

SFU

SIMON FRASER UNIVERSITY
BURNABY MOUNTAIN CAMPUS DEVELOPMENT PLAN
FORM OF DEVELOPMENT GUIDELINES



DECEMBER 2010 - PREPARED IN CONSULTATION WITH THE OFFICE OF THE UNIVERSITY ARCHITECT



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1.1 PURPOSE OF THE PLAN

The Development Plan proposed by Erickson Massey Architects (EM) for Simon Fraser University was adopted in July of 1963. That Development Plan provided the preliminary planning principles to guide development on the campus through to the 1980's.

In 1990, the firm of Arthur Erickson Architects (AEA) was engaged to review and extend the original plan to provide a framework for extending the vision of the original competition winning scheme. The 1990 update built upon the fundamental planning principles established in the 1963 plan, and continues to inform and guide current and future development on the campus.

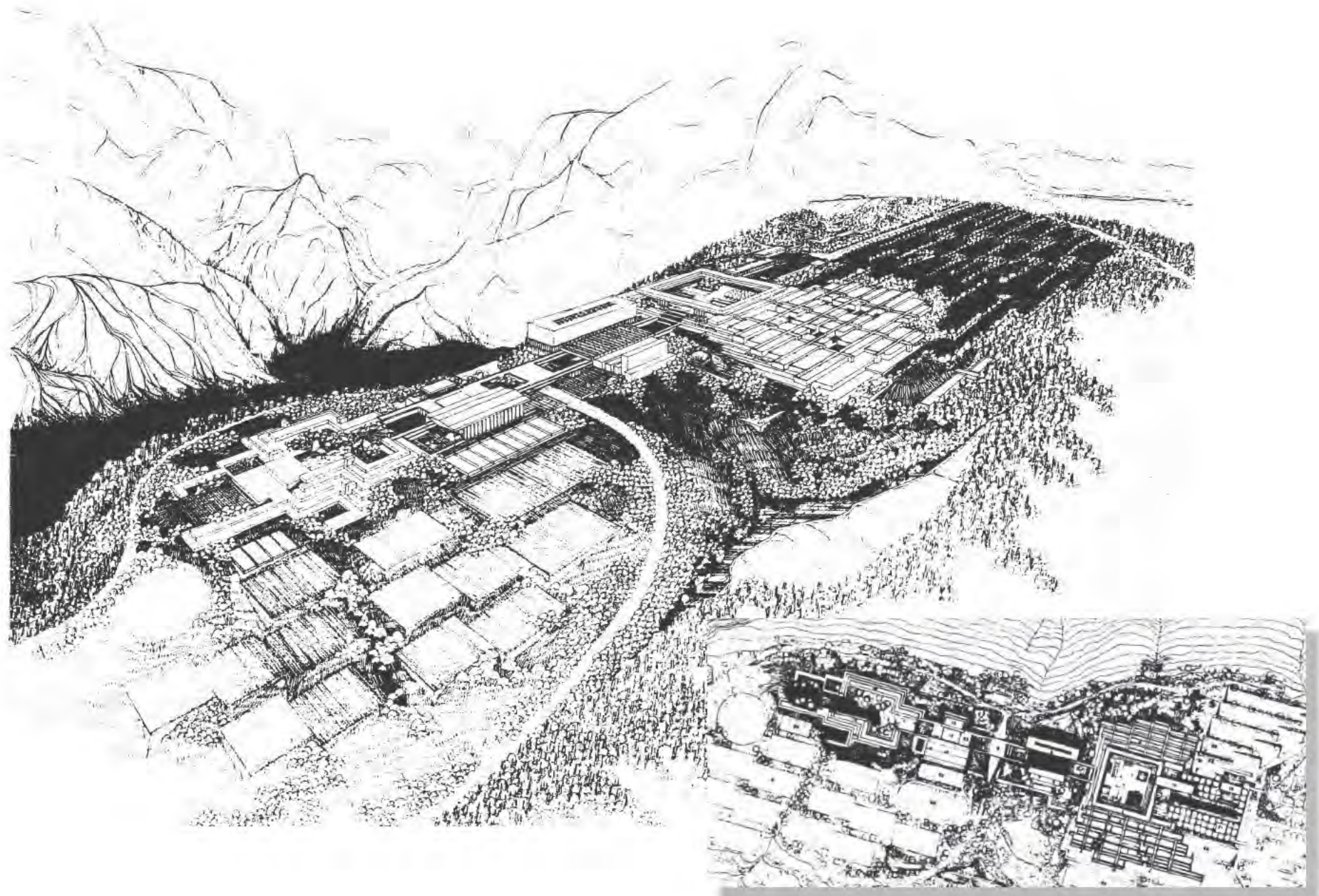
Over the past 45 years, the campus has grown dramatically and is now approaching a point where the "full build out" of the campus lies within the foreseeable future.

