

**TO:** MAYOR & COUNCILLORS  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **DVP #25-02 – 9001 UNIVERSITY CRES – VARIANCES TO BUILDING FACE COVERAGE AND HEIGHT FOR EXISTING AND FUTURE ANTENNAE EQUIPMENT**  
**PURPOSE:** To seek Council approval for Development Variance Permit (DVP) #25-02.

## REFERENCES

**Address:** Portion of 9001 University Crescent  
**Legal:** PID: 028-300-238  
Lot 26 District Lot 211 Group 1 New Westminster District Plan BCP45523  
**Applicant:** Simon Fraser University c/o Facilities Service  
8888 University Drive, Burnaby BC V5A 1S6  
Attention: Joyce Chong (Authorized Agent)  
**Land Owner:** Simon Fraser University  
**Current Zoning:** CD, P11e, P8, C3, P1

## RECOMMENDATION

**THAT** the issuance of DVP #25-02 included as **Attachment 2** in the report titled “DVP #25-02 – 9001 University Crescent – 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#25-02 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 or staff delegation, 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 comprised of one lot which is improved with the Water Tower Building, an institutional building used for SFU administrative staff offices, and a surface parking lot.

- 2.2 Preliminary Plan Approvals have been issued at the Water Tower Building for various site improvements unrelated to the installation of antennae equipment. There have not been any approvals for antennae installations on the subject site.
- 2.3 The applicant is requesting a Development Variance Permit (DVP) to increase the height and surface area coverage of antennae installed on the Water Tower Building on the subject site (see **Attachment 1** – Sketch #1). SFU has identified the Water Tower Building as a strategic location to support radiofrequency coverage.

**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 <sup>2</sup>	Maximum total building face coverage of 12.0 m <sup>2</sup>
6.21(1)(c)	Total maximum individual antenna area	Covers or occupies a maximum of 0.93 m <sup>2</sup> on any building face	Covers or occupies a maximum of 5.0 m <sup>2</sup> 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 10.0 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 the building faces of the Water Tower Building to permit 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 above variances are not expected to introduce new impacts to surrounding land uses given antennae have been installed across the site to improve cellular services. 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 Water Tower 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.

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

The applicant is requesting to exceed the highest point of the Water Tower Building to permit antennae. The height of the proposed antennae 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 30m of the subject site) 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.