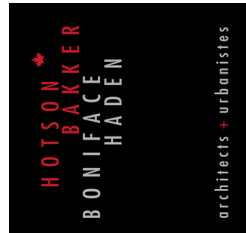
LEGEND

- 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 STORES
- 8. EXISTING TREES TO BE RETAINED
- 9. SPOT ELEVATION PER CIVIL ENGINEERING DESIGN
- 10. INTERPOLATED DESIGN SPOT ELEVATION



REFER TO LEGAL PLANS FOR SRW INFORMATION

Revised:



Project: UniverCity Phase 3 and Phase 4
 Drawing Title: Phase 3 Parcel 28

Scale: 1:500
 North: [North Arrow]

Date: July 26, 2010
 File: 1023 RZ Phase 3 Parcels Plan.v
 Drawn: CO
 Reviewed: JW

RZ 228

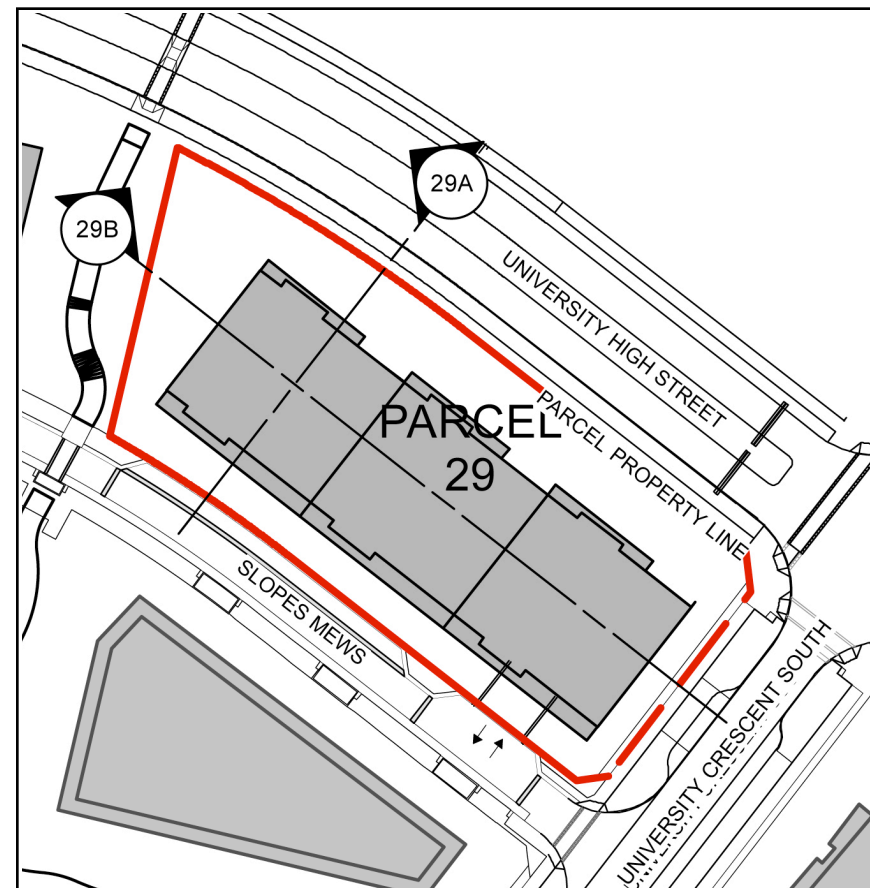
29 Residential

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.

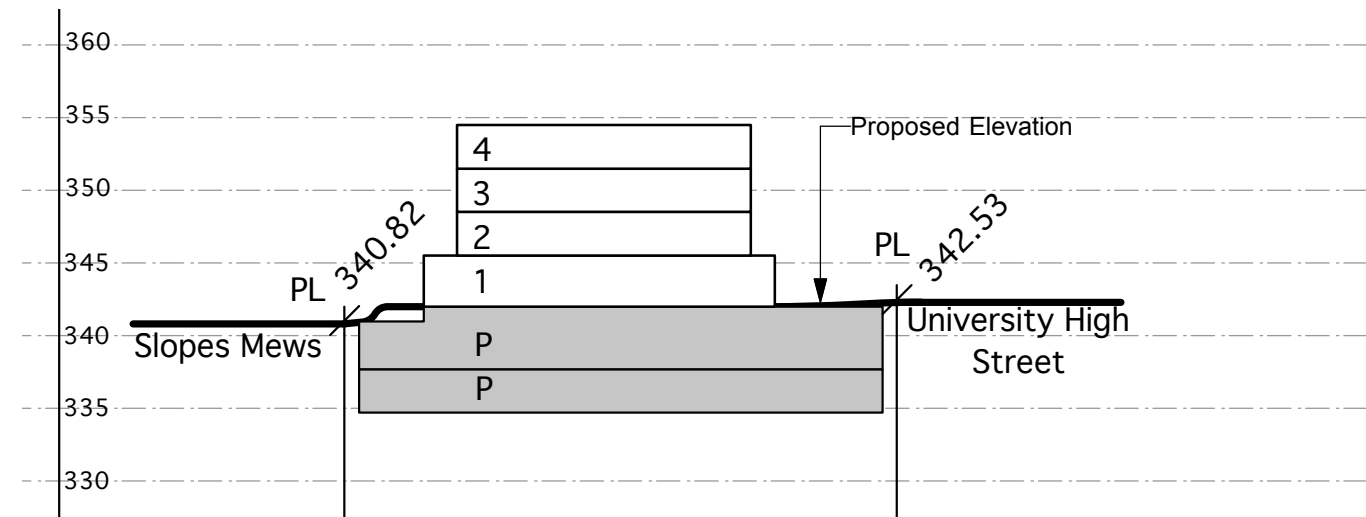
Development Statistics

Lot Area:	35,971 sf (3,341.8 m2)
Maximum Site Coverage:	70%
Base Residential FAR:	1.27
Max Residential FAR (w/ bonusing):	1.40
Base GFA	45,683 sf
Max GFA (w/ bonusing):	50,359 sf
Max Unit Count:	46 units
Max Unit Count (w/ Pooled Units +15% as per 'h'):	53 units
Estimated Max Bedroom Count:	81 units
Estimated On-site Parking:	55 spaces
Estimated Off-site Visitor Parking:	5 spaces
Maximum Building Height:	4 storeys / 16m from University High Street 4 storeys / 16m from the Slopes Mews

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.



Section 29A 1:500



Legend

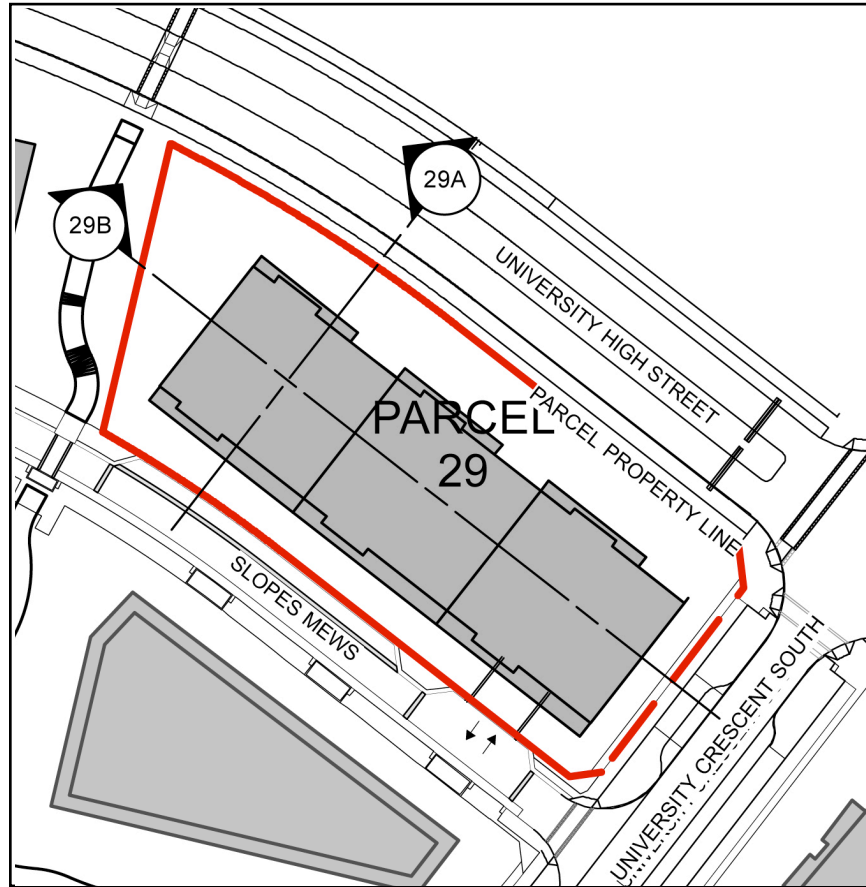
Spot elevation (bold) accurate to 0.01m	358.50
Interpolated grades (not bold) accurate to 0.5m	355 - - - -

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.

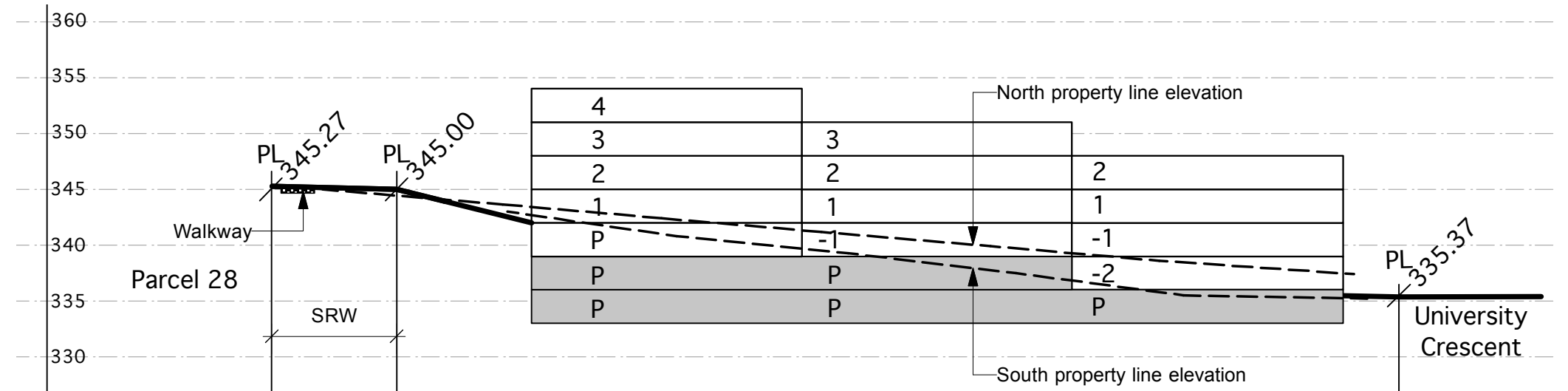
Maximum building height is 16m from base grade as measured from the Slopes Mews and 16m from base grade as measured from University High Street.

Section Key Plan 1:1000



Section Key Plan 1:1000

Section 29B 1:500



Legend

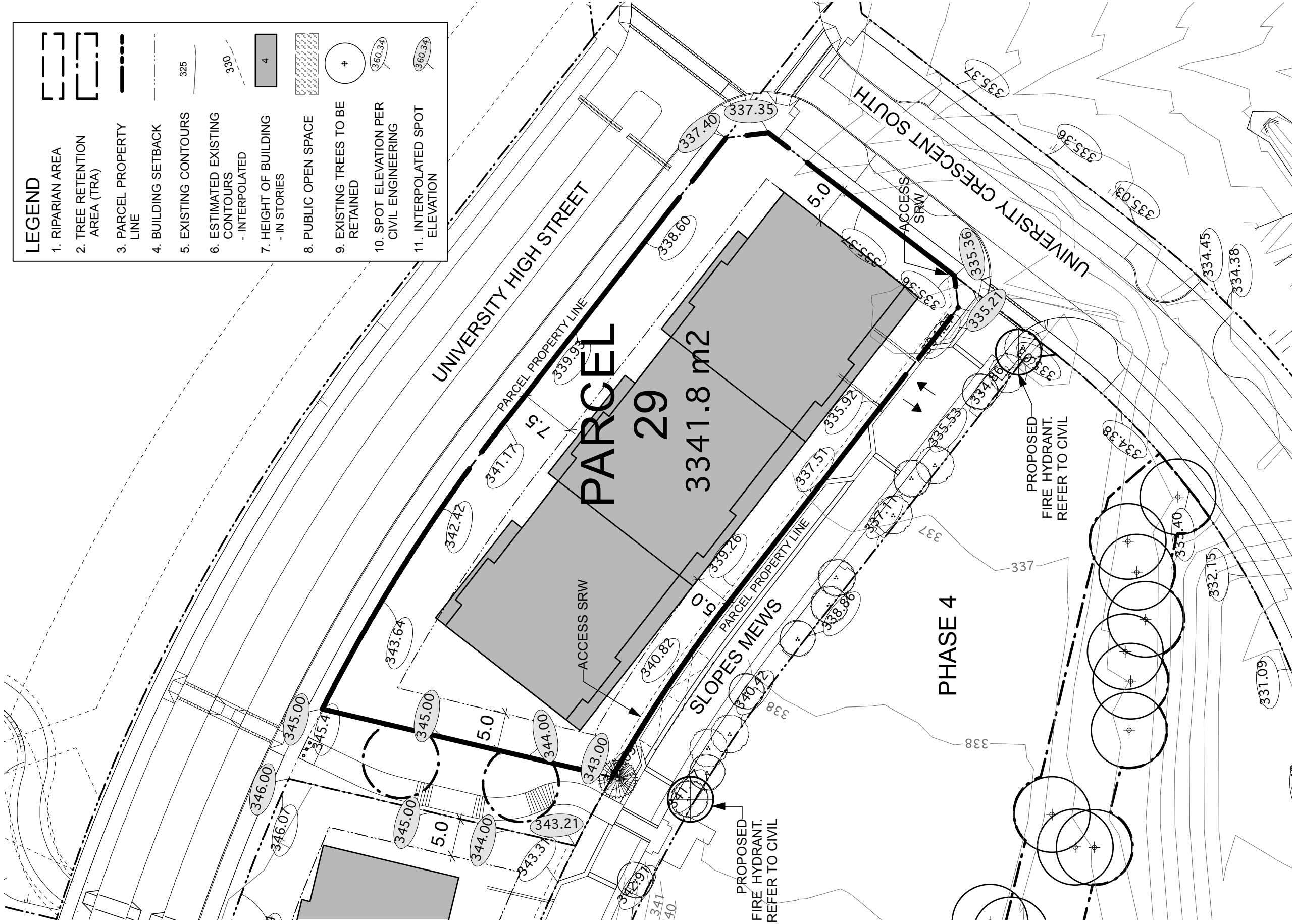
Spot elevation (bold) accurate to 0.01m

Interpolated grades (not bold) accurate to 0.5m

358.50

355 - - - -

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.



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. PUBLIC OPEN SPACE
- 9. EXISTING TREES TO BE RETAINED
- 10. SPOT ELEVATION PER CIVIL ENGINEERING
- 11. INTERPOLATED SPOT ELEVATION

REFER TO LEGAL PLANS FOR SRW INFORMATION

75 m

50

25

0

Revised:

Date:	July 26, 2010
File:	1023 RZ Phase 3 Parcels Plan.v
Drawn:	CO
Reviewed:	JW

Project:	UniverCity Phase 3 and Phase 4
Scale:	1:500
North:	
Drawing Title:	Phase 3 Parcel 29

PWL partnership

HunterLaird ENGINEERING LTD.

HOTSON BAKER BONIFACE HADEN
architects + urbanists

UniverCity
ON BURNABY MOUNTAIN

RZ 229

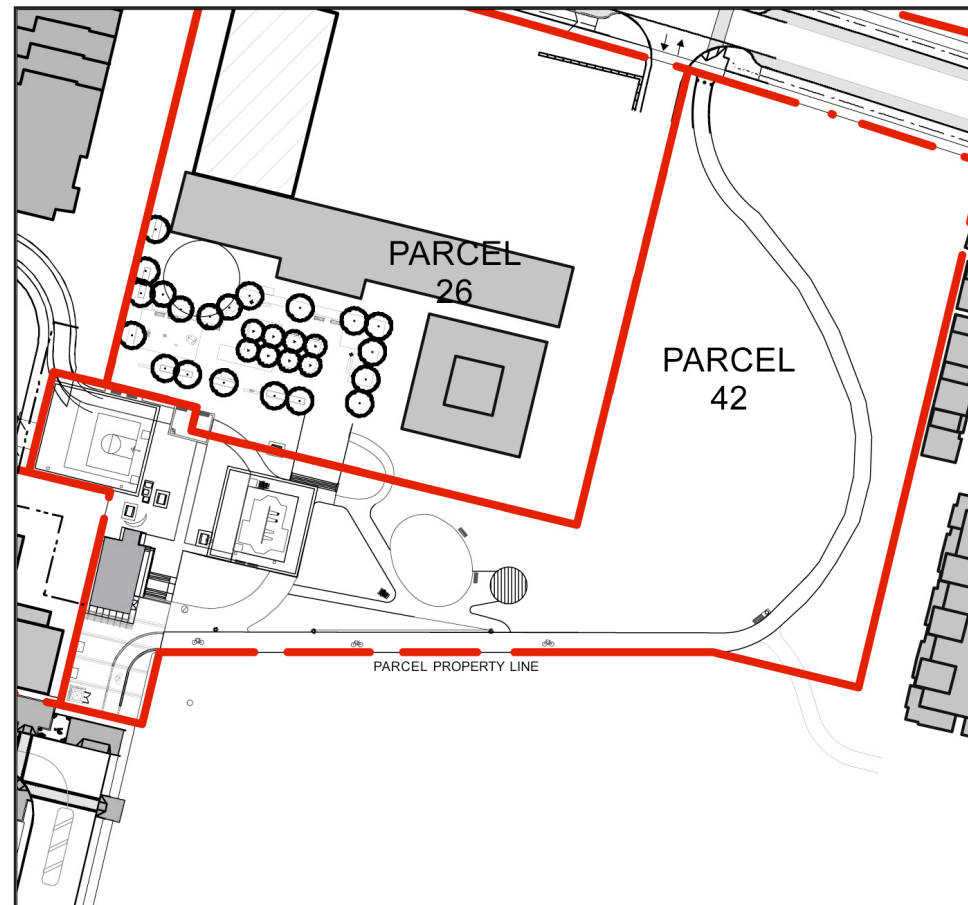
42 Park

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.

