

511. SFU NEIGHBOURHOOD DISTRICT (P11)

This District provides for development of multi-family market residential neighbourhoods with parks, schools and commercial support facilities, as an alternative to University uses, and in accordance with the portion of the Official Community Plan entitled "Simon Fraser University Official Community Plan".

511.1 Uses Permitted:

- (1) Uses, other than hospitals, prisons and reformatories, permitted in the P6 Regional Institutional District, subject to the regulations contained therein.
- (2) Multiple-family dwellings or groups of multiple-family dwellings.
- (3) Child care facilities. (B/L No. 10753-98-06-15)
- (4) Public parks.
- (5) Public schools.
- (6) Research laboratories and associated business and professional offices, subject to the Discovery Park Community Plan, and subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.
- (7) Home occupations. (B/L No. 10753-98-06-15)
- (8) Accessory buildings and uses.

511.1A Repealed (B/L No. 14206-20-10-26)

511.2 Uses Permitted in a P11e Zoning District:

- (1) Uses permitted in the P11 SFU Neighbourhood District.
- (2) Uses permitted in the C1 Neighbourhood Commercial District, subject to the regulations contained therein, except that height of buildings shall be governed by section 511.5.
- (3) Retail sale of used books.
- (4) Multi-family flex-units, provided that:
 - (a) if they are included in a multi-family dwelling or group of multi-family dwellings comprising a single common development, not less than ten of the dwelling units and not more than 50 percent of the dwelling units in that multiple-family dwelling or those multi-family dwellings shall be multi-family flex-units;
 - (b) they are registered with a student housing registry, if available for rent; and,
 - (c) the multi-family dwelling in which they are located provides one common washing machine and dryer for every 20, or part thereof, multi-family flex-units.

(B/L No. 11462-03-01-20)

511.2A Uses Permitted in the P11r and P11e/r Zoning Districts:

- (1) Multiple-family dwellings or groups of multiple-family dwellings, provided that they are restricted to purpose-built rental housing.
- (2) Repealed (B/L No. 14317-21-05-31)
- (3) Repealed (B/L No. 14317-21-05-31)
- (4) Child care facilities, in conjunction with the purpose-built rental housing.
- (5) Home occupations.
- (6) Accessory buildings and uses.
- (7) Temporary shelters.

(B/L No. 14206-20-10-26)

511.3 Conditions of Use:

- (1) No clearing of trees or regrading is to be undertaken prior to Preliminary Plan Approval being granted.
- (2) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

511.4 Special Administrative Provisions:

- (1) In addition to the requirements of Section 7.3, applications for development shall be accompanied by the following:
 - (a) a topographic survey showing watercourses and coniferous trees having a trunk diameter greater than 10 cm (3.94 in.) and deciduous trees having a trunk diameter greater than 20 cm (7.87 in.), and proposals for watercourse protection and tree retention and such additional environmental information as the Director Planning and Building may require;
 - (b) a site plan showing property dimensions, building location, including setbacks from property lines, fully-dimensioned parking and loading layouts indicating parking required and provided, and the location of vehicular and pedestrian access to the site, in addition to or as part of the plan referred to in Section 7.3(2)(d);
 - (c) a grading plan showing existing and proposed contour lines, proposed retaining walls, proposed building and paving grades, existing grade and driplines for any trees being preserved on or adjacent to the site, and existing or design grades for any adjacent roads, sidewalks and trails;
 - (d) fully-dimensioned floor plans of all proposed buildings indicating the use of the floor space;
 - (e) proposed location of adequately sized and screened garbage handling and recycling material holding space;
 - (f) a plan showing proposed roof elevations and proposed elevations at finished grade, superimposed on the existing topographic survey;
 - (g) exterior elevations of the buildings indicating proposed exterior finishes and materials to be used;
 - (h) a simple typical building cross-section, indicating height of buildings;
 - (i) a landscape plan including a detailed proposed planting plan and plant list indicating common and botanical plant names, quantities of plants, and size and/or spacing of plants, and indicating protection measures for retained trees and watercourse leavestrips;
 - (j) demonstration of consistency with applicable design guidelines and development guideplans;
 - (k) a sediment control plan approved by the Director Engineering or designate;
 - (l) a summary of the University Public Consultation for the specific development prepared by Simon Fraser University and Burnaby Mountain Community Corporation; and,
(B/L No. 11348-02-04-15)
 - (m) a written certification from Simon Fraser University and Burnaby Mountain Community Corporation that the development complies with their development guidelines. (B/L No. 11348-02-04-15)

511.5 Height of Buildings:

- (1) In the P11 and P11r Zoning Districts, no portion of a building shall exceed a height of four storeys or 16.5 m (54.1 ft.) measured vertically from natural grade at that point, or at the perimeter of the building from the lower of natural or finished grade at that point, subject to the applicable exceptions in Section 6.4.
- (2) In the P11e and P11e/r Zoning Districts, no portion of a building shall exceed a height of 10 storeys or 33.5 m (109.9 ft.) measured vertically from existing grade at that point, or at the perimeter of the building from the lower of existing or finished grade at that point, subject to the applicable exceptions in Section 6.4.