The primary intentions of this study are:

- To summarize the fundamental planning and design principles that have guided development to date and to provide an update to key campus organizing principles.
- To identify remaining potential development sites lying within the boundaries of the central SFU Burnaby Campus.
- On a site by site basis, to identify and summarize planning and design principles specific to each future development site area in addition to the core campus planning principles.
- To illustrate potential form of development scenarios for the future development sites, with a view towards estimating the development capacity for academic and other University related uses.



1.0 INTRODUCTION



ORIGINAL ERICKSON MASSEY MASTERPLAN & PERSPECTIVE VIEW

1.2 OVERALL MASTERPLAN PRINCIPLES

The following excerpt from the 1990 AEA Masterplan Update provides a succinct summary of the masterplan principles that have guided development on the SFU Campus to date.

"The new university was envisaged as a very urban complex set on a natural mountaintop - an Acropolis for our time.

The original master plan incorporated a very clear response to the major natural features of the site. The main circulation axis was aligned along the ridge of the hill, and sighted on the First Narrows Bridge to the west and the Fraser River Valley to the east. The most important university buildings were to be organized along the primary east-west axis, defining its major public spaces, while the "fabric" of subsidiary, more anonymous buildings extended off either side of the main axis.

The academic quadrangle at the east end of the main axis was to occupy the highest point in the original campus, while the residential area occupied a secondary hilltop at the west end of the axis. In between, the pedestrian axis was to become an elevated bridge structure, spanning the main approach road at the transportation centre, accommodating parking and other uses in its lower levels, and minimizing the change in elevation along the main axis of the complex.

A series of major open spaces was to be created along the main axis of the campus, each differing from the others and setting the character for its zone or section of the campus. Off these, a hierarchy of smaller spaces would extend out to the fringes of the built campus.

Instead of simply sitting on the mountaintop, the university was to become part of it, by following the contours and creating successive terraces of building and earth. This was both visually appropriate and practical, accommodating large horizontal areas for parking and play fields and allowing expansion down the slopes on either side.

The forest was to be cleared away to accommodate the university buildings and provide longer-range views, but to remain at either end of the main campus axis, and to remain very evident in lateral views from the laboratory, classroom and residential complexes. Although more controlled in character than the native vegetation, the plantings incorporated within the main mall and other campus outdoor spaces were to ultimately form a green network extending out to the natural forest at the edges of the campus.

The building massing, too, would be predominantly horizontal, since towers were considered inappropriate on a mountaintop, but vertical accents would provide a rhythm throughout the complex, and respond to structural needs. In this way, the entire complex would have a sense of classical repose, without excessive monotony or boredom.

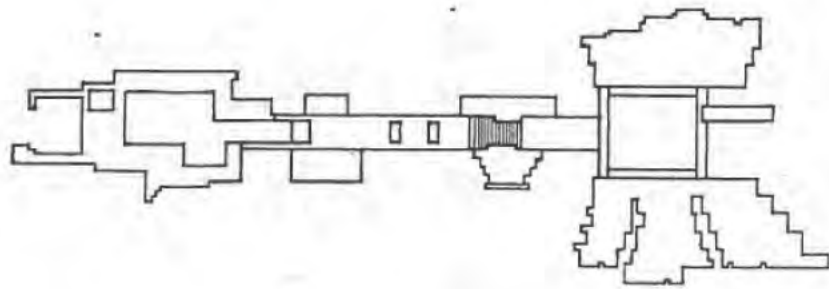
Unfinished concrete was to be the basic structural and finishing material, imparting a direct and architectonic sense of beauty, and further enhancing the unity of the complex. Colour was to be used intensively only in the interiors, enriching the experience of using the buildings without disturbing the harmony of the composition of masses."