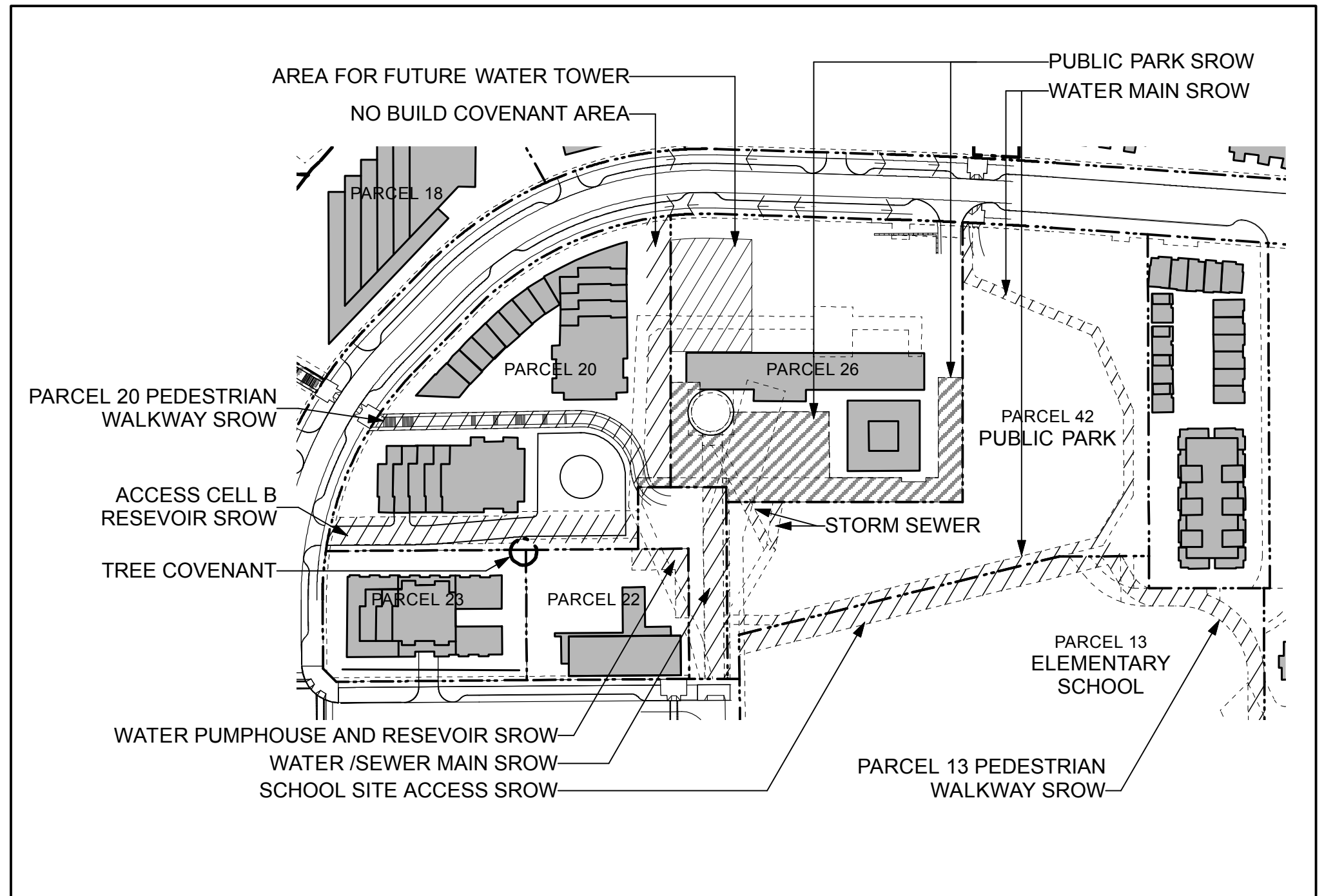
Development Statistics

New Additional Park Area:	15,611 sf (1,450.3 m2)
Total Consolidated Park Area:	100,320 sf (9,320.0 m2)



Key Plan 1:1000

Parcel 26 and 42 Statutory Rights of Way Not To Scale





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NO	DATE	REVISIONS/ISSUE
5	29 AUG 2009	RE-ISSUED FOR PPA
4	31 JULY 2006	ISSUE FOR TENDER
3	31 JULY 2006	RE-ISSUE FOR PPA
2	11 JUNE 2009	ISSUE FOR PPA
1	1 MAY 2009	ISSUE FOR FINAL REVIEW

SEAL

PROJECT
SFU RESERVOIR AND PARK SITE
 Burnaby, BC

FOR
SFU COMMUNITY TRUST



SHARP & DIAMOND
 Landscape Architecture Inc
 602-1401 West Broadway
 Vancouver, B.C.
 Canada V6J 1K5
 Tel: (604) 681-3323
 Fax: (604) 681-3327
 info@sharpdiamond.com

DRAWING
Landscape Plan
 Interim School, Park and Daycare Interface

DRAWING NUMBER
L1.0

SCALE	PROJECT NUMBER
1:250	06-019
DRAWN TMC	CHECKED RS
START DATE	JULY 2007

INTERIM

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NOTES:

1. RE-GRADING REQUIRED IS MINIMAL. MAINTAIN EXISTING CONDITIONS AS MUCH AS POSSIBLE. WHERE EXCAVATION REQUIRED, CONTACT CITY OF BURNABY TO CONFIRM LOCATION OF UNDERGROUND SERVICES.
2. MULTI-USE PATHWAY FOR CONTEXT ONLY. REFER TO DRAWINGS FROM HUNTER LAIRD ENGINEERING FOR CONSTRUCTION AND DETAILING.
3. COLLECT AND DISPOSE OF ALL DEBRIS AND/OR EXCESS MATERIALS FROM LANDSCAPE WORKS. KEEP PAVED SURFACES CLEAN AND REPAIR ALL DAMAGE RESULTING FROM LANDSCAPE WORKS, AND MAKE GOOD EXISTING CONDITIONS WHERE NEW WORK CONNECTS.
4. 6" HIGH CHAIN LINK FENCING, ON STEEL POSTS SHALL BE ERECTED AT DRIP LINE OF RETAINED TREES AT THE BEGINNING OF CONSTRUCTION FOR FORESTED AREAS. FENCE AND AREA WITHIN PROTECTION FENCE SHALL REMAIN INTACT AND UNDISTURBED THROUGHOUT CONSTRUCTION. FOR INFORMATION, CALL GEOFF GOODERHAM 291-7921. INDIVIDUAL PARK TREES SHALL BE PROTECTED WITH TYPICAL TIMBER/SNOW FENCING ENCLOSURE.

NO	DATE	REVISIONS/ISSUE
12	28 AUG 2009	RE-ISSUED FOR PPA
11	31 JUL 2009	ISSUED FOR TENDER
10	31 JUL 2009	RE-ISSUED FOR PPA
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5	23 JUL 2008	ISSUED FOR TENDER ADDENDUM
4	02 JUL 2008	ISSUED FOR TENDER
3	7 APR 2008	ISSUED FOR FINAL APPROVAL
2	22 FEB 2008	REVISED PER CITY COMMENTS
1	21 DEC 2007	ISSUE FOR PPA

PROJECT
SFU RESERVOIR AND PARK SITE
 Burnaby, BC

FOR
SFU COMMUNITY TRUST



DRAWING
Landscape Plan Interim

DRAWING NUMBER
L1.1

SCALE	PROJECT NUMBER
1:250	06-019
DRAWN TMC	CHECKED RS
START DATE	JULY 2007



LEGEND

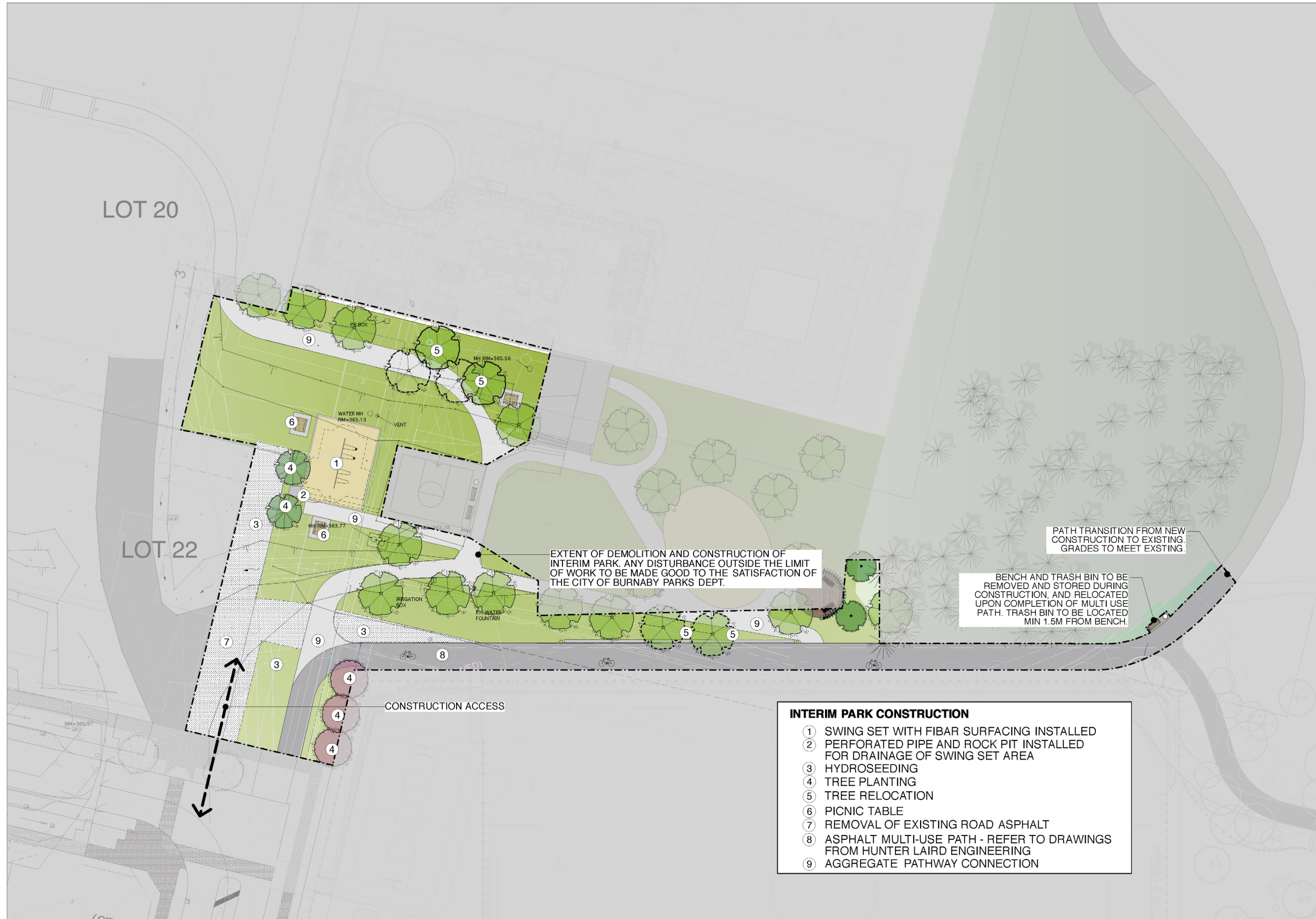
①	DECIDUOUS TREE PLANTING
②	REGRADE AND SEEDING
③	EXISTING PARK ELEMENTS
④	PERFORATED PIPE AND ROCK PIT - SEE SHEET L1.3, DETAIL 5
⑤	REMOVE EXISTING ROAD
⑥	ASPHALT PAVING - REFER TO HUNTER LAIRD ENGINEERING
⑦	CRUSHED GRANULAR PAVING PER CITY OF BURNABY STD LAMP STANDARD - REFER TO HUNTER LAIRD ENGINEERING
⑧	12-18" FIBAR PER CITY OF BURNABY SPECS.
⑨	PICNIC TABLE
⑩	REVISED CONTOUR
⑪	SWINGSET
⑫	TRANSPLANT EXISTING TREE
⑬	RETAINING WALL - SEE SHEET L1.3, DETAIL
⑭	PROPOSED GRADE
362.54	EXISTING GRADE

PLANT LIST

TREES	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	2	Ginkgo biloba 'male variety'	Maidenhair Tree	7cm cal., B&B	as shown
	3	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	7cm cal., B&B	as shown
	2	Acer circinatum	Vine Maple	7cm cal., B&B	as shown
	4	Pseudotsuga menziesii	Douglas Fir	2.5-3m ht	as shown
		Burnaby Parks Turf Seed Mix	Evergro - 40% ryegrass per SRA220, 20% ryegrass per Mach 1, 40% Victory II		
		Existing Tree			as shown
	4	Existing Tree to be Transplanted			Transplant Existing as shown

NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with BC Landscape Standard, latest edition.
- 3) All planting areas to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder'.



EXTENT OF DEMOLITION AND CONSTRUCTION OF INTERIM PARK. ANY DISTURBANCE OUTSIDE THE LIMIT OF WORK TO BE MADE GOOD TO THE SATISFACTION OF THE CITY OF BURNABY PARKS DEPT.

PATH TRANSITION FROM NEW CONSTRUCTION TO EXISTING GRADES TO MEET EXSTING.

BENCH AND TRASH BIN TO BE REMOVED AND STORED DURING CONSTRUCTION, AND RELOCATED UPON COMPLETION OF MULTI USE PATH. TRASH BIN TO BE LOCATED MIN 1.5M FROM BENCH.

- INTERIM PARK CONSTRUCTION**
- ① SWING SET WITH FIBAR SURFACING INSTALLED
 - ② PERFORATED PIPE AND ROCK PIT INSTALLED FOR DRAINAGE OF SWING SET AREA
 - ③ HYDROSEEDING
 - ④ TREE PLANTING
 - ⑤ TREE RELOCATION
 - ⑥ PICNIC TABLE
 - ⑦ REMOVAL OF EXISTING ROAD ASPHALT
 - ⑧ ASPHALT MULTI-USE PATH - REFER TO DRAWINGS FROM HUNTER LAIRD ENGINEERING
 - ⑨ AGGREGATE PATHWAY CONNECTION

1 Interim Park Construction
1:250

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1	21 DEC 2007	ISSUE FOR PPA
NO	DATE	REVISIONS/ISSUE

PROJECT
SFU RESERVOIR AND PARK SITE
Burnaby, BC

FOR
SFU COMMUNITY TRUST

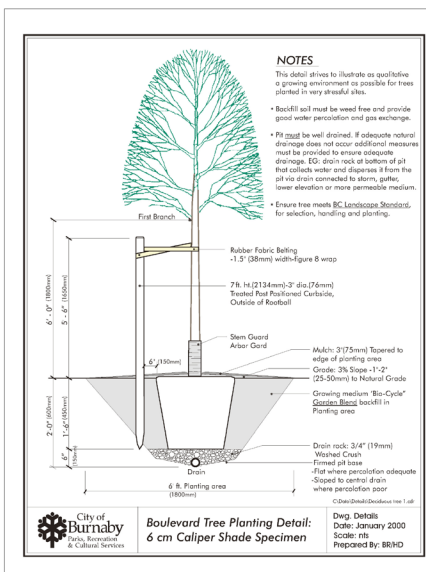
SHARP & DIAMOND
Landscape Architecture Inc
602-1401 West Broadway Vancouver, B.C. Canada V6H 1Y6
Tel: (604) 681-3300 Fax: (604) 681-3307 info@sharpdiamond.com

DRAWING
Landscape Plan
Interim Park Installation and Construction Impact

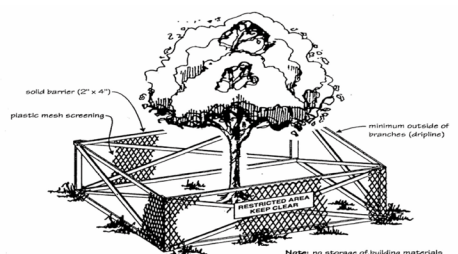
DRAWING NUMBER
L1.2

SCALE	PROJECT NUMBER
1:250	06-019
DRAWN TMC	CHECKED RS
START DATE	JULY 2007

INTERIM



NOTE: CONTACT CITY OF BURNABY FOR CLARIFICATION OF BURNABY STANDARD DETAILS

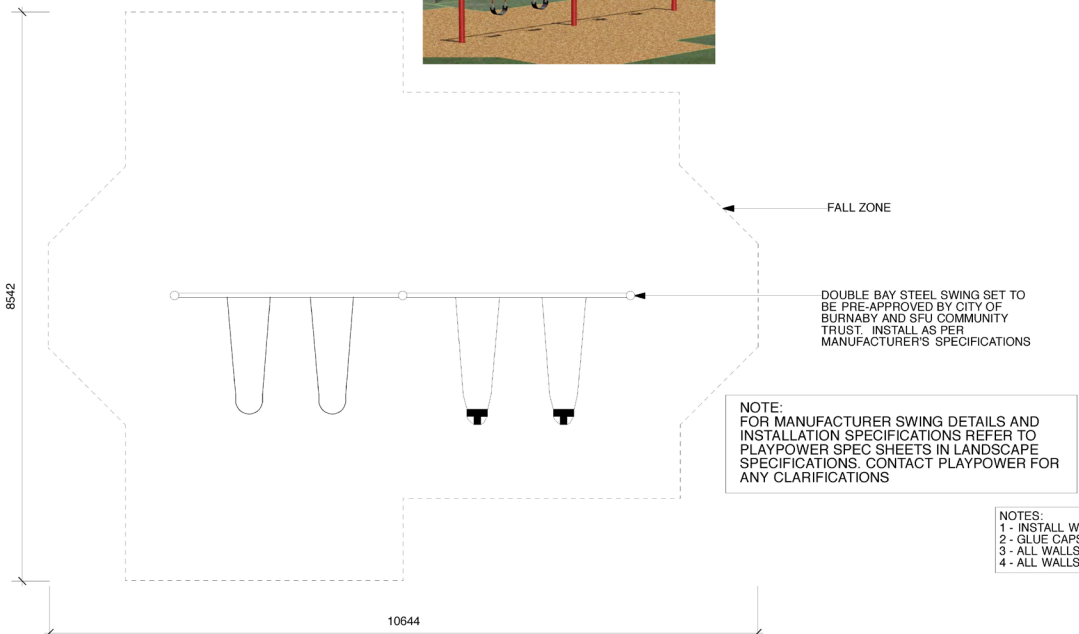


Minimum Protection Required Around Trees (Distance from Trunk)

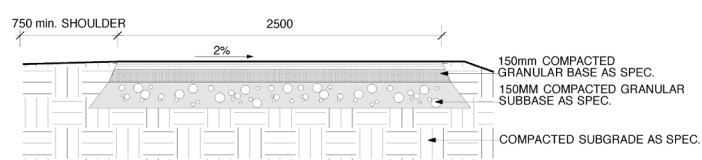
Trunk Diameter (cm)	(in)	(ft)
20	8	0.6
25	10	0.8
30	12	1.0
35	14	1.2
40	16	1.3
45	18	1.5
50	20	1.7
55	22	1.8
60	24	2.0
75	30	2.5
90	36	3.0
100	40	3.3

Tree protection is required for the "Critical Root Zone" of any tree where excavation, demolition, construction or engineering works are to occur within 4 meters of the "Critical Root Zone" of a tree.

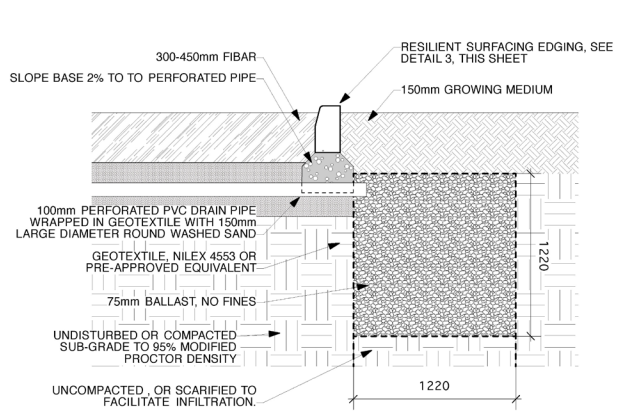
9 TREE PROTECTION FENCING NTS



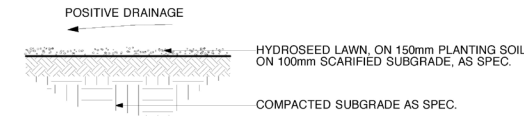
11 DOUBLE BAY LITTLE TIKES SWING FROM PLAYPOWER Scale: 1:50



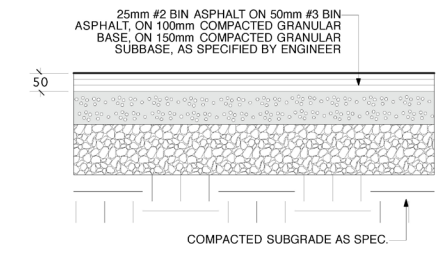
12 ASPHALT PATHWAY Scale: 1:25



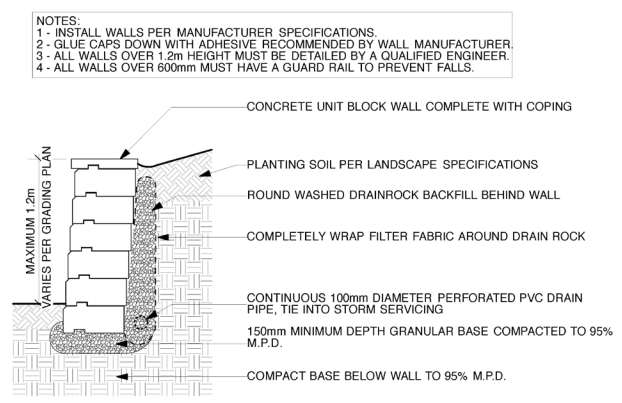
5 ROCK PIT DRAIN Scale: 1:25



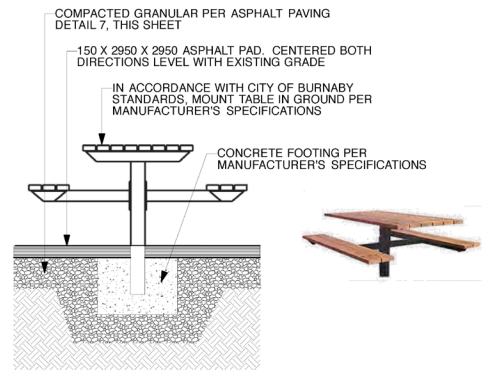
6 HYDROSEED LAWN Scale: 1:25



7 ASPHALT PAVING Scale: 1:10

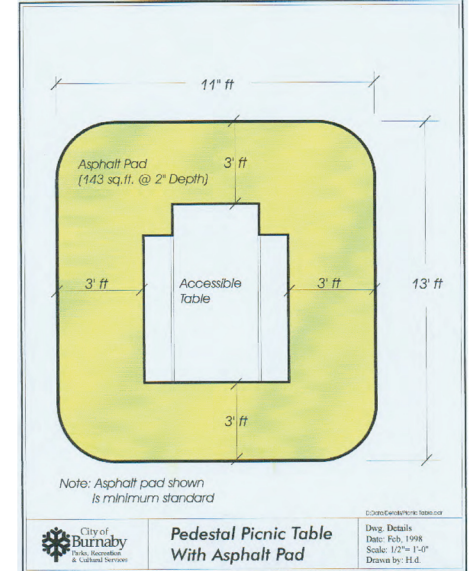


8 SEGMENTAL BLOCK RETAINING WALL Scale: 1:25

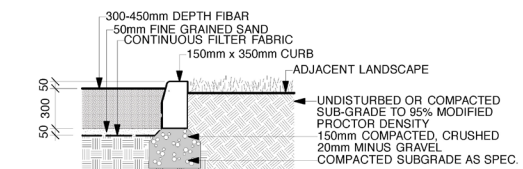


1 PICNIC TABLE Scale: 1:25

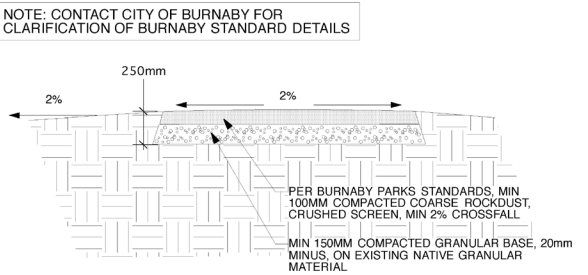
NOTE: CONTACT CITY OF BURNABY FOR CLARIFICATION OF BURNABY STANDARD DETAILS



2 CITY OF BURNABY PICNIC TABLE PAD NTS



3 TYPICAL EDGE OF RESILIENT SURFACING Scale: 1:25



4 GRANULAR PATHWAY Scale: 1:25

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4	02 JUL 2008	ISSUED FOR TENDER
3	07 APR 2008	ISSUED FOR FINAL APPROVAL
2	21 DEC 2007	ISSUED FOR PPA
1	20 AUG 2007	ISSUED FOR REVIEW

