

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **DVP #25-01 – 8888 UNIVERSITY DRIVE – VARIANCES TO BUILDING FACE COVERAGE AND HEIGHT FOR EXISTING AND FUTURE ANTENNAE EQUIPMENT**
PURPOSE: To seek Council approval for Development Variance Permit (DVP) #25-01.

REFERENCES

Address: Portion of 8888 University Drive
Legal: PID: 028-300-131
Lot 1 District Lot 31, 101, 102, 141, 144, 147, 209, 210 and 211 Group
1 New Westminster District Plan BCP45523
Applicant: Simon Fraser University c/o Facilities Services
8888 University Drive, Burnaby BC V5A 1S6
Attention: Joyce Chong (Authorized Agent)
Land Owner: Simon Fraser University
Current Zoning: P6 – Regional Institutional District

RECOMMENDATION

THAT the issuance of DVP #25-01 included as **Attachment 2** in the report titled “DVP #25-01 – 8888 University Drive – Variances to Building Face Coverage and Height for Antennae Equipment” dated February 24, 2026, be approved; and

THAT the City Solicitor be directed to register notice of DVP #25-01 with the Land Title Office.

1.0 POLICY SECTION

The application for the requested variances is made pursuant to *Section 498* of the *Local Government Act* (LGA), which allows a local government to issue, by Council resolution, a DVP to vary specific provisions of the Zoning Bylaw. The public notification process for the subject DVP application, as outlined in Section 4.0, has been completed.

2.0 BACKGROUND

2.1 The subject development site is the Simon Fraser University (SFU) main campus, situated in the northeast portion of the city within the Burnaby Mountain Conservation Area. The Simon Fraser Community Plan designates a mix of uses for the area including institutional, medium-to-high density multiple family residential, commercial, industrial, and park and public use. The OCP retains the base designations as outlined in the Community Plan and shows an added Special Study Area designation

in consideration of the environmental conservation impacts related to Burnaby Mountain. The subject site is the South Sciences Building located on a portion of the lot.

- 2.2 Several Preliminary Plan Approvals have been issued across SFU to facilitate the installation of antennae equipment on the buildings. There have not been any approvals for antennae installations at the South Sciences Building.
- 2.3 The applicant is requesting a Development Variance Permit (DVP) to increase the height and building face coverage of multiple antennae installed on the South Sciences Building (see **Attachment 1** – Sketch #1). SFU has identified the South Sciences Building as a strategic location to support radiofrequency coverage and various service providers have installed antennae equipment to facilitate this.

3.0 GENERAL INFORMATION

- 3.1 The applicant is seeking to vary the Supplementary Regulations of the Zoning Bylaw to allow for an increase in antennae building area coverage and height to provide critical communication services to the Burnaby Mountain area and the Metro Vancouver region. The requested variances will bring existing antennae installations into compliance with the antennae regulations as outlined in the Bylaw and allow for flexibility in future installations. The table below identifies the requested variances to the applicable sections of the Zoning Bylaw.

Table 1: Requested Variances

| Bylaw Section | | Bylaw Requirement | Requested Variance |
|---------------|---|--|---|
| 6.21(1)(c) | Maximum total building face coverage of antennae structures | Maximum total building face coverage of 3.72 m ² | Maximum total building face coverage of 10.0 m ² |
| 6.21(1)(c) | Total maximum individual antenna area | Covers or occupies a maximum of 0.93 m ² on any building face | Covers or occupies a maximum of 2.0 m ² on any building face |
| 6.21(1)(d) | Height above the highest point of the building face | Maximum of 1.0 m above the highest point of the building face | Maximum of 5.0 m above the highest point of the building face |

- 3.2 The requested variance is supported by the following rationale:

Antennae coverage area on building face (6.21(1)(c))

The applicant is requesting a variance to exceed maximum coverage on any building face of the South Sciences Building to accommodate both the installed radio frequency antennae equipment, as well as any future installations that meet the approved variance. The building is part of SFU’s Radio Frequency Strategic Plan to facilitate antennae installations that provide essential communication services to

SFU, Burnaby Mountain, and the broader Metro Vancouver region. The requested variance will ensure flexibility in the installation of critical communication infrastructure. The above variances are not expected to introduce new impacts to surrounding land uses. Additional antennae coverage is beneficial to neighbouring communities because it supports critical public safety communication infrastructure across the site. The above requested variances do not conflict with any other City policies or regulations.

Individual antenna coverage area on building face (6.21(1)(c))

The applicant is requesting a variance to exceed the maximum area covered by an individual antenna on any building face of the South Sciences Building. The requested variance will permit the existing oversized individual antennae as well as allow for future antennae installations that require a larger footprint for installation. The subject variance does not introduce any new impacts to land uses and will aid in improving communication services for SFU and the surrounding area.

Antennae height above highest point of the building face (6.21(1)(d))

The applicant is requesting to exceed the highest point of the South Sciences Building to permit oversized antennae. The height of the proposed antenna will improve radiofrequency range for critical emergency communication services. The subject variance is not expected to introduce any new impact to surrounding areas.

The above-mentioned variances follow Sections 498 of the *Local Government Act* (LGA) allowing a local government to issue, by Council resolution, a DVP to vary specific provisions of the Zoning Bylaw.

- 3.3 For the reasons outlined above, staff support the variance request to exceed the maximum antennae coverage and height. The required permit for the requested variance is attached as **Attachment 2** to this report. If Council approves the issuance of this DVP, a notice of the DVP will be deposited in the Land Title Office and registered on the subject property's title.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

In accordance with the requirements set out in the *Local Government Act* and the *Burnaby Development Procedures Bylaw*, public notice of the subject DVP application was delivered to adjacent property owners and occupants (within 30 m of the subject property) at least ten (10) days before Council considered the application for approval and a sign was posted along the subject site's street frontage.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Sketch #1
- Attachment 2 – Permit

REPORT CONTRIBUTORS

This report was prepared by Kaitlynn Given, Senior Planner and reviewed by Jesse Dill, Director Development.