For the most part, these original masterplan principles have provided the foundations for ongoing development on the campus, and are still central to informing future campus planning and design.

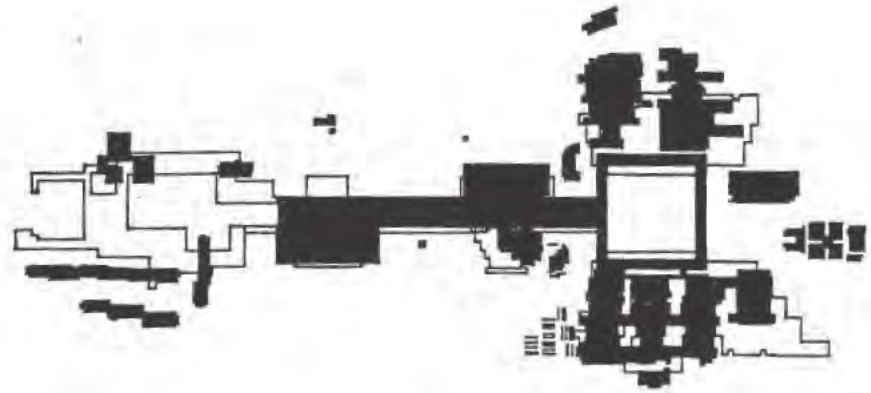


1.0 INTRODUCTION

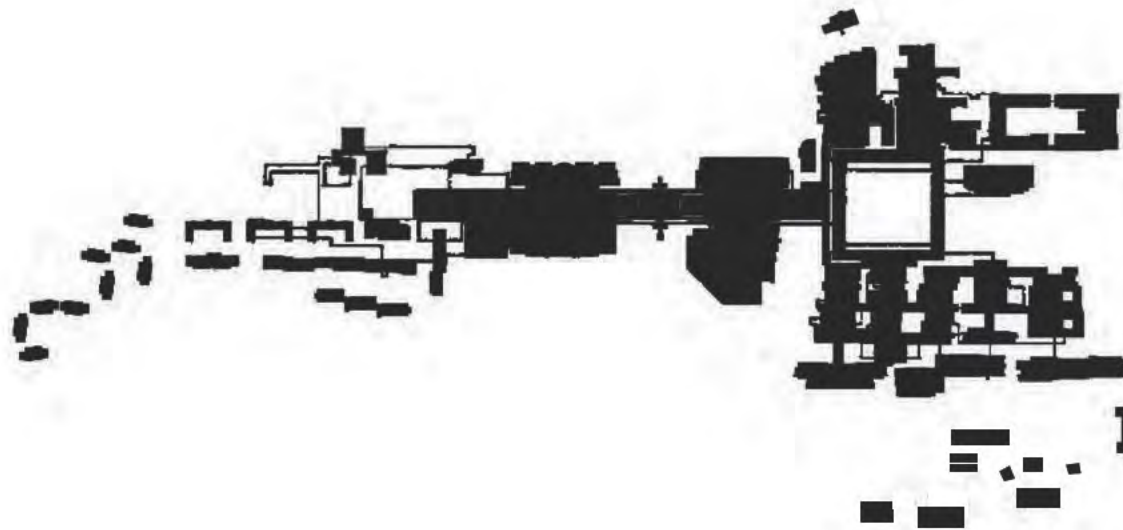
1.3 CAMPUS DEVELOPMENT TO 2010 & BEYOND



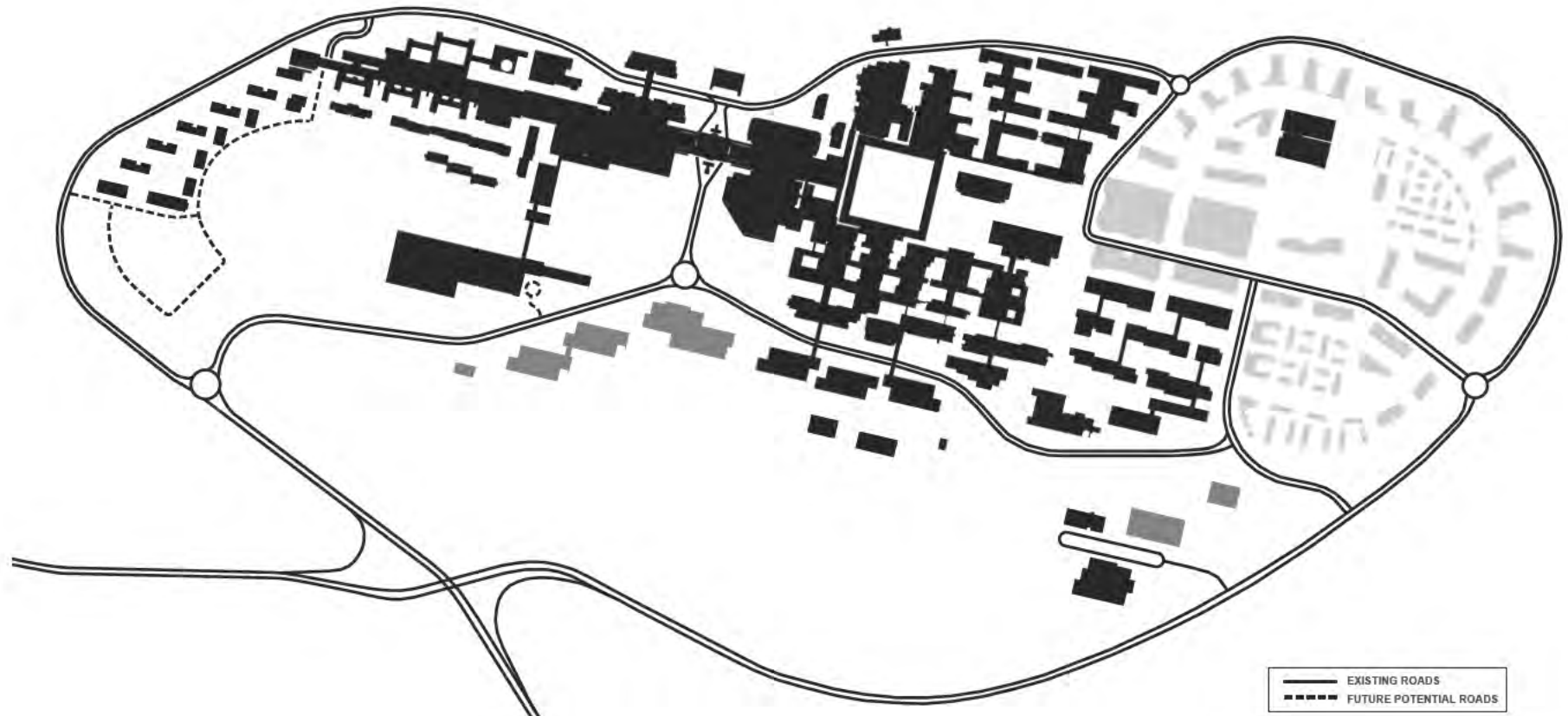
1963 ORIGINAL ERICKSON MASSEY MASTER PLAN