PROJECT
SFU RESERVOIR AND PARK SITE
 Burnaby, BC

FOR
SFU COMMUNITY TRUST

SHARP & DIAMOND
 Landscape Architecture Inc
 602 - 1401 West Broadway
 Vancouver, B.C.
 Canada V6H 1W6
 Tel: 604.681.3303
 Fax: 604.681.3307
 info@sharpdiamond.com

DRAWING
Landscape Details Interim

DRAWING NUMBER
L1.3

SCALE	PROJECT NUMBER	
as shown	06-019	
DRAWN	CHECKED	START DATE
PCH	RS	JULY 2007

INTERIM



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NO	DATE	REVISIONS/ISSUE
3	5 JUL 2010	ISSUED FOR REZONING
2	28 SEP 2009	ISSUED FOR REZONING
1	1 MAY 2009	ISSUED FOR FINAL REVIEW

PROJECT
SFU RESERVOIR AND PARK SITE
 Burnaby, BC

FOR
SFU COMMUNITY TRUST



DRAWING
Landscape Plan
 School, Park and Daycare Interface

DRAWING NUMBER
L0

SCALE	PROJECT NUMBER
1:250	06-019
DRAWN TMC	CHECKED RS
START DATE JULY 2007	

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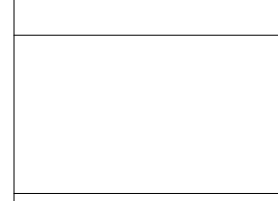
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NO	DATE	REVISIONS/ISSUE

SEAL

PROJECT
SFU RESERVOIR AND PARK SITE
Burnaby, BC

FOR
SFU COMMUNITY TRUST



DRAWING
Landscape Plans
Phase 2: Installation of Cell #1

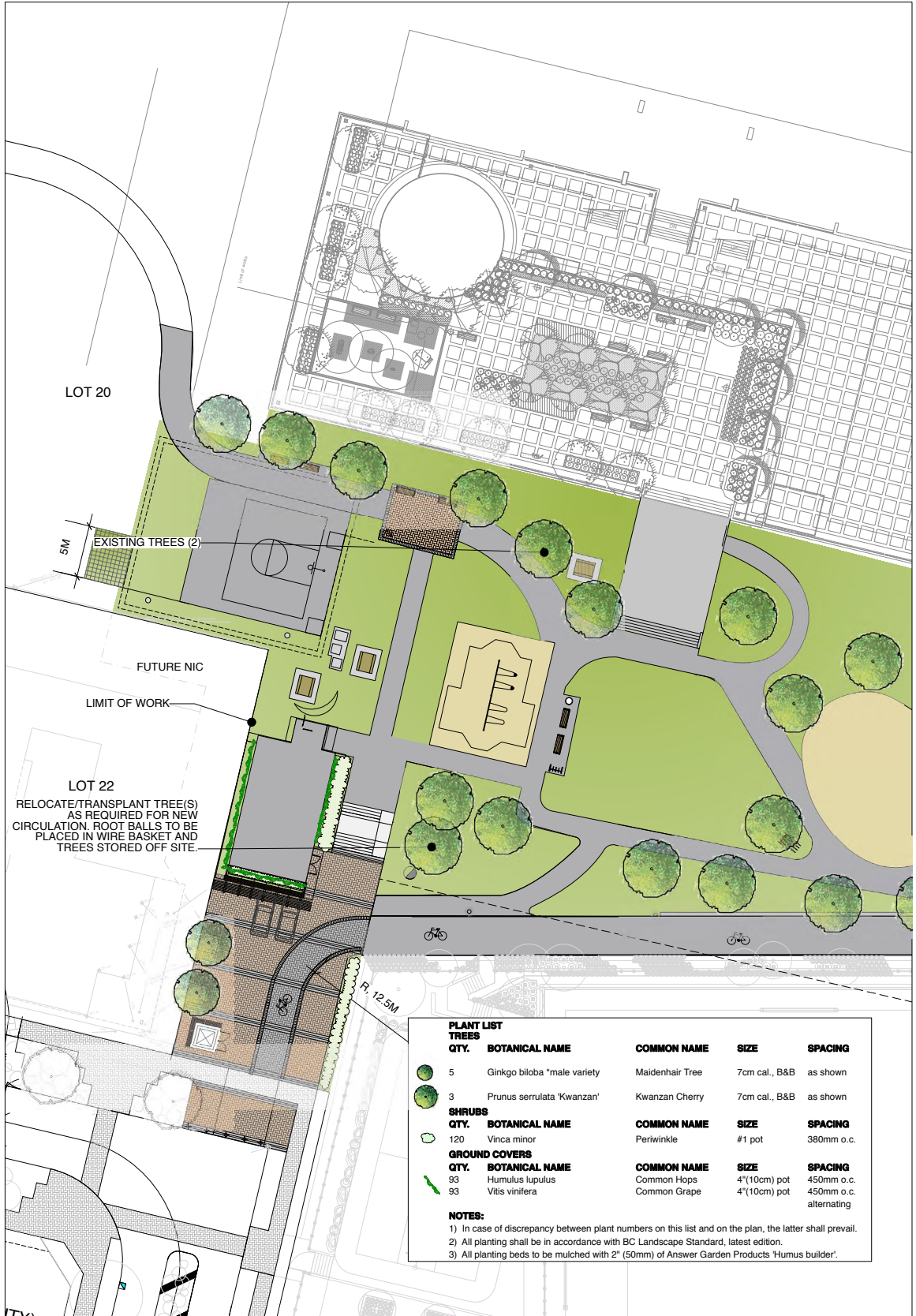
DRAWING NUMBER
L2.1

SCALE	PROJECT NUMBER	
1:250	06-019	
DRAWN	CHECKED	START DATE
TMC	RS	JULY 2007



- LEGEND**
- ① DECIDUOUS TREE PLANTING
 - ② VINE/SHRUB PLANTING
 - ③ BENCH
 - ④ UNIT PAVING
 - ⑤ UNIT PAVER BANDING
 - ⑥ ASPHALT PAVING
 - ⑦ CRUSHED GRANULAR PAVING
 - ⑧ GRASSCRETE
 - ⑨ BIKE RACK
 - ⑩ ELECTRICAL KIOSK
 - ⑪ PICNIC TABLE
 - ⑫ ACCESSIBLE PICNIC TABLE
 - ⑬ SWINGSET
 - ⑭ BOLLARD
 - ⑮ CONCRETE STAIRS
 - ⑯ RETAINING WALL
 - ⑰ TELESCOPE
 - ⑱ LIGHT STANDARD

① Grading and Layout
1:250



- PLANT LIST**
- | TREES | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|-------|------|-----------------------------|-----------------|---------------|----------|
| ⑤ | 5 | Ginkgo biloba *male variety | Maidenhair Tree | 7cm cal., B&B | as shown |
| ③ | 3 | Prunus serrulata 'Kwanzan' | Kwanzan Cherry | 7cm cal., B&B | as shown |
-
- | SHRUBS | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|--------|------|----------------|-------------|--------|------------|
| ② | 120 | Vinca minor | Periwinkle | #1 pot | 380mm o.c. |
-
- | GROUND COVERS | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|---------------|------|-----------------|--------------|--------------|------------------------|
| ⑧ | 93 | Humulus lupulus | Common Hops | 4"(10cm) pot | 450mm o.c. |
| ⑧ | 93 | Vitis vinifera | Common Grape | 4"(10cm) pot | 450mm o.c. alternating |
- NOTES:**
- In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 - All planting shall be in accordance with BC Landscape Standard, latest edition.
 - All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder'.

② Planting
1:250

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PROJECT
SFU RESERVOIR AND PARK SITE
 Burnaby, BC

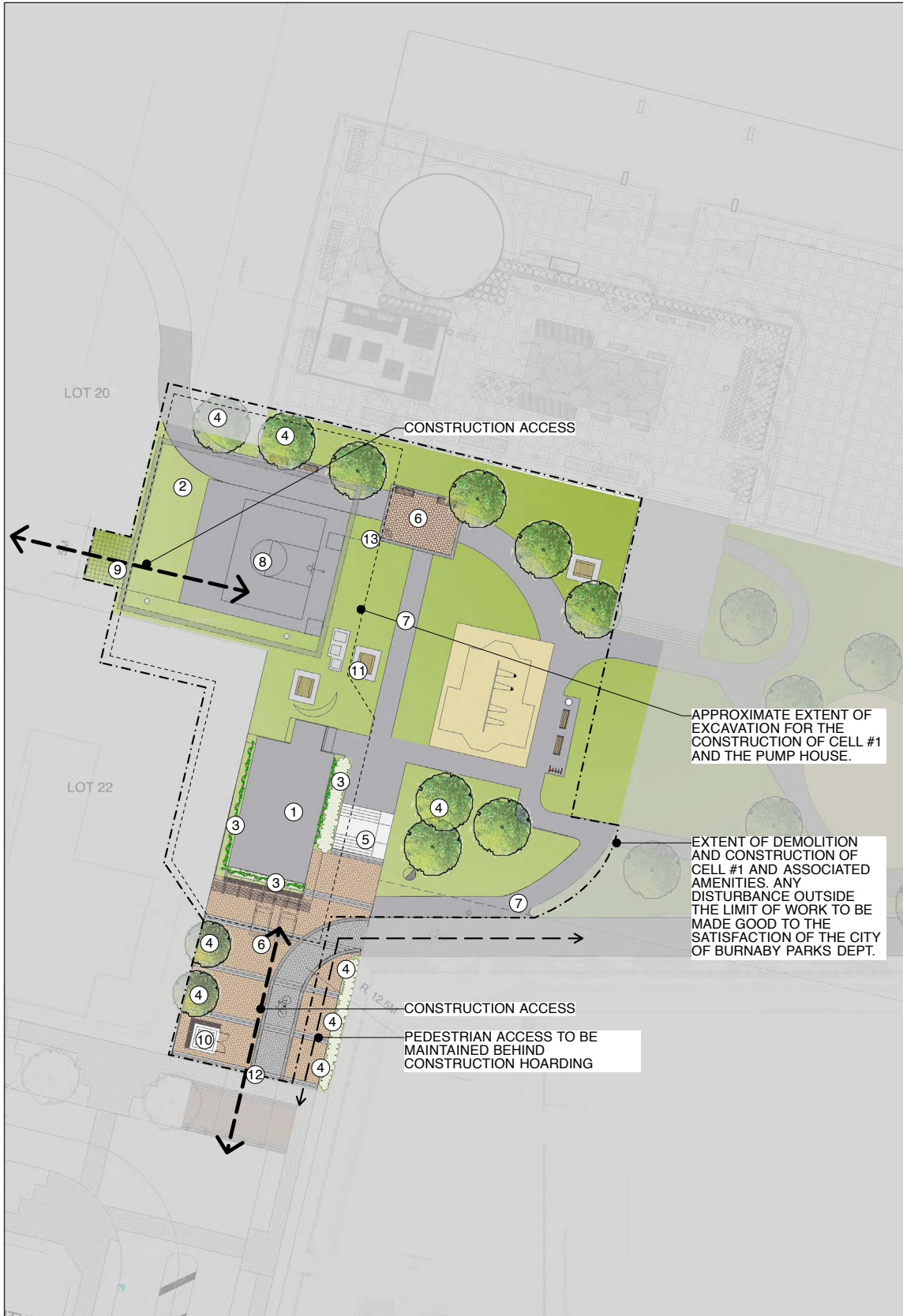
FOR
SFU COMMUNITY TRUST



DRAWING
Landscape Plans
 Phase 2: Cell #1 Installation and Construction Impact

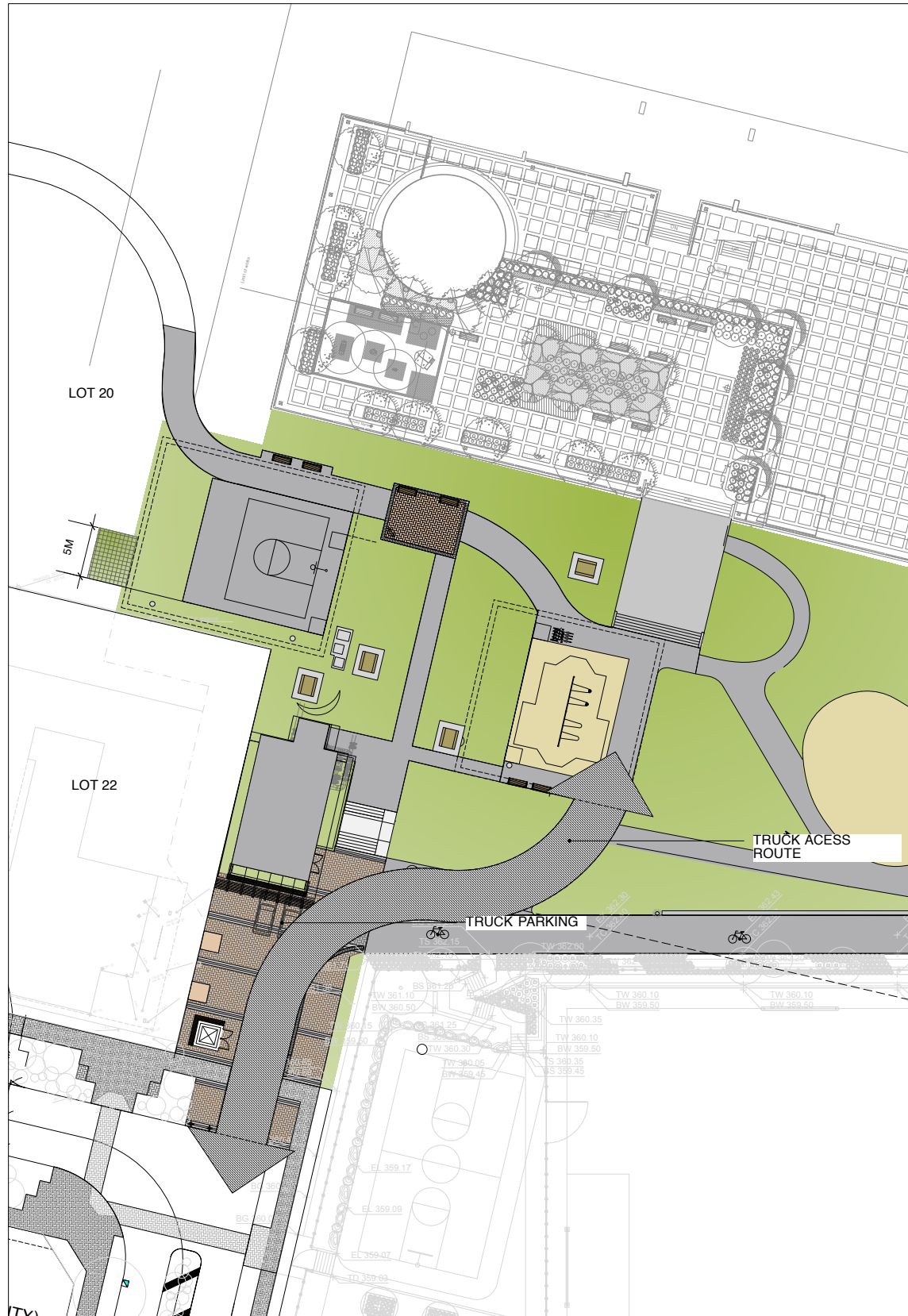
DRAWING NUMBER
L2.2

SCALE	PROJECT NUMBER	
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DRAWN	CHECKED	START DATE
TMC	RS	JULY 2007

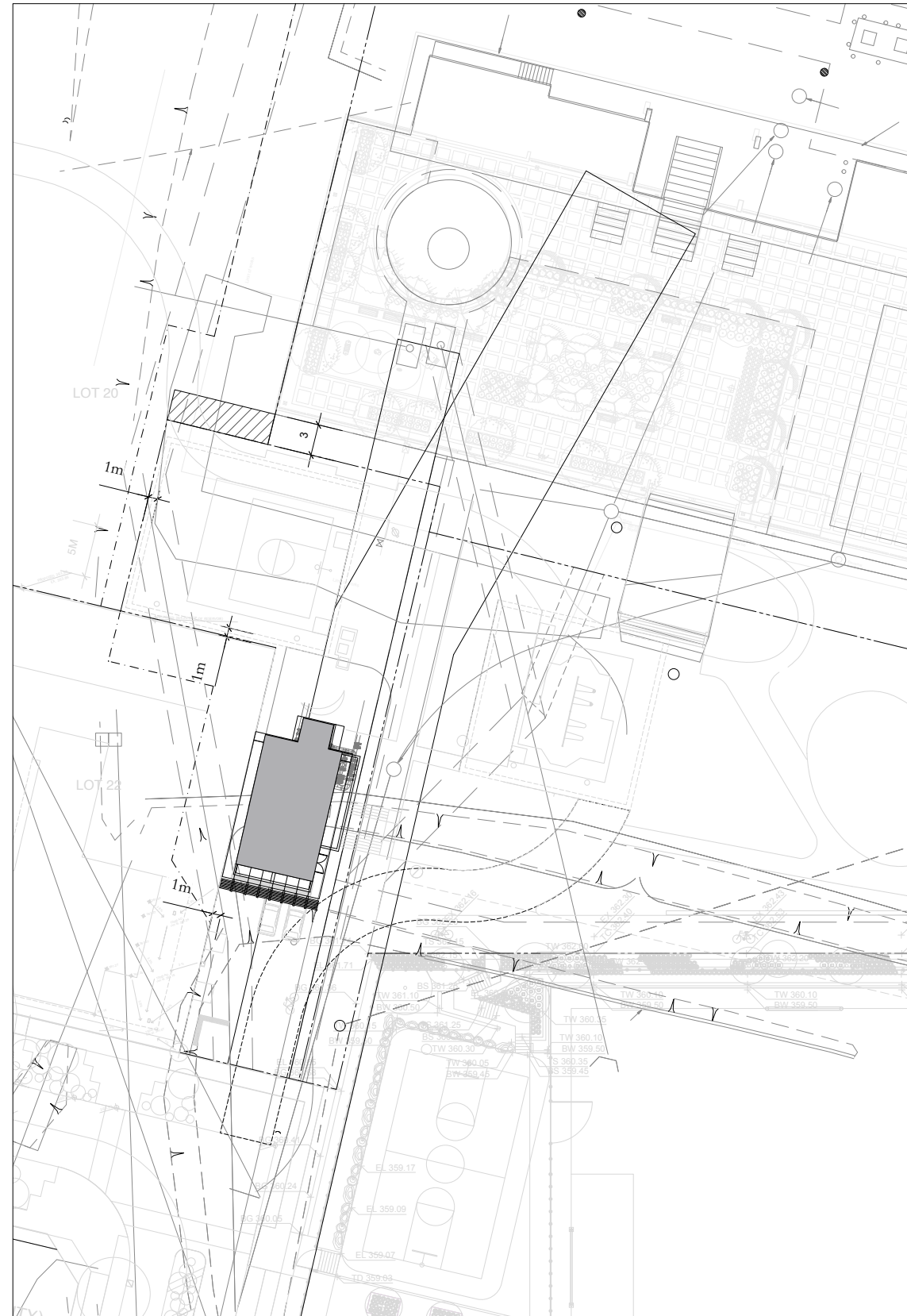


- PHASE 2 CONSTRUCTION**
- ① PUMP HOUSE, WASHROOM BUILT
 - ② RESERVOIR CELL #1 BUILT
 - ③ VINE/SHRUB PLANTING AROUND PUMP HOUSE
 - ④ TREE PLANTING
 - ⑤ STAIRS
 - ⑥ PLAZA PAVING
 - ⑦ ASPHALT PATHWAYS TO CONNECT PLAZAS, PUMP HOUSE, EXISTING CIRCULATION THROUGH PARK
 - ⑧ SWINGSET RELOCATED TO ROOF OF CELL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

① Phase 2 Construction
 1:250



1 Cell #2 Truck Access Route
1:250



2 Easements and Right of Ways
1:250

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SEAL

PROJECT

SFU RESERVOIR AND PARK SITE
Burnaby, BC

FOR

SFU COMMUNITY TRUST

SHARP & DIAMOND
Landscape Architecture Inc
602-1401 West Broadway
Vancouver, B.C. Canada V6H 1H6
Tel: 604 681-3303
Fax: 604 681-3307
info@sharpdiamond.com