(B/L No. 13940-18-12-03)

511.6 Lot Area and Width:

Each lot shall have an area of not less than 4,000 m² (43,057.05 sq.ft.) and a width of not less than 37 m (121.39 ft.).

511.7 Lot Coverage:

- (1) In the P11 and P11r Zoning Districts, the maximum coverage shall be 30 percent of the lot area.
- (2) In the P11e and P11e/r Zoning Districts, the maximum coverage shall be 35 percent of the lot area.

(B/L No. 13940-18-12-03)

511.8 Floor Area Ratio:

- (1) The maximum floor area ratio in the P11 and P11r Districts shall be 0.45. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.45 multiplied by the ratio of parking spaces provided in underground parking or such structured parking to the total parking spaces provided, but in no case shall the floor area ratio in the P11 and P11r Districts exceed 0.90. For clarity, the maximum floor area ratio permitted in the P11r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the P11 District.
- (2) The maximum floor area ratio in the P11e and P11e/r Districts shall be 0.45. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 1.25 multiplied by the ratio of parking spaces provided in underground parking, or such structured parking to the total parking spaces provided, but in no case shall the floor area ratio in the P11e and P11e/r Districts exceed 1.70. For clarity, the maximum floor area ratio permitted in the P11e/r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the P11e District.

(B/L No. 14206-20-10-26)

511.9 Front Yard:

A front yard shall be provided of not less than 7.5 m (24.61 ft.) in depth, except that where lots front on the Ring Road or Gaglardi Way, the front yard shall be not less than 15 m (49.2 ft.) in depth.

511.10 Side Yard:

A side yard shall be provided on each side of the building of not less than 7.5 m (24.61 ft.).

511.11 Rear Yard:

A rear yard shall be provided of not less than 7.5 m (24.61 ft.) in depth.

511.12 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

511.13 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.

511.14 Car Wash Stall:

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units.

511.15 Underground Parking:

On steeply sloping sites in the P11e Zoning District, underground parking may extend vertically up to 6.5 m (21.33 ft.) above the natural grade, provided that:

- (a) no parking area wall shall extend vertically more than 3.5 m (11.48 ft.) above the finished grade at any point;
- (b) all exposed parking area wall surfaces not located behind residential or recreational floor space shall be suitably design treated with landscaped berms, planters or metal lattices with ivy or both, or other evergreen planting;
- (c) the parking area shall be mechanically ventilated with no physical openings other than as required for vehicle and pedestrian access; and,
- (d) any exposed parking area wall surfaces extending vertically more than 0.8 m (2.62 ft.) above the adjacent finished grade shall be set back not less than 15 m (49.2 ft.) from the boundary of any road allowance or statutory right of way area providing for public vehicular access.

(B/L No. 11348-02-04-15)

511.16 Bicycle Parking:

- (1) Every multiple-family dwelling containing three or more dwelling units, including secondary rental areas contained within multi-family flex-units, shall be provided with resident/employee parking facilities capable of accommodating the parking of that number of bicycles determined on the following basis:
 - (a) 1 resident bicycle parking space per unit; and,
 - (b) 0.2 visitor bicycle parking spaces per unit.
- (2) Every non-residential use shall be provided with resident/employee bicycle parking facilities or visitor/customer bicycle parking facilities, or a combination of both, capable of accommodating the parking of at least that number of bicycles that is equal to 10 per cent of the off-street vehicle parking spaces required for that use.
- (3) Where the calculation of bicycle parking spaces under this section results in a fractional parking space, one parking space shall be provided to meet the fractional requirement.

(B/L No. 11462-03-01-20)

511.17 End of Trip Facilities:

- (1) Every office development or other non-residential use building in which persons are employed, the gross floor area of which exceeds 4,000 m² (43,060 sq.ft.), shall be provided with end-of-trip facilities for the use of employees cycling to work, including showers, lockers, change rooms and wash basins, available only to those employees, as follows:

MINIMUM NUMBER (FOR EACH SEX) OF:

Required Number Bicycle Parking Spaces	Change Rooms	Lockers	Wash Basins	Showers
0 – 3	0	0	0	0
4 – 20	1	1	1	1
21 – 29	1	2	1	2
OVER 29	1	4	2	3

(B/L No. 11462-03-01-20)