1990 ACTUAL DEVELOPMENT



2010 ACTUAL DEVELOPMENT



POTENTIAL FUTURE CAMPUS BUILD-OUT

1.3 CAMPUS DEVELOPMENT TO 2010 & BEYOND

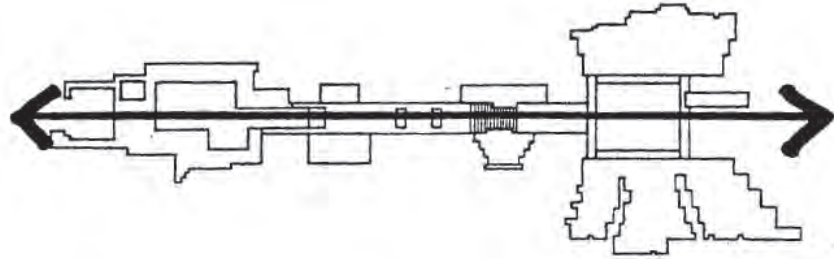
The built form of the campus is illustrated here as it has evolved from the original 1963 masterplan through to its current status in 2010, and as it may be foreseen to grow in the future. Although the growth of the central academic campus to 2010 is largely consistent with what was originally envisioned in 1963 and again in 1990, the development of the UniverCity residential and commercial community at the eastern end of the SFU Campus Lands can be seen as leading to a significant shift in how the eastward expansion of the academic core may be realized.

Although the characteristics of a Central campus 'megastructure' building form remain, future expansion potential to the east has been limited by the introduction of the Southeast Slopes Neighbourhood of Univercity. A significant concentration of academic space may still be achieved in the western portion of the existing Lot B parking area and in the area of Lot C, northeast of Strand Hall. However, additional growth to the south, perhaps beyond South Campus Road, may be warranted to satisfy the future space needs for the university.

1.0 INTRODUCTION

1.4 FUNDAMENTAL MASTER PLAN CONCEPTS

It is important to recall the fundamental concepts of the Master Plan established in 1963, as summarized in the 1990 AEA Master Plan Update. As the campus has grown, some of these concepts have also evolved, and in some cases given rise to new or revised concepts, such as the four concepts illustrated on page 8.



AXIAL ARRANGEMENT OF SPINE ALONG MOUNTAIN RIDGE

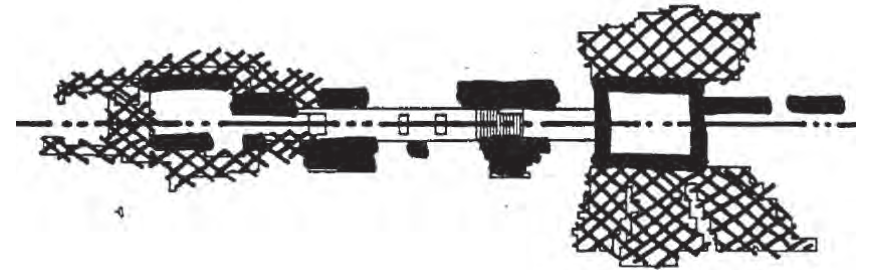
"Linear organization of the campus, along the central mall, maintaining its axial views and enhancing its processional character."



TERRACED MASSING IN RESPONSE TO LATERAL TOPOGRAPHY

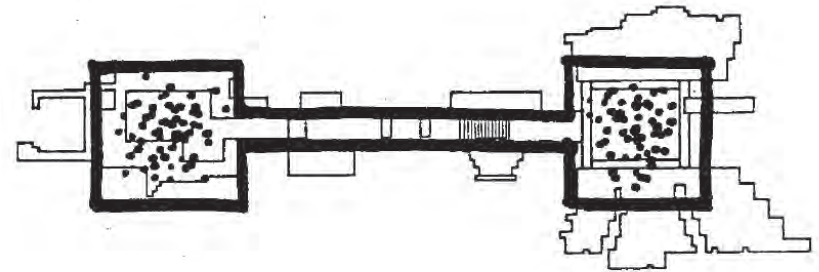
"Stepped, terraced building form, responding to the natural shape of the hill-top site, maximizing the lateral views from the mall and other upslope buildings, and ensuring special sensitivity in the rooftop treatment."

It is essential that the terraced approach be integrated into all future development.