DRAWING

Landscape Plans

DRAWING NUMBER

L4.1

SCALE	PROJECT NUMBER
1:250	06-019

DRAWN	CHECKED	START DATE
TMC	RS	JULY 2007



LOT 22

TOP OF ROOF 365.6
PUMPHOUSE
FFE 362.0

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Burnaby, BC

FOR
SFU COMMUNITY TRUST

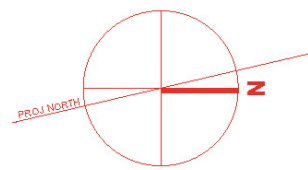
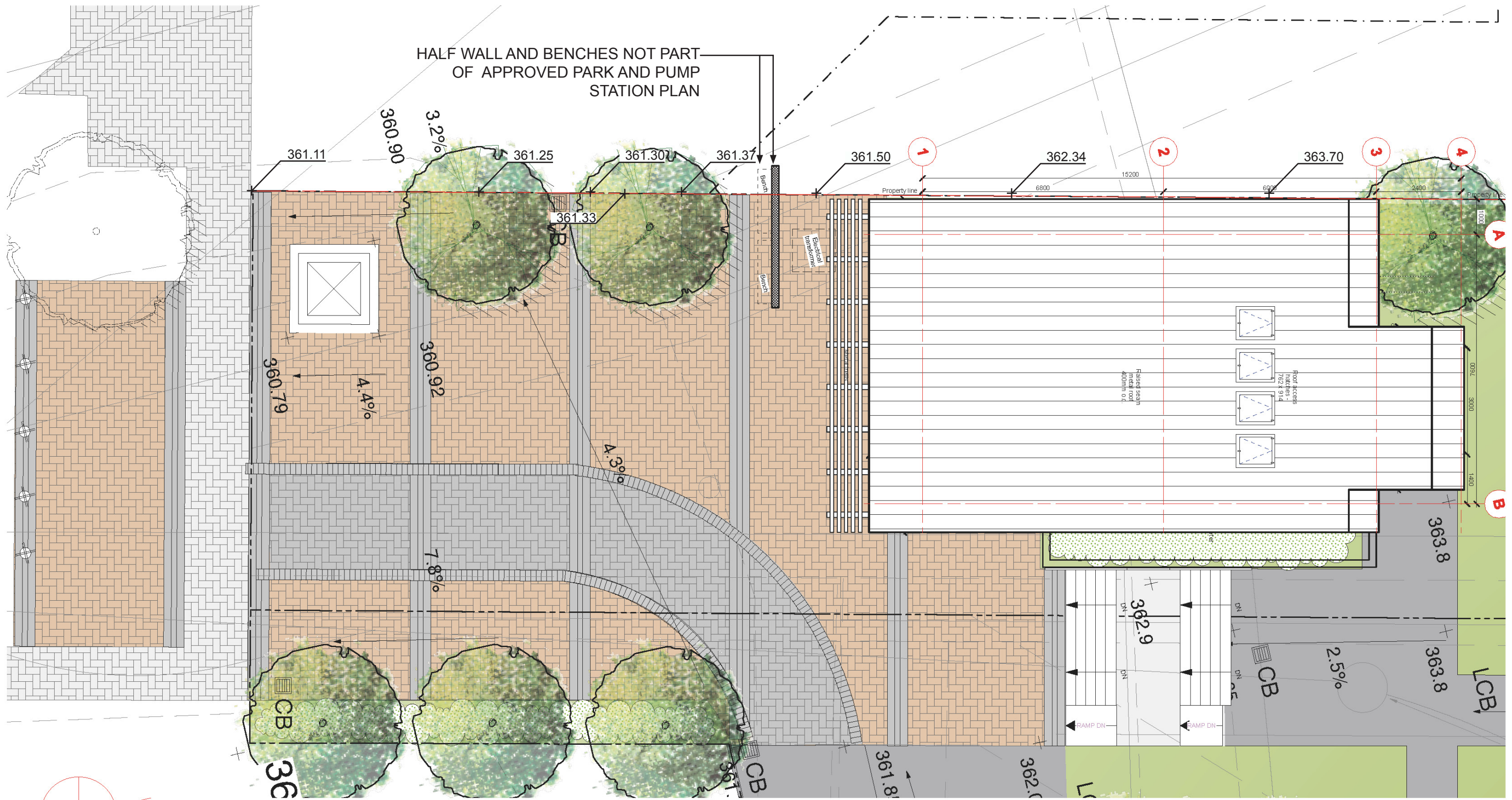


DRAWING
Reservoir Access Ramp Enlargement

DRAWING NUMBER
L4.2

SCALE	PROJECT NUMBER
1:100	06-019
DRAWN TMC	CHECKED RS
START DATE JULY 2007	

PHASE 2



SITE PLAN

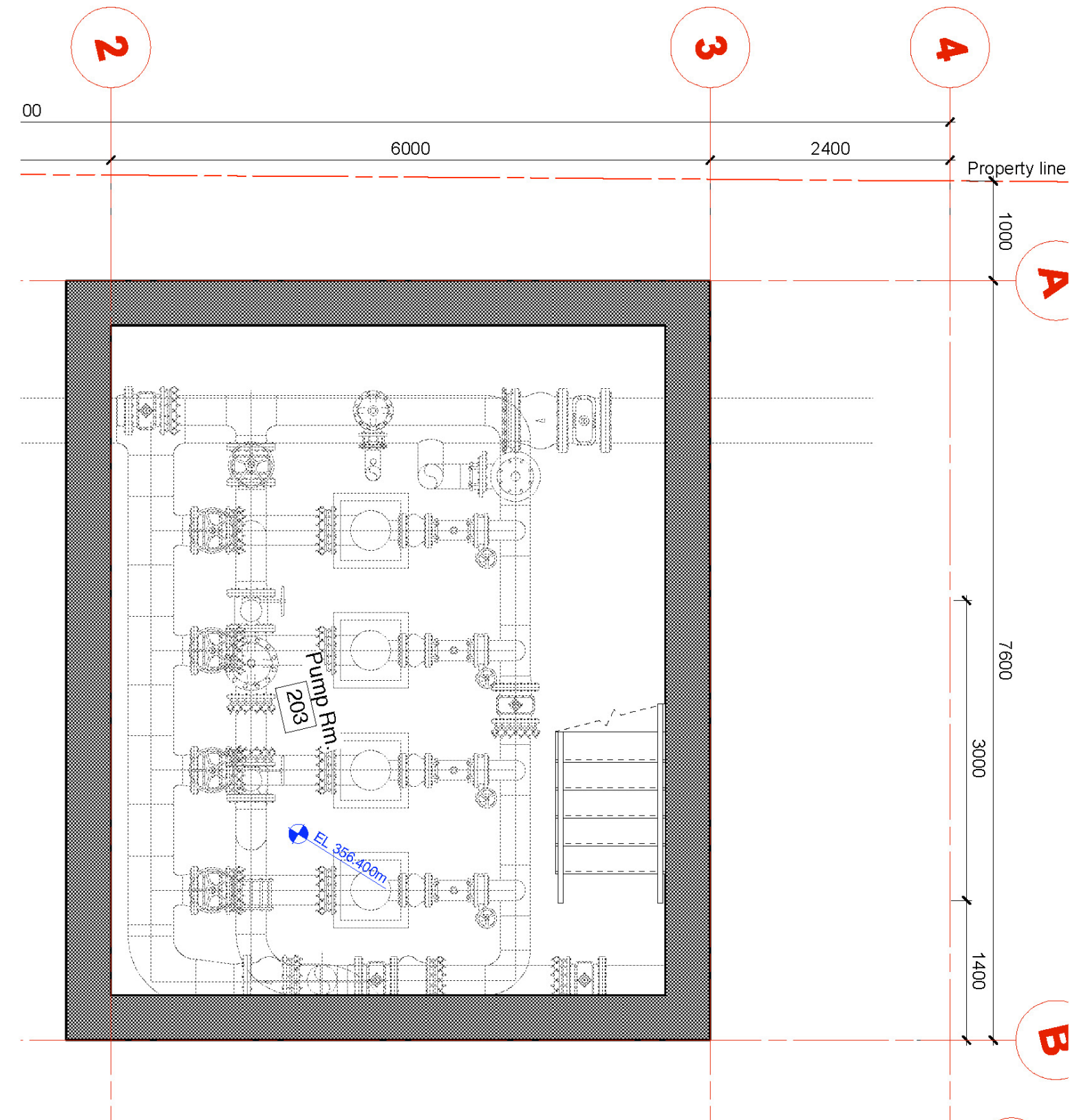
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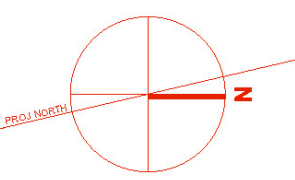
PHASE 2

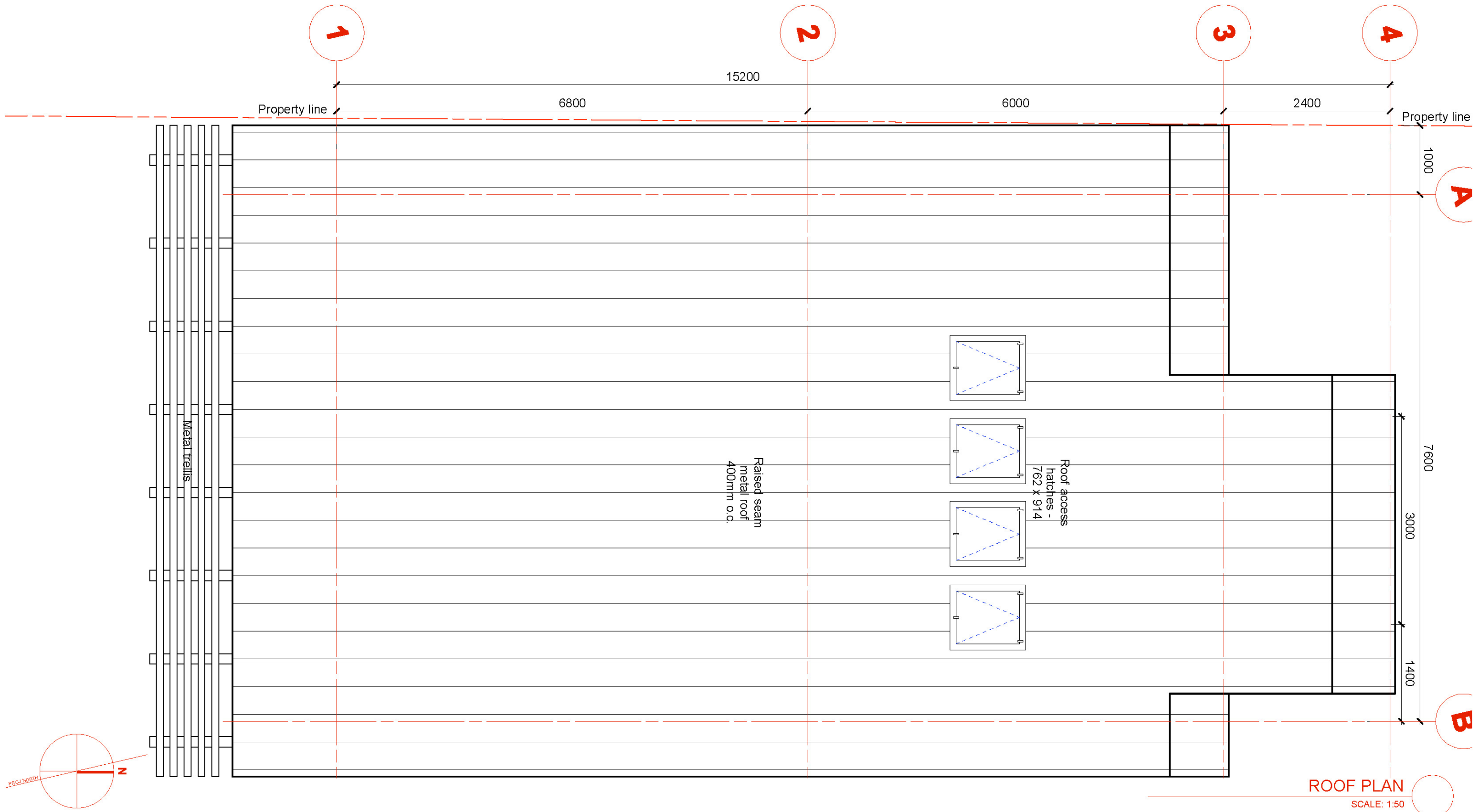
SFU Pump House

6 Apr./09

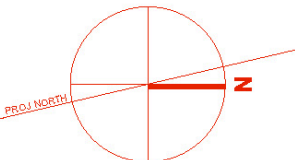


BASEMENT PLAN
SCALE: 1:50





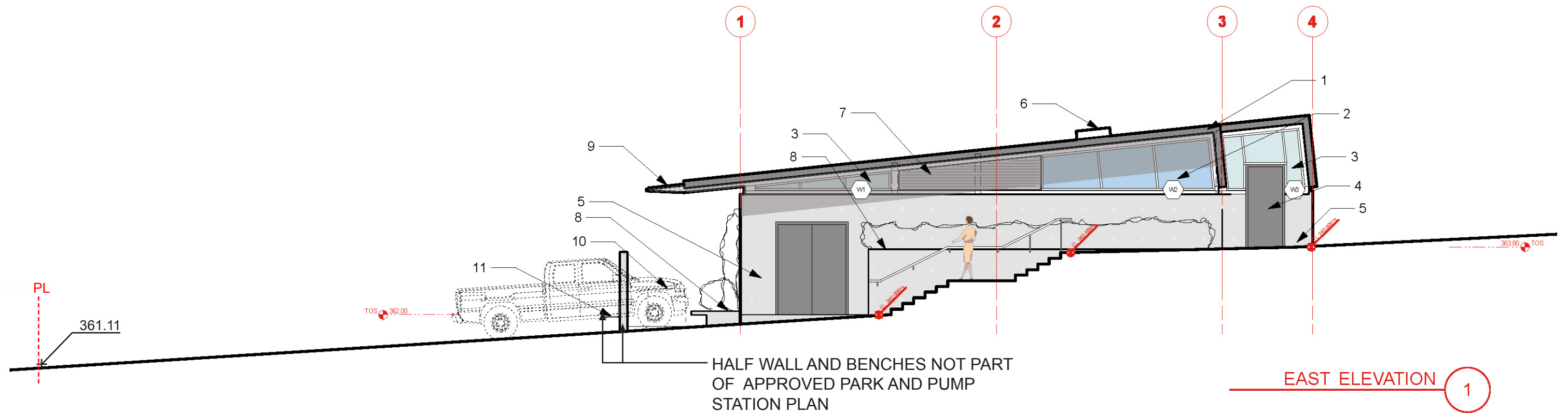
ROOF PLAN
SCALE: 1:50



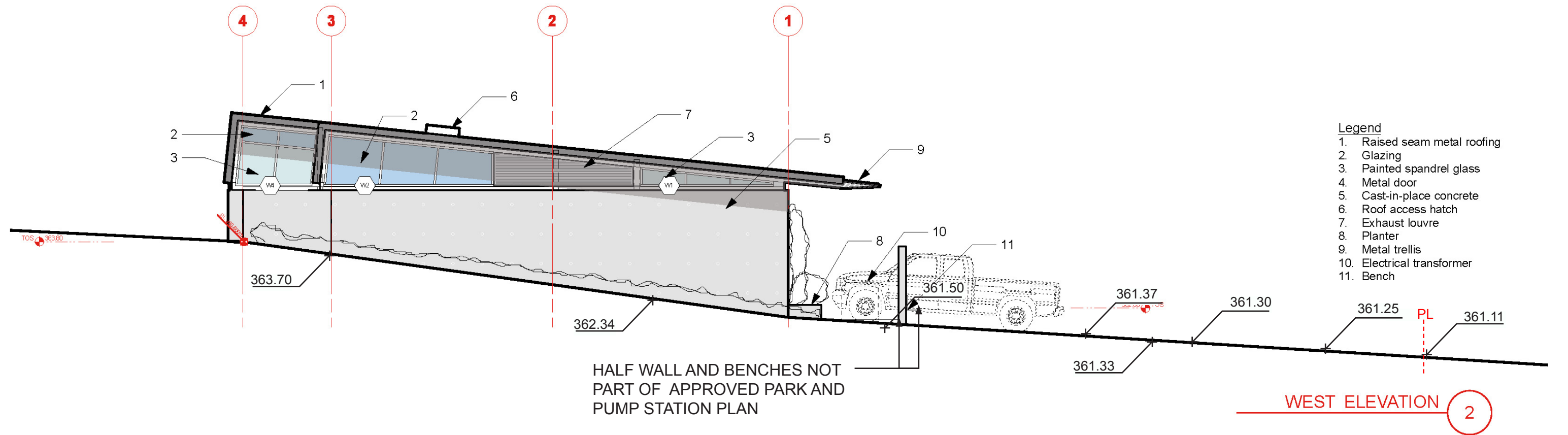
**HOTSON
BAKKER
BOMIFACE
HADEN**

architects + urbanists

PHASE 2
SFU Pump House
6 Apr./09

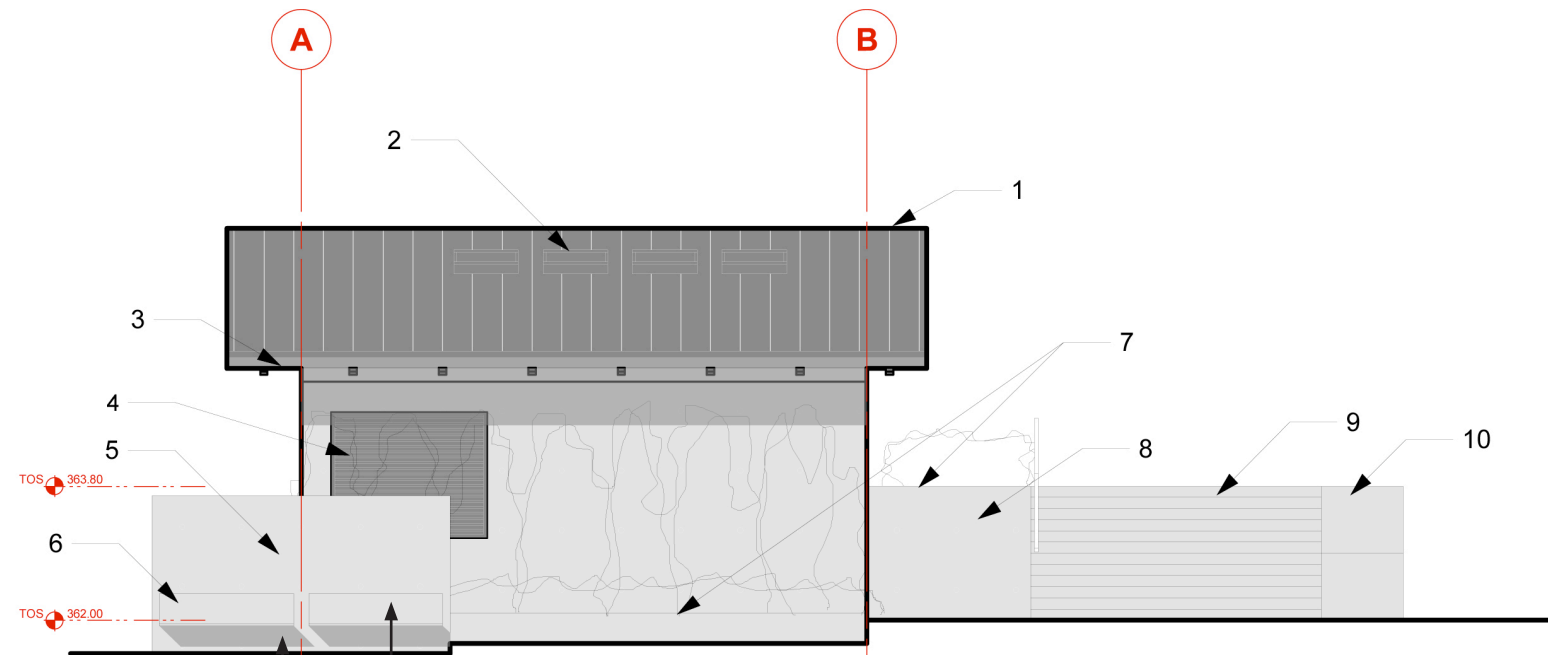


EAST ELEVATION 1



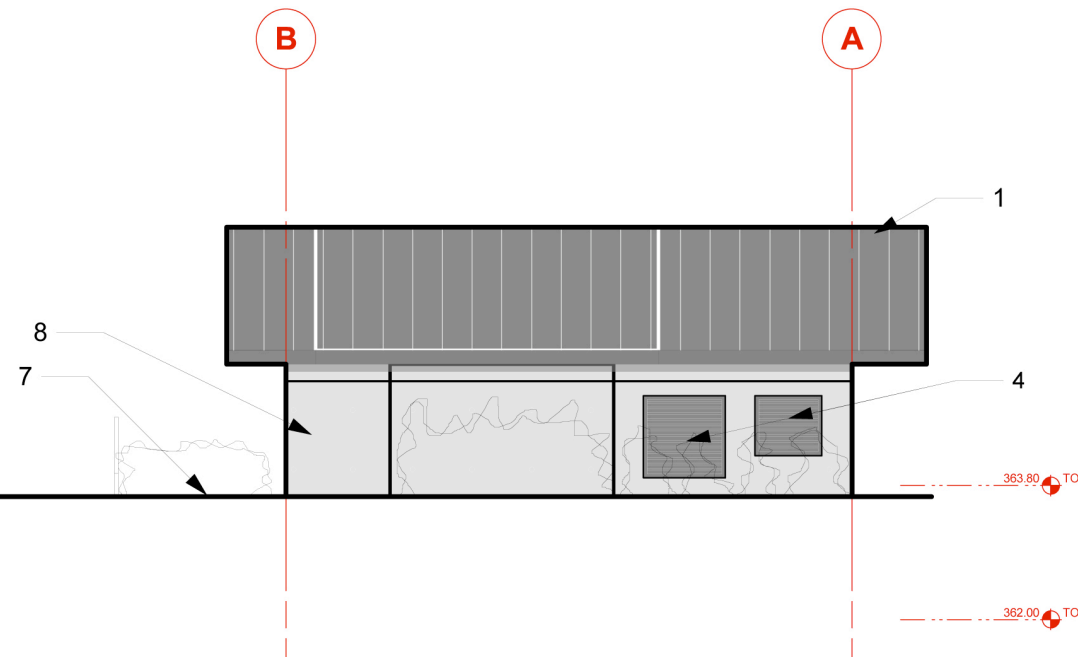
WEST ELEVATION 2

- 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 trellis
 10. Electrical transformer
 11. Bench



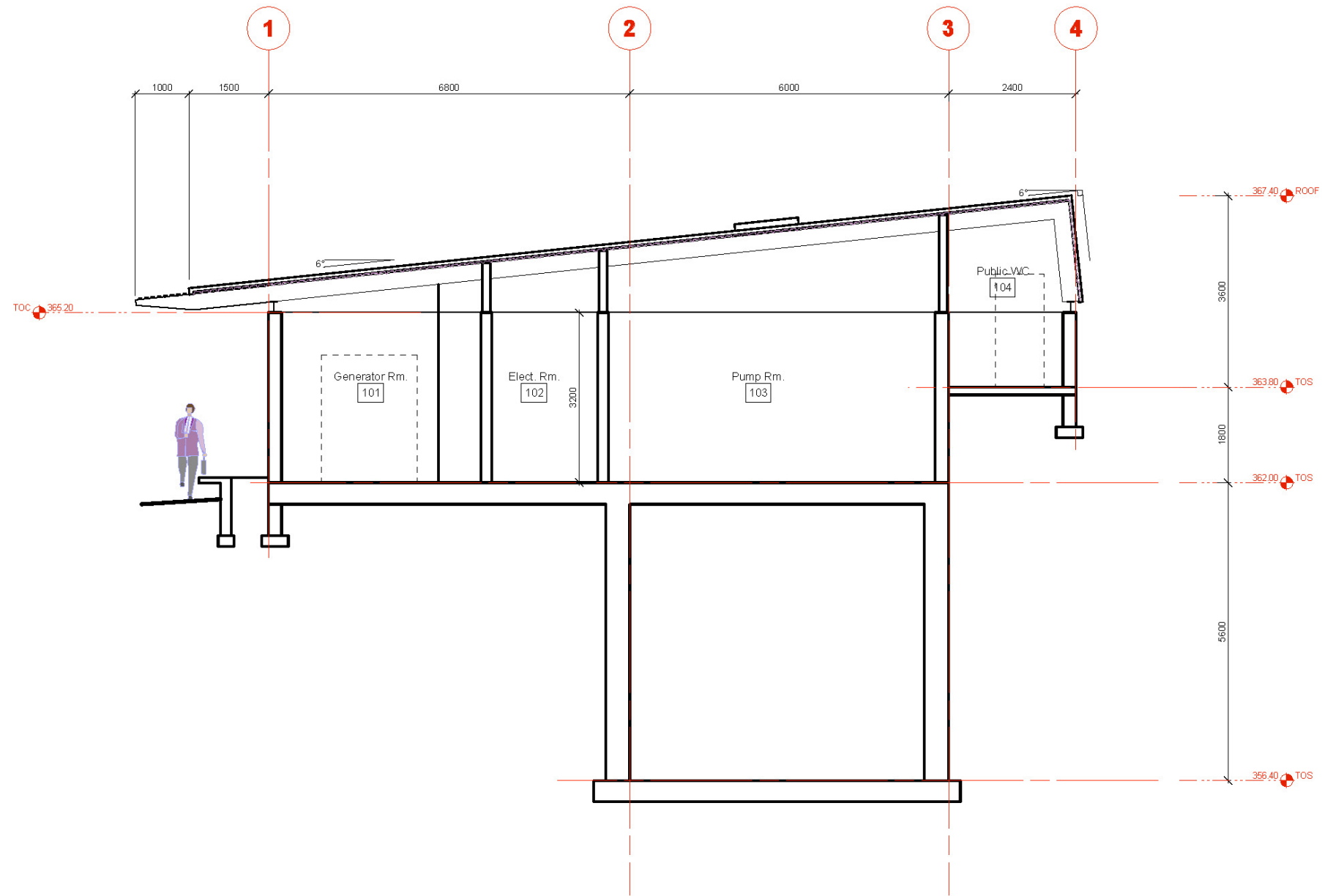
SOUTH ELEVATION 1

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



NORTH ELEVATION 2

- Legend**
1. Raised seam metal roofing
 2. Roof access hatch
 3. Metal trellis
 4. Exhaust louvre
 5. Electrical transformer
 6. Bench
 7. Planter
 8. Cast-in-place concrete
 9. Stair
 10. Stroller ramp



SECTION 1

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SFU RESERVOIR AND PARK SITE
 Burnaby, BC

FOR
SFU COMMUNITY TRUST



DRAWING
Landscape Plans
 Phase 3: Installation of Cell #2

DRAWING NUMBER
L3.1

SCALE
 1:250

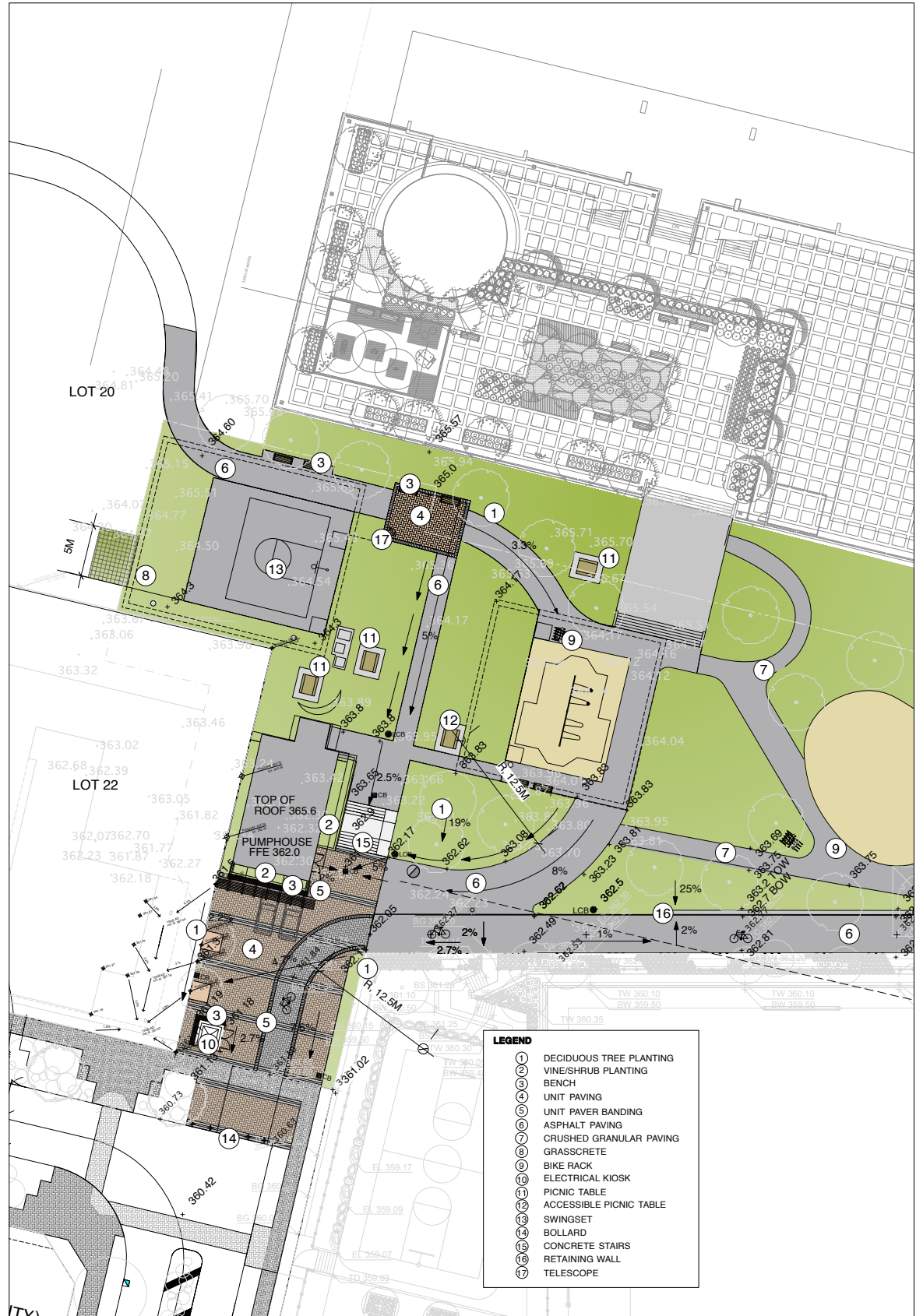
PROJECT NUMBER
 06-019

DRAWN
 TMC

CHECKED
 RS

START DATE
 JULY 2007

PHASE 3



LEGEND

①	DECIDUOUS TREE PLANTING
②	VINE/SHRUB PLANTING
③	BENCH
④	UNIT PAVING
⑤	UNIT PAVER BANDING
⑥	ASPHALT PAVING
⑦	CRUSHED GRANULAR PAVING
⑧	GRASSCRETE
⑨	BIKE RACK
⑩	ELECTRICAL KIOSK
⑪	PICNIC TABLE
⑫	ACCESSIBLE PICNIC TABLE
⑬	SWINGSET
⑭	BOLLARD
⑮	CONCRETE STAIRS
⑯	RETAINING WALL
⑰	TELESCOPE

① Grading and Layout
 1:250



PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
5	Ginkgo biloba 'male variety'	Maidenhair Tree	7cm cal., B&B	as shown
3	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	7cm cal., B&B	as shown
SHRUBS				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
120	Vinca minor	Periwinkle	#1 pot	380mm o.c.
GROUND COVERS				
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
93	Humulus lupulus	Common Hops	4"(10cm) pot	450mm o.c.
93	Vitis vinifera	Common Grape	4"(10cm) pot	450mm o.c. alternating

NOTES:

- In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- All planting shall be in accordance with BC Landscape Standard, latest edition.
- All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder'.

② Planting
 1:250

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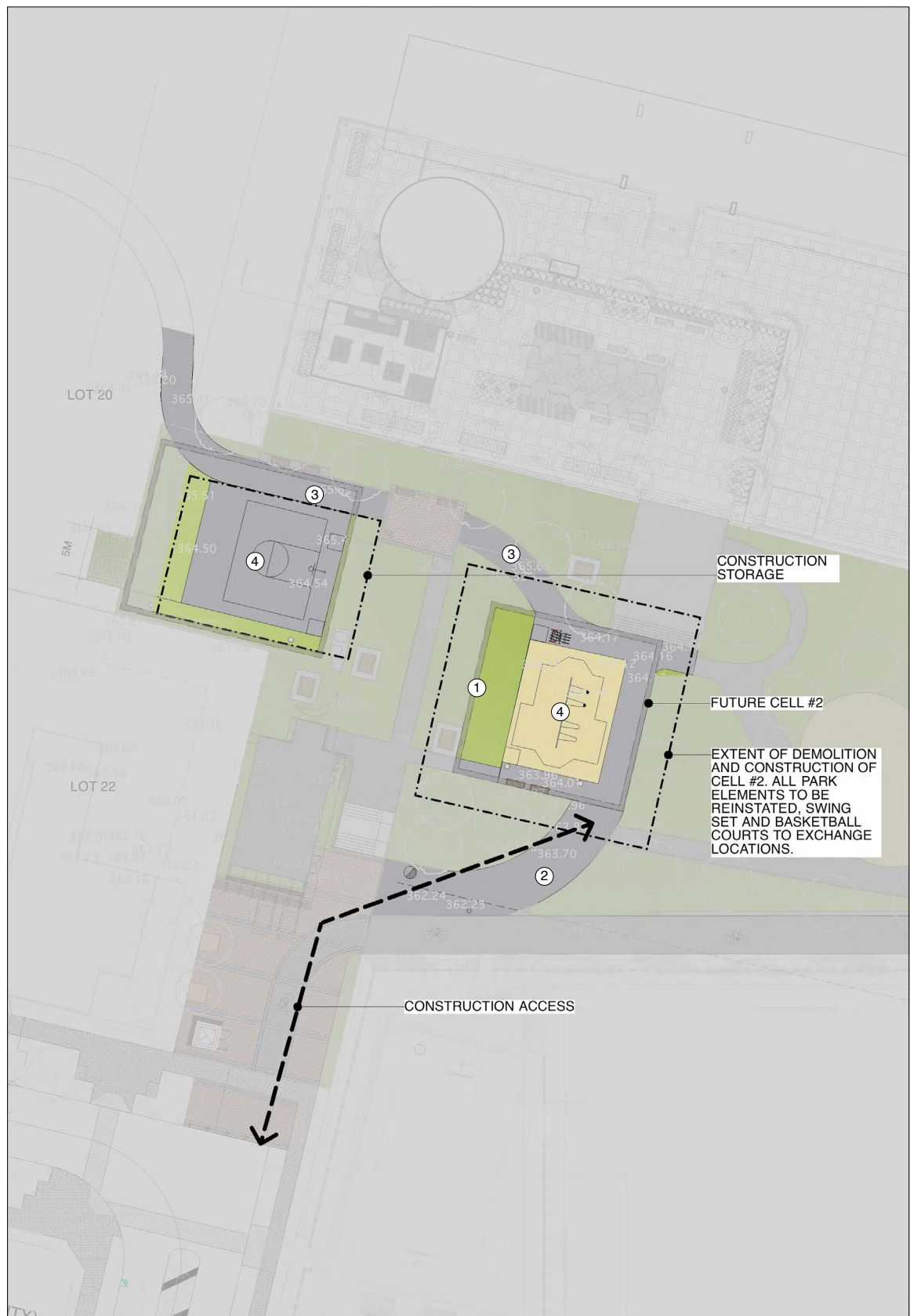
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DRAWING
Landscape Plans
 Phase 3: Cell #2 Installation and Construction Impact

DRAWING NUMBER
L3.2

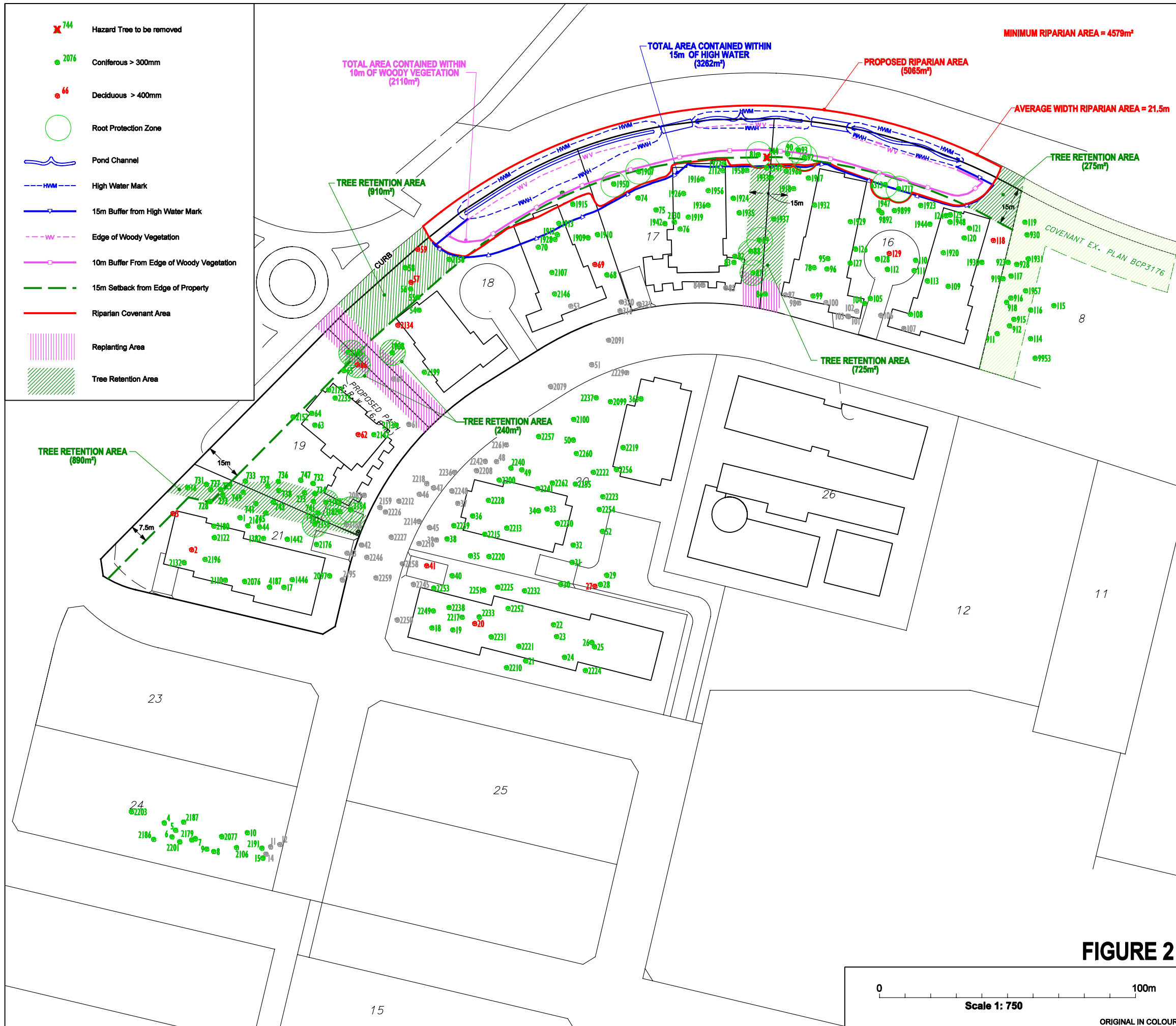
SCALE	PROJECT NUMBER
1:250	06-019
DRAWN TMC	CHECKED RS
START DATE JULY 2007	



- PHASE 3 CONSTRUCTION**
- 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

① Phase 3 Construction
 1:250

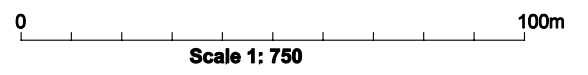
PHASE 3



Tree #	Description	Tree #	Description	Tree #	Description	Tree #	Description	Tree #	Description
1	C400	76	C480,C400,H620	739	H180	2083	H400,H400	2241	H450
2	M760	77	2 x H400	740	H280	2091	H750	2242	H450
3	2 x A500	78	3 x H480	741	H150	2097	C500,H800	2245	C500,H350
4	H300	79	H600	742	C700	2099	H350	2246	C800,H500
5	H350	80	C490	743	M200	2100	H400	2247	C400
6	C300	81	H760	744	M420	2106	C600,C600	2248	H450,H450
7	H300	82	C700,C480	745	H200	2107	H350	2249	F800
8	C330	83	H700,H350	746	H270	2110	H850	2250	C550
9	H580	84	C780	747	H200	2112	H400	2251	H500,H500
10	H320	85	2 x H750	748	H220	2113	C850	2252	S500,S400
11	H390	86	H820	749	H170	2122	C350	2253	C350,H550
12	2 x H400	87	C880	911	H1000	2122	H700	2254	H400,H500
13	C460	88	2 x C450,H450	912	C980	2130	C300	2255	H700
14	H430	89	H690	912	C800	2132	C450	2256	C800,F600,F600
15	C610	90	C1150	915	H460	2132	H450	2257	H300,H300,H300
16	H380	91	M700	916	C480	2134	H400	2258	C350,H450,H550
17	H310	92	2 x H500	918	C440	2142	F700,H450	2259	C900,H500
18	H300	93	H420,H500	919	C470	2145	H750	2260	F800,F800
19	H310	94	C680	920	H360	2152	H700	2261	H400
20	H850	95	H600,H630,H510	921	C270	2154	H500,H800	2262	H500,H500
21	H330	96	C700	922	C480	2155	C800,H400,H700	4187	H700,H700
22	C410	97	C520	923	H280	2156	F400,F400,F800	6313	H970
23	H380,H430	98	C860	927	C920	2158	H450,H450	9892	470
24	H330	99	C670	928	H430	2159	F450	9899	C490
25	H450	100	C420	930	C260	2161	H350,H650	9953	C760
26	H440	101	H690,H620	931	M490	2173	H400,H500	12091	H700
27	M650	102	H480	1182	C400	2175	C800		
28	H430	103	H980	1382	F920	2176	C900		
29	H480	104	H440	1395	H400	2178	H450,H700		
30	C720	105	H800	1442	H800,H800	2179	C550		
31	H400	106	C620	1446	H600,H600	2180	H600,H800		
32	M450	107	H400	1531	2 x H480	2181	C600		
33	F400	108	H950	1717	C670	2186	C500,F500		
34	M440	109	2 x H850	1903	C650	2187	C400		
35	H440	110	F880	1907	F1300	2191	H300		
36	H430	111	H930	1908	C950	2194	H450		
37	C350	112	H850	1909	H890	2195	C350,C400		
38	H310	113	C700	1910	H1020	2196	C600,C600		
39	C330	114	H450	1912	H610	2199	C800,C850		
40	H420	115	F490	1914	C830	2200	H400		
41	A500	116	C480	1915	2 x C330	2201	C500		
42	C400	117	H310	1915	H880	2203	F500		
43	H350	118	M460	1916	3 x H620	2205	H400		
44	H420	119	H380	1917	H850	2210	F700		
45	H410	120	2 x C400	1917	M520	2212	C700		
46	H370	121	C680	1918	C420	2213	F700		
47	C520,H330	121	C490	1918	H750,H450	2214	H450,H450		
48	H400	122	C650	1919	C730	2215	C700		
49	C300	123	H540	1920	C750	2216	H600		
50	H370	124	C610	1923	H480	2217	F650		
51	M800	125	H430	1924	H640	2218	H400		
52	F820	126	F1030	1926	H740	2218	H500		
53	H700	127	F890	1927	2 x H680	2218	H500		
54	C400	128	H420	1928	F850	2219	C600		
55	C480	129	H480	1929	C930	2219	C600		
56	C450	272	H150	1930	H700	2220	F750,H450		
57	H330	273	H230	1931	C1560	2221	C400		
58	H460	314	C700	1932	M650	2222	F400,F400,F800		
59	H380	320	H850	1935	C790	2223	F600		
60	H300	335	H900	1936	C800	2224	F650,F650,F650		
61	A750,P350	383	F800	1937	M1150	2225	F800		
62	P320	727	H250	1942	C560	2226	C800,F800		
63	C480	727	H250	1942	H800	2227	H300,H300,H400		
64	H590	728	H180	1944	C650	2228	F400,F400		
65	C430,H430	728	H220	1947	C680	2229	C800		
66	M450	729	H170	1948	H730	2230	H400,H400,H400		
67	C680	730	H350	1950	H880	2231	C700,C700,C800		
68	H700	731	H200	1956	H700	2232	C500		
69	2 x H400	732	H230	1957	C780	2233	C550,H450		
70	C340	733	H150	1958	H800	2236	H500,H500		
71	C380,C270	734	H220	1966	H850	2237	H300		
72	C950,H290	736	H150	2075	C850	2238	F550		
73	C600	737	H250	2077	C800	2239	H500,H450		
74	H580	738	H180	2079	H300	2240	H400,H600		

FIGURE 2

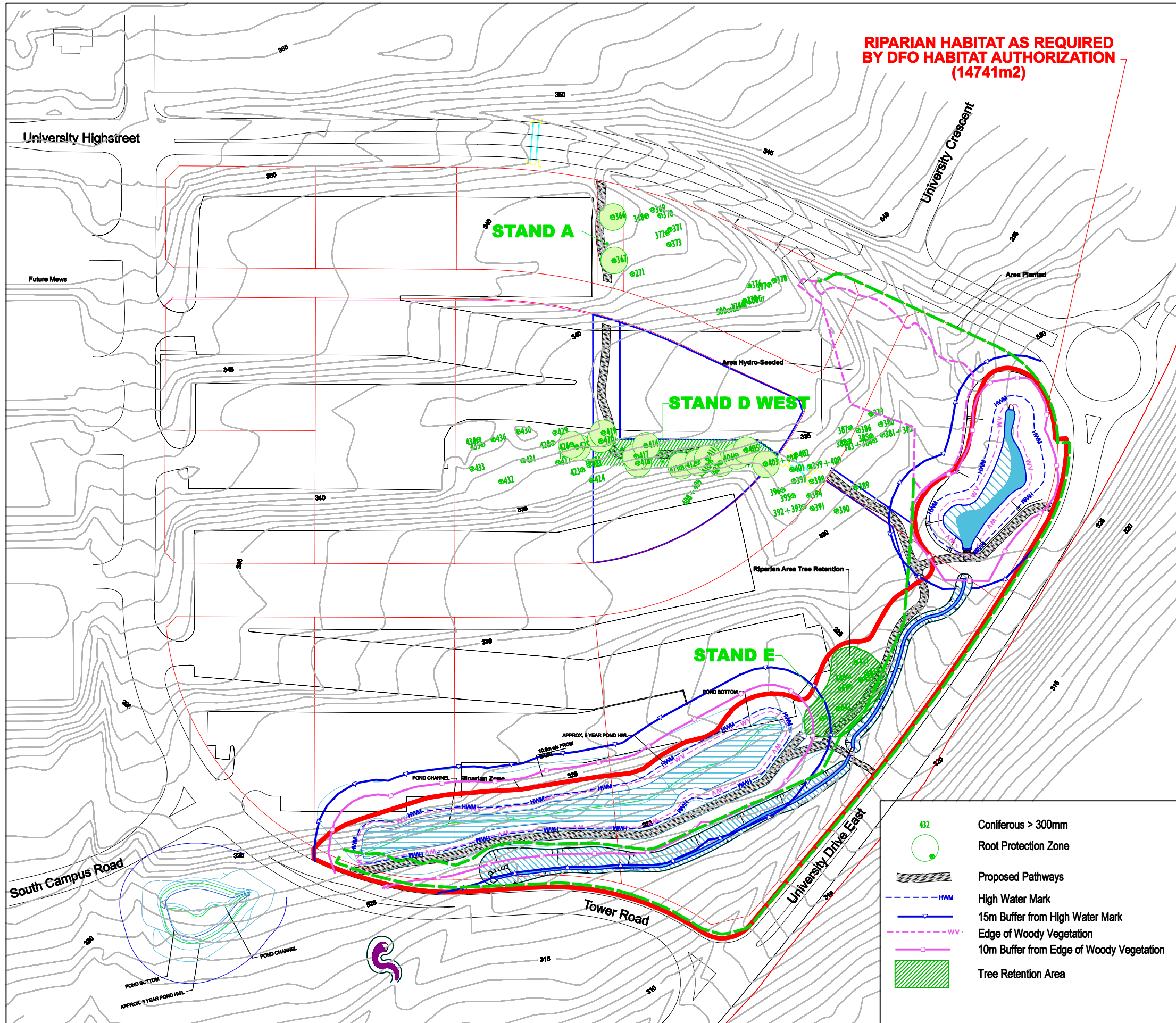
**WEST HIGHLANDS
TREE RETENTION PLAN**
UNIVERSITY, BURNABY, BC



SFU COMMUNITY TRUST

File No.: 1549-01.03
Date: SEPTEMBER 2008
Dwg No.: F2-SEPT-29-2008
Drawn by: IRB

ORIGINAL IN COLOUR

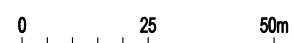


RIPARIAN HABITAT AS REQUIRED BY DFO HABITAT AUTHORIZATION (14741m2)

TABLE 1. Tree List

Tree #	Dbh	Species	Condition	Comments
366	115	Giant maple	Fair	Dominant - 25% dieback.
367	50/60/70	Western red cedar	Poor	On nurse stumps - unstable.
368	75	Hemlock	Poor	Dead top (upper 3m).
369	56	Western red cedar	Fair	Wound at north base - ok.
370	95	Western red cedar	Fair	Dominant.
371	65	Hemlock	Hazard	Dead and fully decayed - remove immediately.
372	82	Douglas fir	Good	Dominant.
373	75	Western red cedar	Fair	Subdominant to 372.
374	60	Western red cedar	Fair	Subdominant to 375.
375	60	Douglas fir	Fair	Codominant class, 40% dieback.
376	70	Douglas fir	Good	Dominant.
377	40	Western red cedar	Fair	Subdominant to 378.
378	85	Douglas fir	Good	Dominant.
379	75	Hemlock	Hazard	Top blown out - fully decayed trunk.
380	46	Western red cedar	Fair	Codominant.
381	58	Western red cedar	Fair	Codominant.
382	65	Western red cedar	Fair	Codominant.
383	40	Western red cedar	Poor	Subdominant (ok if stand removed).
384	48	Hemlock	Fair	Codominant.
385	46	Hemlock	Fair	Codominant.
386	65	Western red cedar	Fair	Codominant.
387	52	Western red cedar	Poor	South bole has wound with decay for lower 7m.
388	65	Western red cedar	Fair	Codominant.
389	75	Douglas fir	Fair	Dominant - on mound. Root zone and lost roots on north side 20 years ago.
390	52	Western red cedar	Fair	Codominant.
391	100	Western red cedar	Fair	Decay in base - but ok.
392	39	Western red cedar	Fair	Subdominant to 393.
393	70	Western red cedar	Fair	Codominant.
394	80	Douglas fir	Good	Dominant.
395	56	Hemlock	Fair	Codominant.
396	95	Hemlock	Poor	Decay likely, 15% dieback.
397	52	Hemlock	Poor	Lower 2/3 shaded out, 25% LCR.
398	50	Western red cedar	Fair	Codominant.
399	62	Hemlock	Fair	Dominant.
400	50	Western red cedar	Fair	Codominant.
401	62	Douglas fir	Fair	Codominant.
402	62	Western red cedar	Fair	Dominant.
403	42	Hemlock	Poor	Future risk of asymmetrical roots and included union from side by side spacing.
404	48	Western red cedar	Poor	Future risk of asymmetrical roots and included union from side by side spacing.
405	50	Western red cedar	Fair	Subdominant - now open.
406	76	Western red cedar	Fair	Codominant.
407	65	Western red cedar	Poor	A large cottonwood grows at base of this cedar, with weak roots.
408	44	Douglas fir	Poor	Side by side at base with poor long term viability - high potential to split base.
409	52	Hemlock	Poor	Side by side at base with poor long term viability - high potential to split base.
410	38	Hemlock	Fair	Codominant.
411	47	Hemlock	Fair	Codominant.
412	85	Western red cedar	Fair	Codominant butt rot suspected.
413	65	Western red cedar	Fair	Codominant butt rot suspected.
414	56	Hemlock	Poor	Dominant - heart rot centre.
417	65	Hemlock	Hazard	Fully decayed - heart rot conks at branch nodes - remove immediately.
418	60	Hemlock	Poor	Broken at 6m.
419	60	Hemlock	Hazard	Heart rot found.
420	85	Western red cedar	Poor	Sparse crown - declining health.
421	65	Hemlock	Hazard	Heart rot centre.
422	70	Hemlock	Hazard	Heart rot centre.
423	70	Hemlock	Hazard	Heart rot centre.
424	100	Hemlock	Hazard	Heart rot centre. Note: broken snag located 6m west.
425	100	Douglas fir	Fair	Dominant.
426	45	Western red cedar	Fair	Subdominant, cavity on south base.
427	90	Hemlock	Poor	Heart rot. Potential and dwarf toward mistletoe.
428	45	Western red cedar	Fair	Subdominant.
429	54	Hemlock	Poor	Wound with decay - snag at 6m west.
430	70	Western red cedar	Poor	Growth on nurse log, sparse crown - declining health.
431	65	Douglas fir	Fair	Codominant leaders.
432	77	Western red cedar	Poor	Heart rot - stilted roots and adjacent alder is hung in crown.
433	120	Western red cedar	Fair	Dominant - early signs of decline in upper crown.
434	75	Hemlock	Poor	Codominant, two buttress roots decaying.
435	57	Hemlock	Fair	Codominant.
436	50	Hemlock	Hazard	Sweeping base and fully decayed buttress roots.
437	90	Western red cedar	Fair	Cavity at base generally less than 15%.
438	55	Douglas fir	Fair	Codominant.
439	65	Western red cedar	Fair	Codominant.
440	65	Douglas fir	Good	Dominant.
441	50	Hemlock	Fair	Codominant.
442	70	Western red cedar	Fair	Codominant.
443	45	Hemlock	Fair	Codominant with 30 diameter subdominant Western red cedar growing from its base.

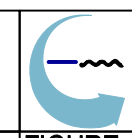
NOTE:
Trees are tagged in the field
Tree numbers refer to the tree assessment plan prepared by ArborTech, but surveyed for location by others
Dbh denotes the diameter of the trunk, measured in cm at 1.4 m above grade.
Condition Rating scale: Hazard, Poor, Fair, Good, Specimen



TREE RETENTION PLAN

UNIVERSITY, BURNABY, BC

SFU COMMUNITY TRUST



File No.: 1549-01.02
Date: MARCH 2007
Dwg No.: PLAN-MAR-20-07
Drawn by: IRB

FIGURE
2

ORIGINAL IN COLOUR

Pottinger Gaherty Environmental Consultants Ltd.



Pottinger Gaherty
Environmental Consultants Ltd.
1200 - 1185 West Georgia St.
Vancouver, BC Canada V6E 4E6
T 604.682.3707
F 604.682.3497
www.pgggroup.com

Memo

File #: 1549-00.09
DATE: November 15th, 2007
TO: Jason Wegman (PWL)
FROM: Keven Goodearle (PGL)

Re: Explanation of Codes for the West Highlands Tree Retention Plan

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).

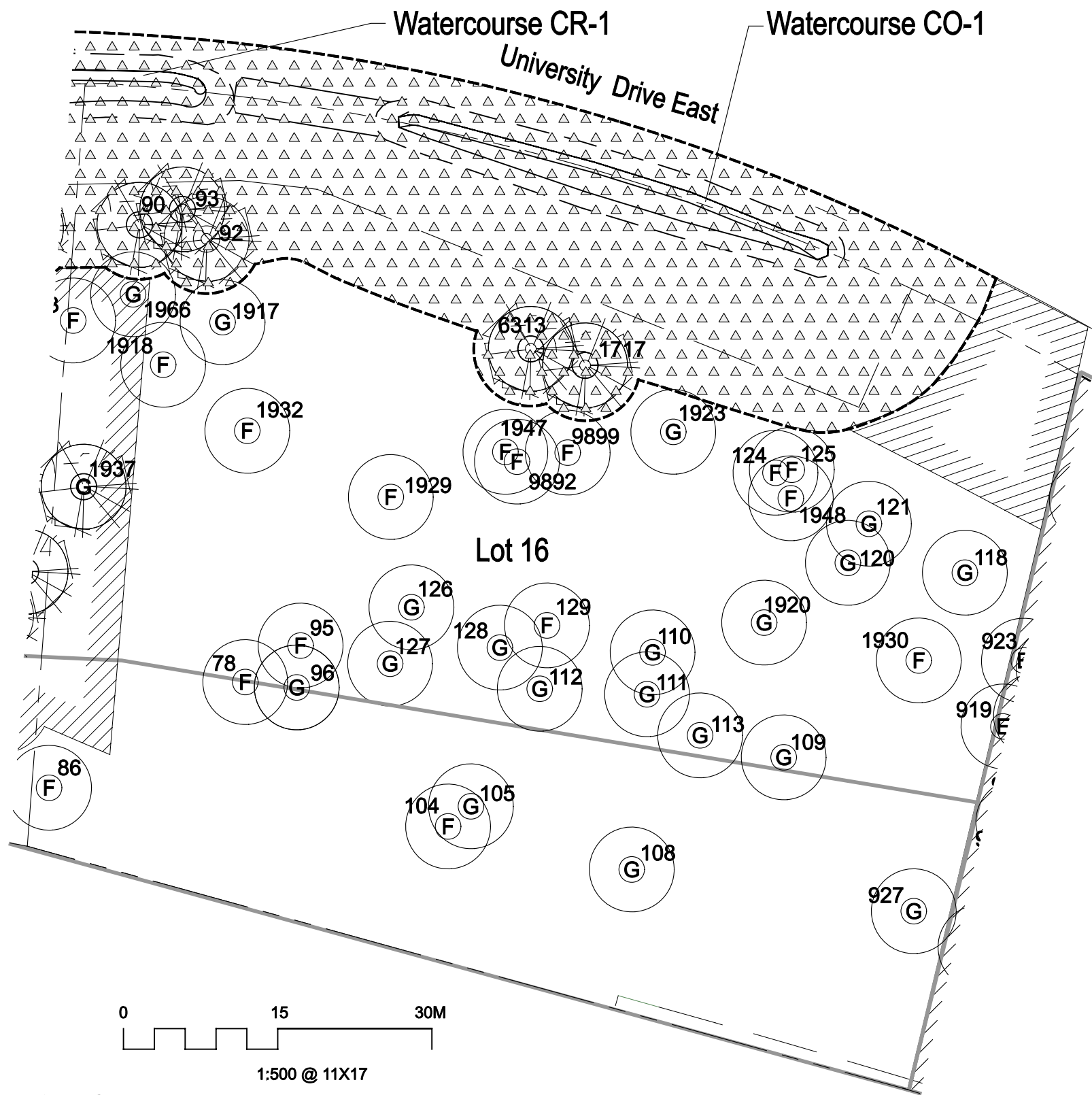
You will note that the codes corresponding with each tag/tree number begins with a single letter, which are defined as follows:

- 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.

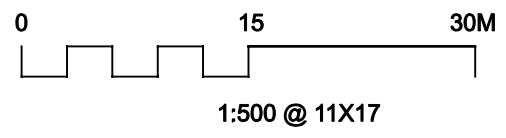


Riparian Covenant area shown on plan = 2029m²
 Tree Covenant area shown on plan = 635m²

Key

TAG#	SPP/DBH
78	3 x H480
86	H820
90	C1150 - TAGGED TREE TO REMAIN
92	2 x H500 - TAGGED TREE TO REMAIN
93	H420,H500 - TAGGED TREE TO REMAIN
95	H600,H630,H510
96	C700
104	H440
105	H800
108	H950
109	2 x H850
110	F880
111	H930
112	H850
113	C700
118	M460
120	2 x C400
121	C680
121	C490
124	C610
125	H430
126	F1030
127	F890
128	H420
129	H480
927	C920
1717	C670 - TAGGED TREE TO REMAIN
1917	H850
1917	M520
1918	C420
1920	C750
1923	H480
1929	C930
1930	H700
1932	M650
1937	M1150 - TAGGED TREE TO REMAIN
1947	C680
1948	H730
1966	H850
6313	H970 - TAGGED TREE TO REMAIN
9892	470
9899	C490

- Specimen quality tree over 30cm dbh
- Good tree over 30cm dbh
- Fair tree over 30cm dbh
- Poor tree over 30cm dbh
- Tagged Tree to Remain to be included within covenant area
- Tree Covenant Area
- Tree Retention Area
- Riparian Covenant Area
- Extent of Riparian Planting
- Lot Line
- Existing Top of Bank
- Drainage R.O.W. line
- Constructed watercourse
- Significant Windthrow Area - Mitigation Required*

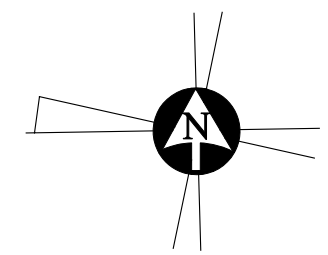


NOTES:

Tree assessment by Diamondhead Consultants Ltd., Trevor Cox ISA Certified Arborist and Pottinger Gaherty Environmental Consultants Ltd., Keven Goodearle.

Multiple stems originating from one base (e.g. suckering maples) are counted as one tree. DBH (diameter at breast height) given in millimetres.

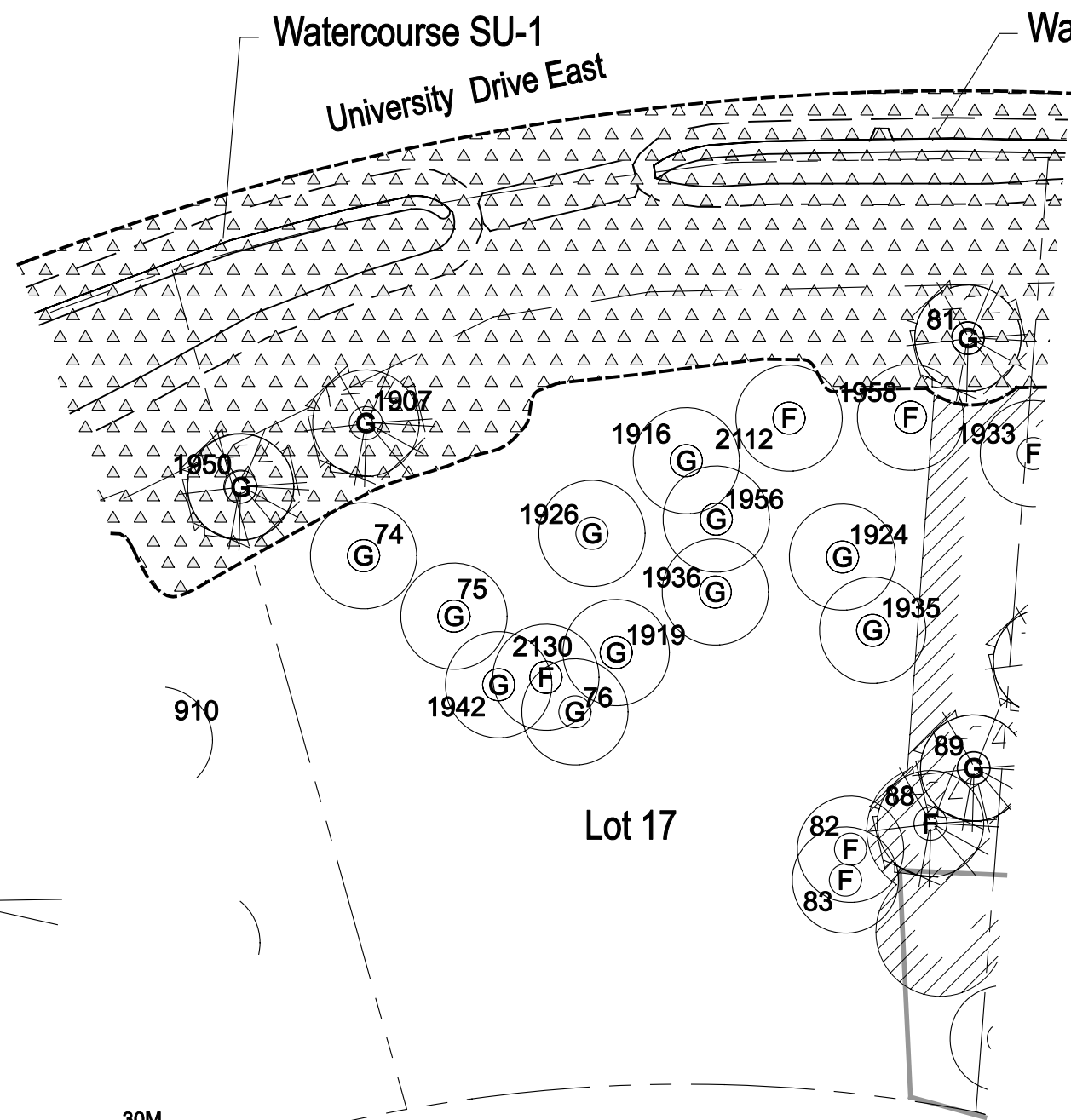
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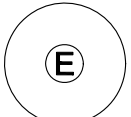
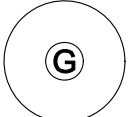

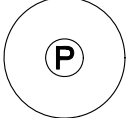

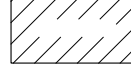

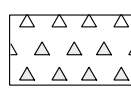

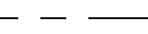
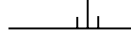
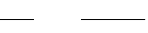


LOT 16 - BASELINE PLAN

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

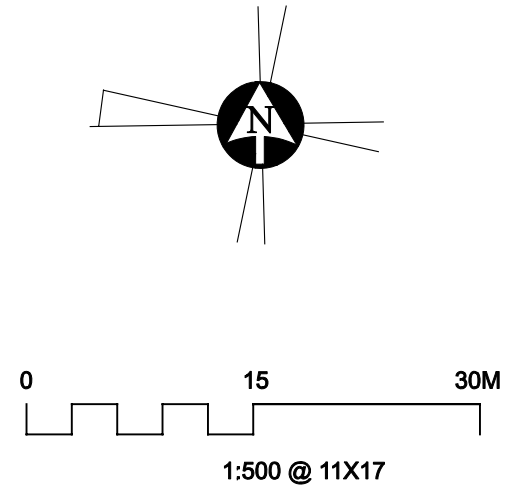


Riparian Covenant area shown on plan = 1777m²
 Tree Covenant area shown on plan = 365m²

Key

-  Specimen quality tree over 30cm dbh
-  Good tree over 30cm dbh
-  Fair tree over 30cm dbh
-  Poor tree over 30cm dbh
-  Tagged Tree to Remain to be included within covenant area
-  Tree Covenant Area
-  Tree Retention Area
-  Riparian Covenant Area
-  Extent of Riparian Planting
-  Lot Line
-  Existing Top of Bank
-  Drainage R.O.W. line
-  Constructed watercourse
-  Significant Windthrow Area - Mitigation Required*

TAG#	SPP/DBH
74	C600
75	H580
76	C480,C400,H620
81	H760 - TAGGED TREE TO REMAIN
82	C700,C480
83	H700,H350
88	2 x C450,H450 - TAGGED TREE TO REMAIN
89	H690 - TAGGED TREE TO REMAIN
1907	F1300 - TAGGED TREE TO REMAIN
1916	3 x H620
1919	C730
1924	H640
1926	H740
1927	2 x H680
1935	C790
1936	C800
1942	H800
1950	H880 - TAGGED TREE TO REMAIN
1956	H700
1958	H800
2112	H400
2130	C300



NOTES:

Tree assessment by Diamondhead Consultants Ltd., Trevor Cox ISA Certified Arborist and Pottinger Gaherty Environmental Consultants Ltd., Keven Goodearle.

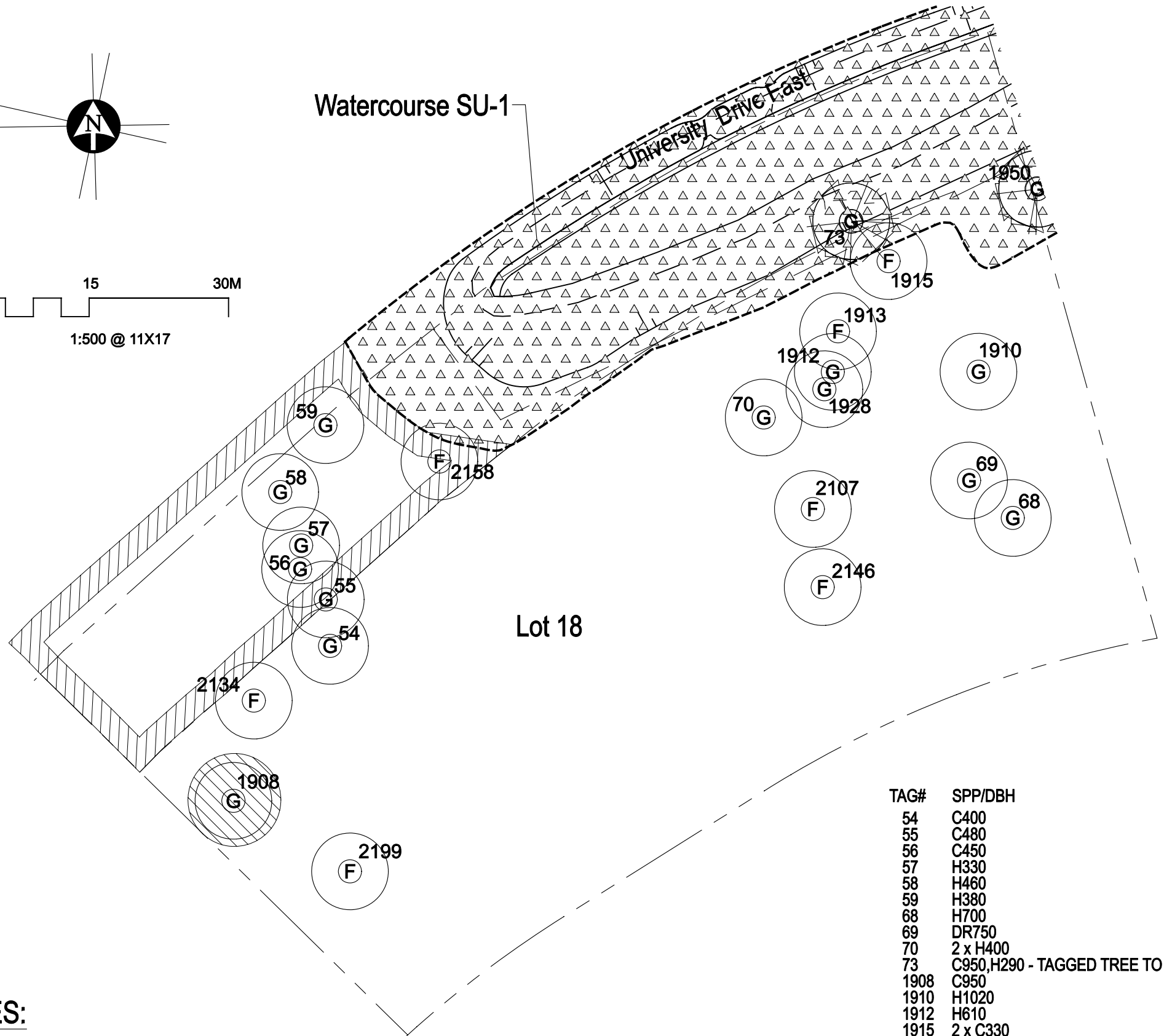
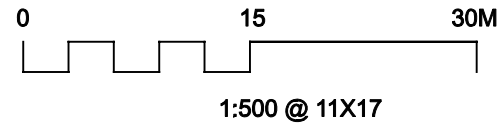
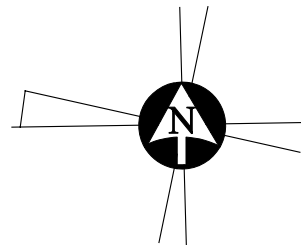
Multiple stems originating from one base (e.g. suckering maples) are counted as one tree. DBH (diameter at breast height) given in millimetres.

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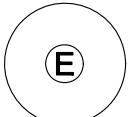
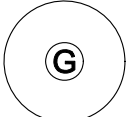
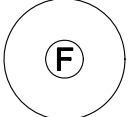
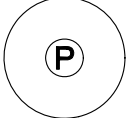
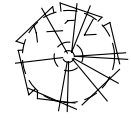
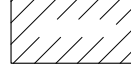

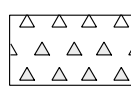

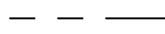
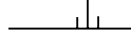

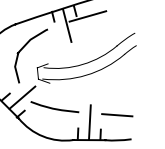

LOT 17 - BASELINE PLAN

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



Riparian Covenant area shown on plan = 1396m²
 Tree Covenant area shown on plan = 614m²

Key

-  Specimen quality tree over 30cm dbh
-  Good tree over 30cm dbh
-  Fair tree over 30cm dbh
-  Poor tree over 30cm dbh
-  Tagged Tree to Remain to be included within covenant area
-  Tree Covenant Area
-  Tree Retention Area
-  Riparian Covenant Area
-  Extent of Riparian Planting
-  Lot Line
-  Existing Top of Bank
-  Drainage R.O.W. line
-  Constructed watercourse
-  Significant Windthrow Area - Mitigation Required*

NOTES:

Tree assessment by Diamondhead Consultants Ltd., Trevor Cox ISA Certified Arborist and Pottinger Gaherty Environmental Consultants Ltd., Keven Goodearle.

Multiple stems originating from one base (e.g. suckering maples) are counted as one tree. DBH (diameter at breast height) given in millimetres.

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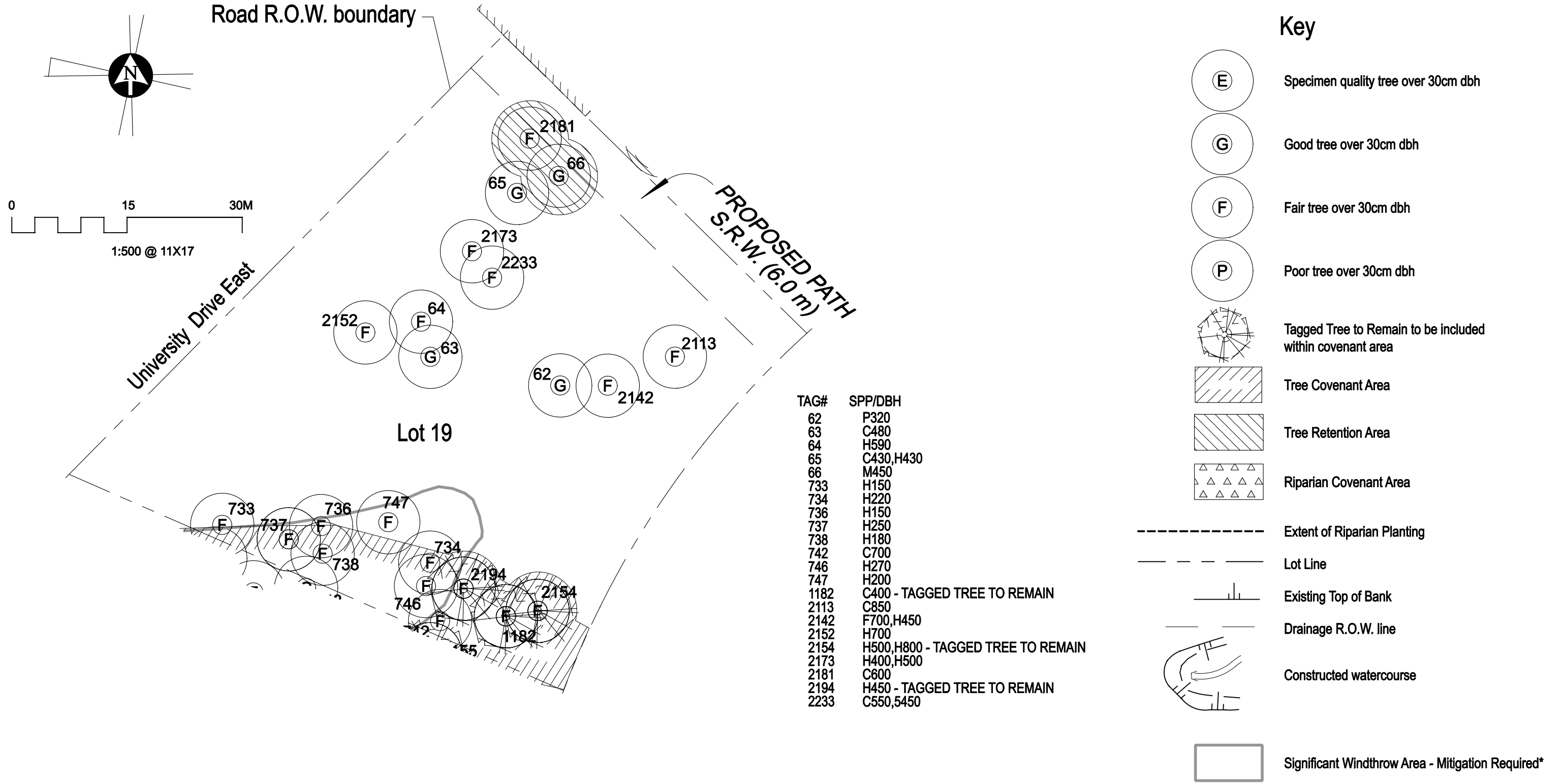
TAG#	SPP/DBH
54	C400
55	C480
56	C450
57	H330
58	H460
59	H380
68	H700
69	DR750
70	2 x H400
73	C950,H290 - TAGGED TREE TO REMAIN
1908	C950
1910	H1020
1912	H610
1915	2 x C330
1928	F850
2107	H350
2134	H400
2146	H750
2158	H450, H450
2199	C800,C850

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LOT 18 - BASELINE PLAN

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

Tree Covenant area shown on plan = 435m²



TAG#	SPP/DBH
62	P320
63	C480
64	H590
65	C430,H430
66	M450
733	H150
734	H220
736	H150
737	H250
738	H180
742	C700
746	H270
747	H200
1182	C400 - TAGGED TREE TO REMAIN
2113	C850
2142	F700,H450
2152	H700
2154	H500,H800 - TAGGED TREE TO REMAIN
2173	H400,H500
2181	C600
2194	H450 - TAGGED TREE TO REMAIN
2233	C550,5450

NOTES:

Tree assessment by Diamondhead Consultants Ltd., Trevor Cox ISA Certified Arborist and Pottinger Gaherty Environmental Consultants Ltd., Keven Goodearle.

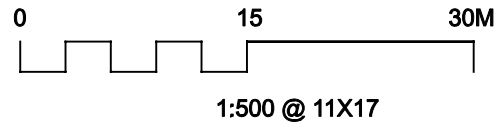
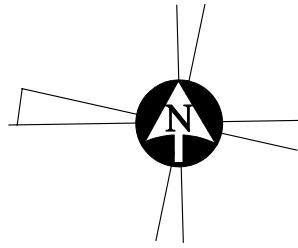
Multiple stems originating from one base (e.g. suckering maples) are counted as one tree. DBH (diameter at breast height) given in millimetres.

*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.

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LOT 19 - BASELINE PLAN

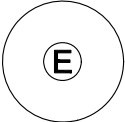
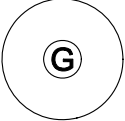
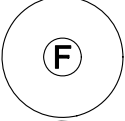
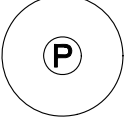
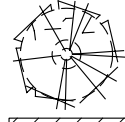
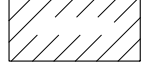

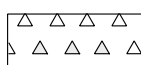

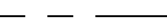
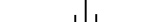
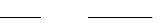


Prepared by Pottinger Gaherty Environmental Consultants Ltd. - June, 2010

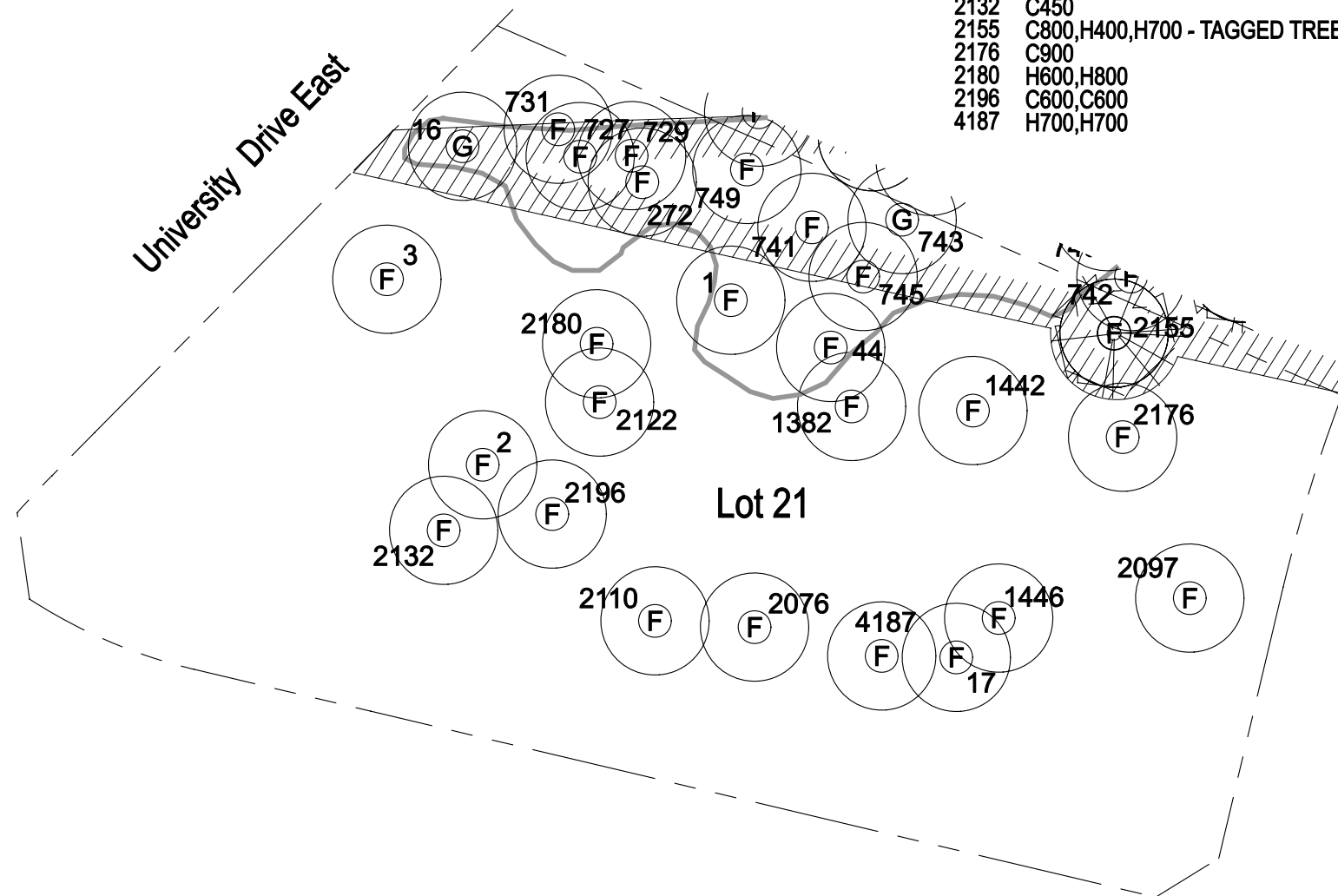


TAG#	SPP/DBH
1	C400
2	M760
3	2 x A500
16	H380
17	H310
44	H420
272	H150
727	H250
729	H170
731	H200
741	H150
743	M200
745	H200
749	H170
1382	F920
1442	H800,H800
1446	H600,H600
2076	C650
2097	C500,H800
2110	H850
2122	H700
2132	C450
2155	C800,H400,H700 - TAGGED TREE TO REMAIN
2176	C900
2180	H600,H800
2196	C600,C600
4187	H700,H700

Tree Covenant area shown on plan = 455m²

Key

-  Specimen quality tree over 30cm dbh
-  Good tree over 30cm dbh
-  Fair tree over 30cm dbh
-  Poor tree over 30cm dbh
-  Tagged Tree to Remain to be included within covenant area
-  Tree Covenant Area
-  Tree Retention Area
-  Riparian Covenant Area
-  Extent of Riparian Planting
-  Lot Line
-  Existing Top of Bank
-  Drainage R.O.W. line
-  Constructed watercourse
-  Significant Windthrow Area - Mitigation Required*



NOTES:

Tree assessment by Diamondhead Consultants Ltd., Trevor Cox ISA Certified Arborist and Pottinger Gaherty Environmental Consultants Ltd., Keven Goodearle.

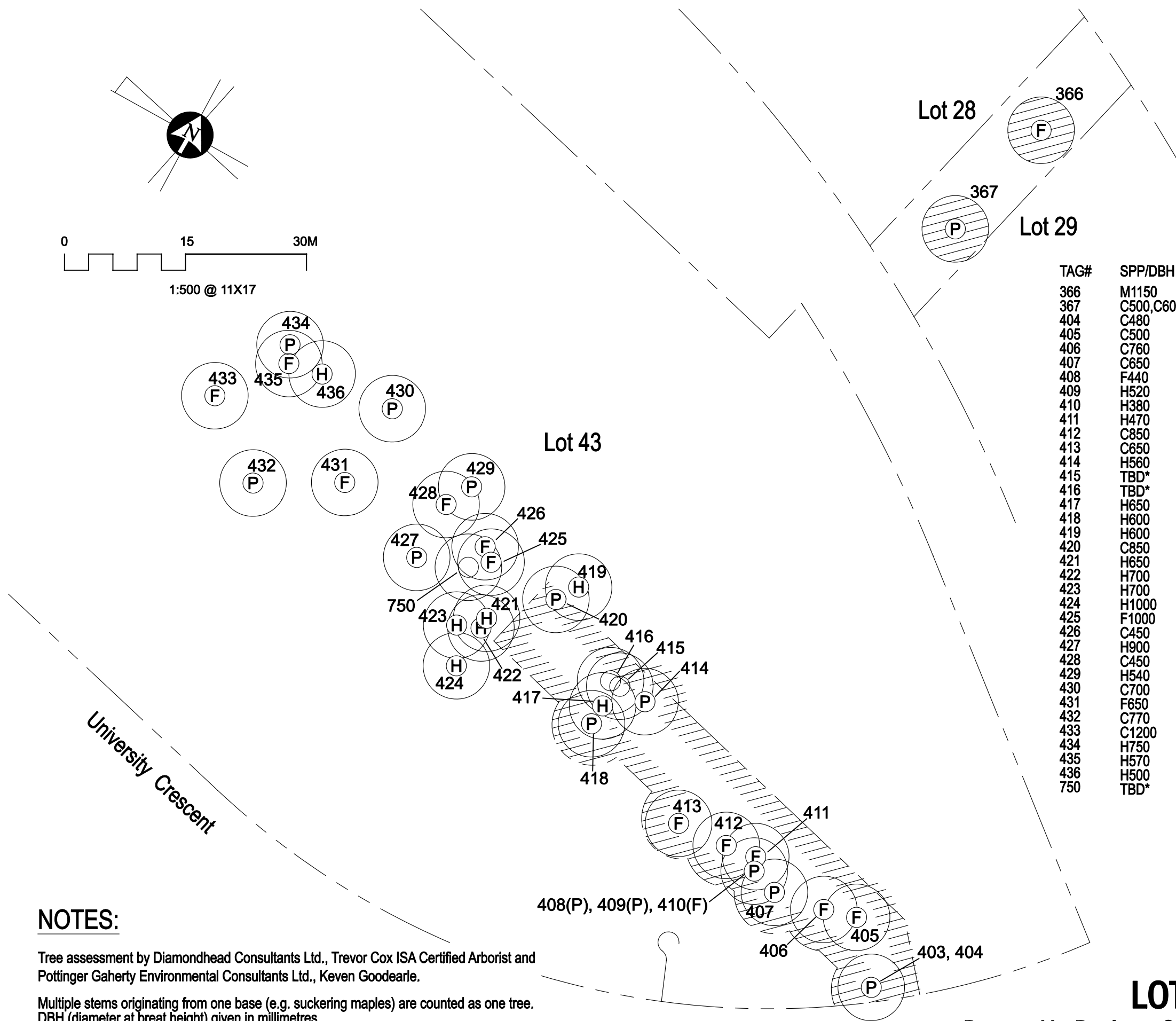
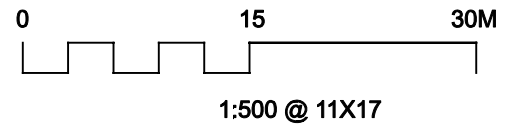
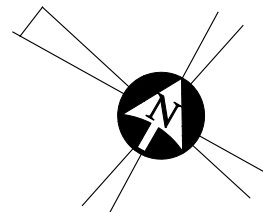
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SFU Community Corporation

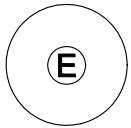
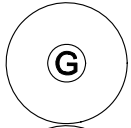
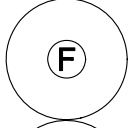
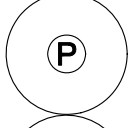
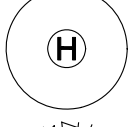
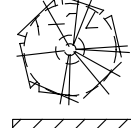
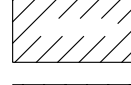

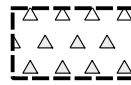
LOT 21 - BASELINE PLAN

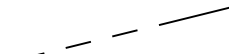
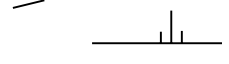
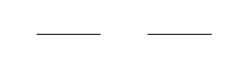
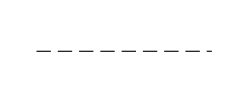
Prepared by Pottinger Gaherty Environmental Consultants Ltd. - June, 2010



TAG#	SPP/DBH
366	M1150
367	C500,C600,C700
404	C480
405	C500
406	C760
407	C650
408	F440
409	H520
410	H380
411	H470
412	C850
413	C650
414	H560
415	TBD*
416	TBD*
417	H650
418	H600
419	H600
420	C850
421	H650
422	H700
423	H700
424	H1000
425	F1000
426	C450
427	H900
428	C450
429	H540
430	C700
431	F650
432	C770
433	C1200
434	H750
435	H570
436	H500
750	TBD*

Key

-  Specimen quality tree over 30cm dbh
-  Good tree over 30cm dbh
-  Fair tree over 30cm dbh
-  Poor tree over 30cm dbh
-  Hazard
-  Tagged Tree to remain to be included within finalized covenant area
-  Tree Covenant Area
-  Tree Retention Area
-  Fixed Riparian Covenant Area

-  Lot Line
-  Existing Top of Bank
-  Drainage R.O.W. line
-  Pathway R.O.W. line

* Tree species, dbh and health status to be confirmed prior to development.

NOTES:

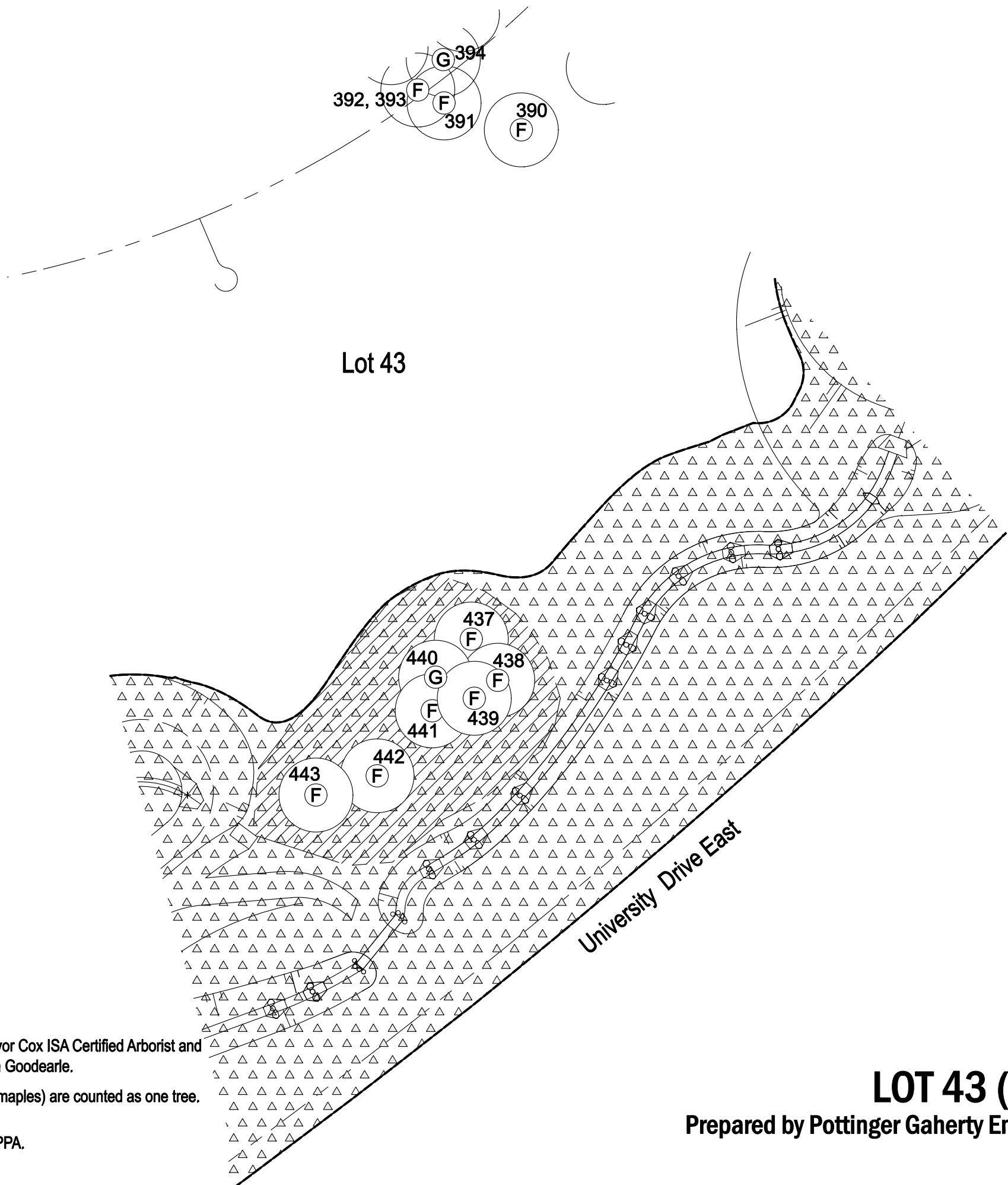
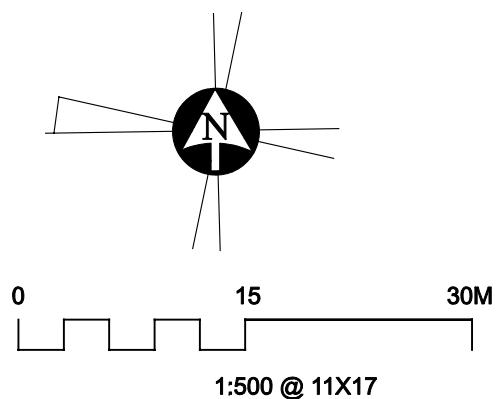
Tree assessment by Diamondhead Consultants Ltd., Trevor Cox ISA Certified Arborist and Pottinger Gaherty Environmental Consultants Ltd., Keven Goodearle.

Multiple stems originating from one base (e.g. suckering maples) are counted as one tree. DBH (diameter at breast height) given in millimetres.

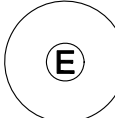
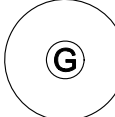
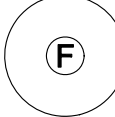
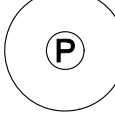

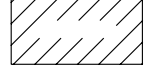

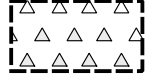
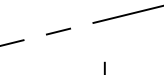

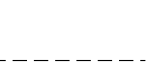

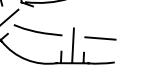
Where required, servicing corridors to be determined @ PPA.

**SFU Community Corporation
LOT 43 (NORTH) - BASELINE PLAN**

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



Key

-  Specimen quality tree over 30cm dbh
-  Good tree over 30cm dbh
-  Fair tree over 30cm dbh
-  Poor tree over 30cm dbh
-  Tagged Tree to remain to be included within finalized covenant area
-  Tree Covenant Area
-  Tree Retention Area
-  Fixed Riparian Covenant Area
-  Lot Line
-  Existing Top of Bank
-  Drainage R.O.W. line
-  Pathway R.O.W. line
-  Constructed watercourse

TAG#	SPP/DBH
390	C520
391	C1000
392	C390
393	C700
394	F800
437	C900
438	F550
439	C550
440	F650
441	H500
442	C700
443	H450

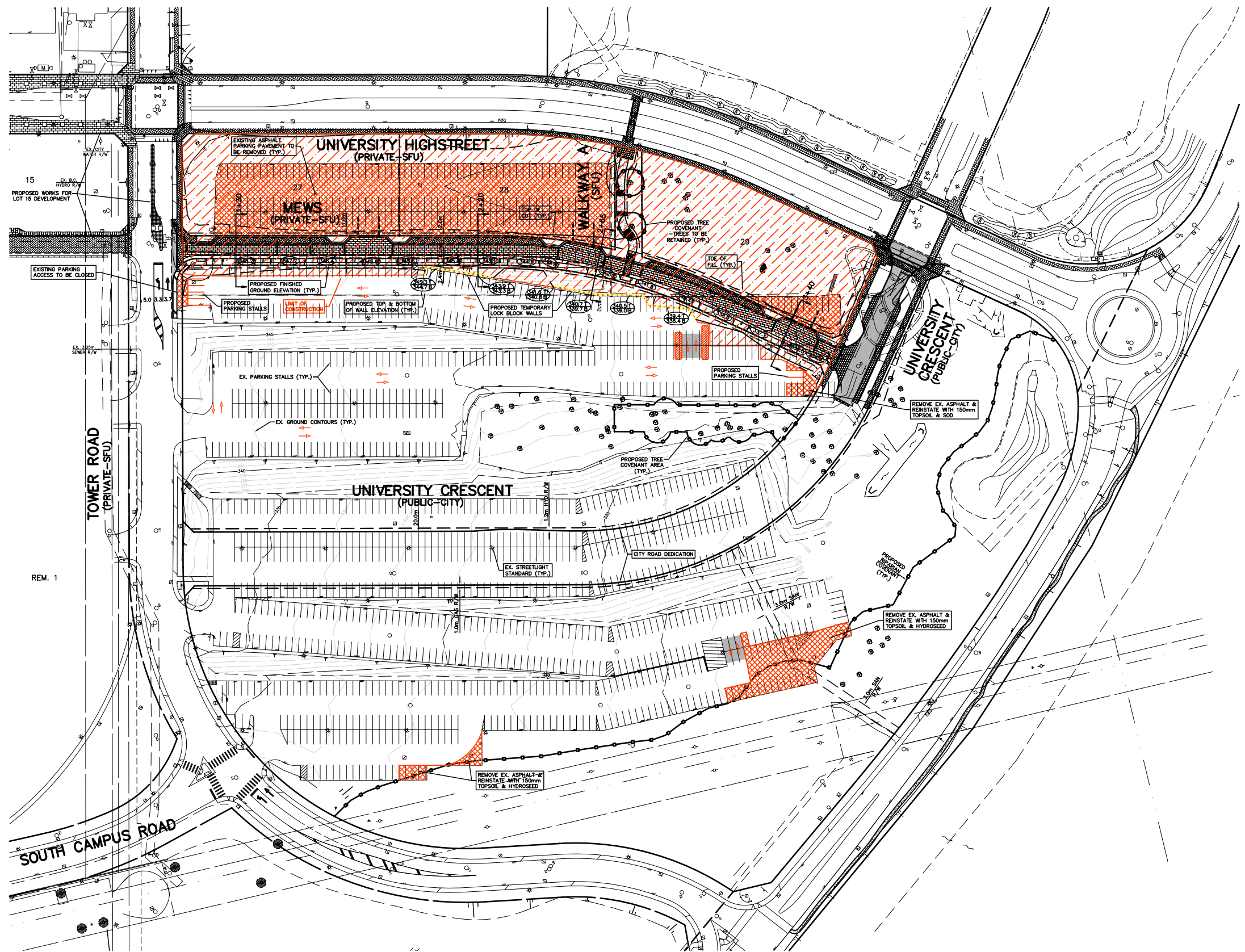
NOTES:

Tree assessment by Diamondhead Consultants Ltd., Trevor Cox ISA Certified Arborist and Pottinger Gaherty Environmental Consultants Ltd., Keven Goodearle.

Multiple stems originating from one base (e.g. suckering maples) are counted as one tree. DBH (diameter at breast height) given in millimetres.

Where required, servicing corridors to be determined @ PPA.

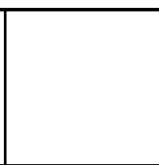
SFU Community Corporation
LOT 43 (SOUTH) - BASELINE PLAN
 Prepared by Pottinger Gaherty Environmental Consultants Ltd. - June, 2010



REV.	DATE	ISSUED FOR TENDER	DR.	APP.	CLIENT
A	08.07.02	ISSUED FOR TENDER	M.L.	D.J.R.	SIMON FRASER UNIVERSITY COMMUNITY TRUST
					PROJECT UNIVCITY HIGHLANDS - PHASE 3

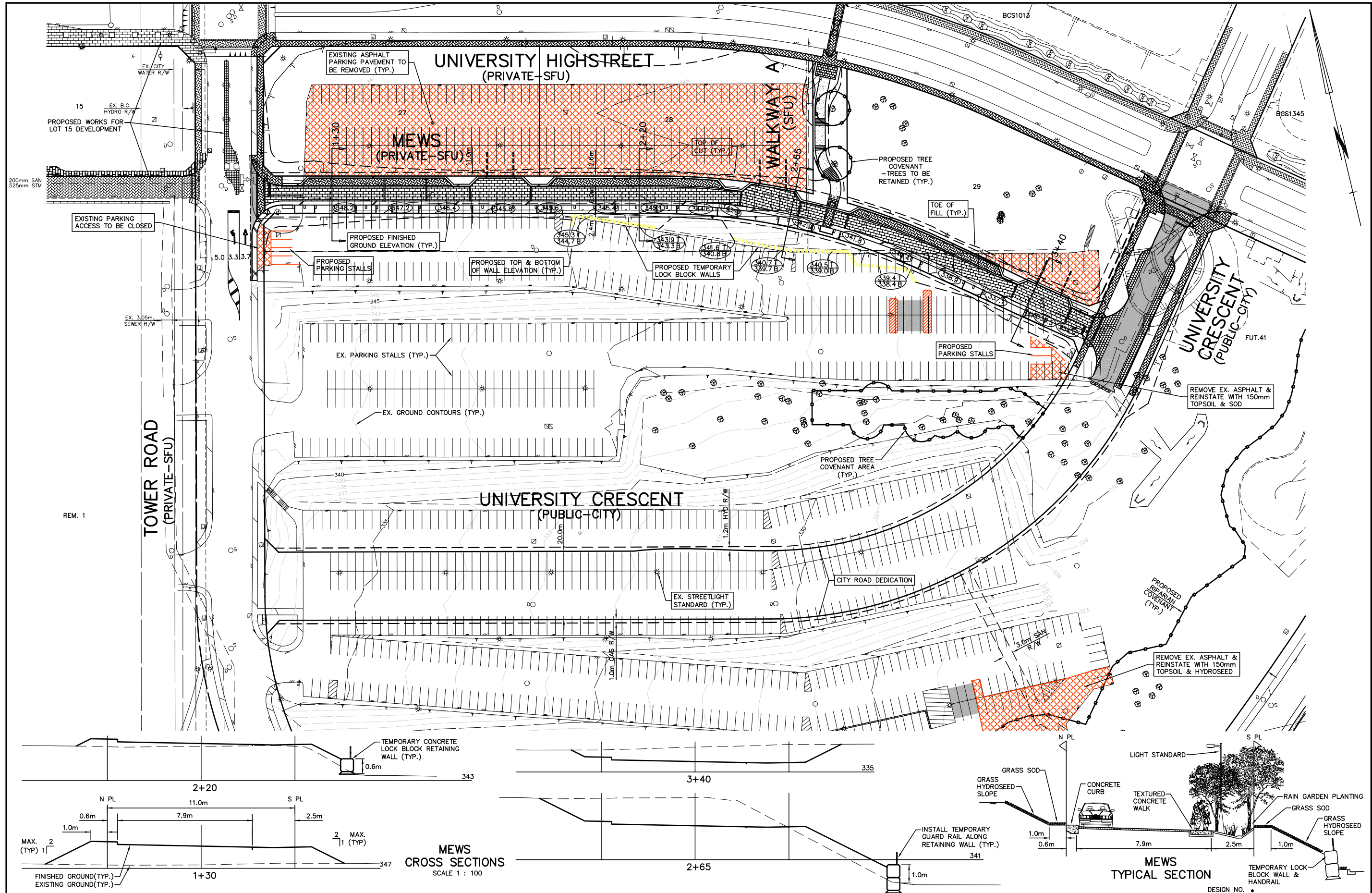
DR.	APP.	CLIENT
M.L.	D.J.R.	SIMON FRASER UNIVERSITY COMMUNITY TRUST
		PROJECT UNIVCITY HIGHLANDS - PHASE 3


DRAWING TITLE
PARKING LOT IMPACT PLAN



HUNTER LAIRD ENGINEERING LTD.
CONSULTING CIVIL ENGINEERS
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C. V3L 5P5
 TEL. 525-4651 FAX. 525-5715

TITLE		SITE PLAN		PROJECT NO.
SCALE	DATE	OCT 2007	DRAWING NO.	
1 : 750	FB.	PG.	SHEET NO.	1 OF 2
DRAWN	M.L.	CHECKED	JOB NO.	6000
DESIGN	J.N.	D.J.R.		



REV. A	DATE 08.07.02	ISSUED FOR TENDER	DR. M.L.	APP. D.J.R.	CLIENT SIMON FRASER UNIVERSITY COMMUNITY TRUST	DRAWING TITLE LOTS 27, 28, & 29 MEWS	 HUNTER LAIRD ENGINEERING LTD. CONSULTING CIVIL ENGINEERS #300 - 65 RICHMOND STREET NEW WESTMINSTER, B.C. V3L 5P5 TEL. 525-4651 FAX. 525-5715	TITLE SITE PLAN	PROJECT NO.
					PROJECT UNIVERCITY HIGHLANDS - PHASE 3			SCALE 1 : 500	DATE OCT 2007
								FB. PG.	SHEET NO. 2 OF 2
								CHECKED D.J.R.	JOB NO. 6000
								DESIGN J.N.	

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