HIEARCHY OF BUILT FORM AND ARCHITECTURAL EXPRESSION

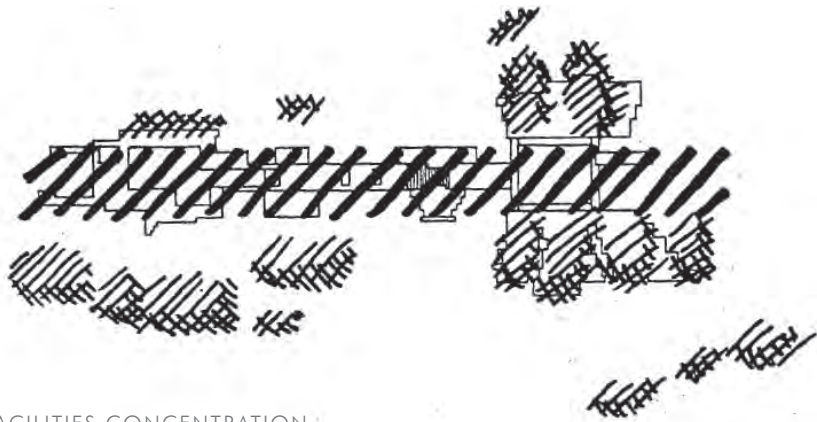
"Stronger architectural statement and larger scale of buildings along the central mall, with the more 'neutral' architectural character and smaller scale of buildings to either side of the mall."



WEST AND EAST ANCHORS

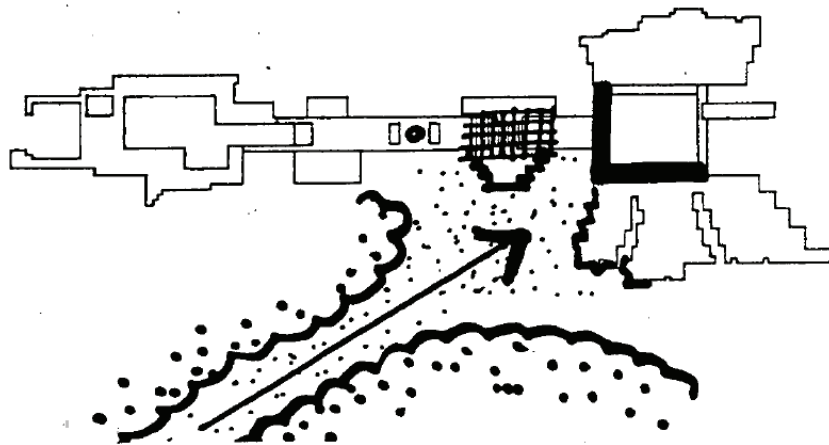
"Balance of activity and development at the east and west ends of the campus, and integration of the residential and social areas with the academic areas of the campus."

Considerable development has to date been concentrated at the eastern end of the campus. Cohesive future development of student residences and services at the western node is essential for the success of the campus.



FACILITIES CONCENTRATION

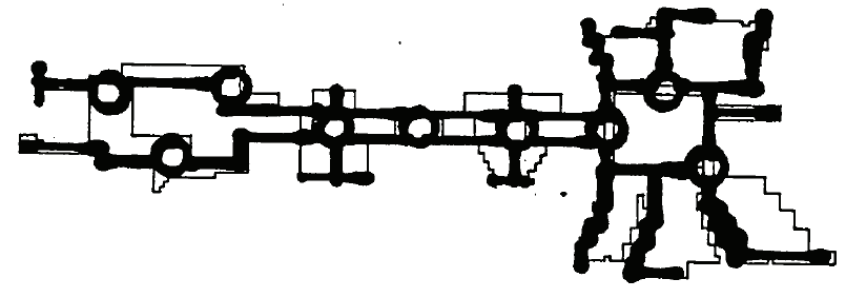
"Concentration of shared facilities with more intensive use by a broader cross-section of the campus population, along the central axis and closer to the heart of the campus, and dispersion of more self-contained, less visited facilities toward the edges of the campus".



GAGLARDI WAY APPROACH SEQUENCE

"Celebration of the approach sequence and the main vehicular arrival/dropoff points, giving special consideration to the buildings and open spaces that directly contribute to the approach and arrival experience, most notably the meadow which provides a foreground to the theatre, academic quadrangle and science complex".

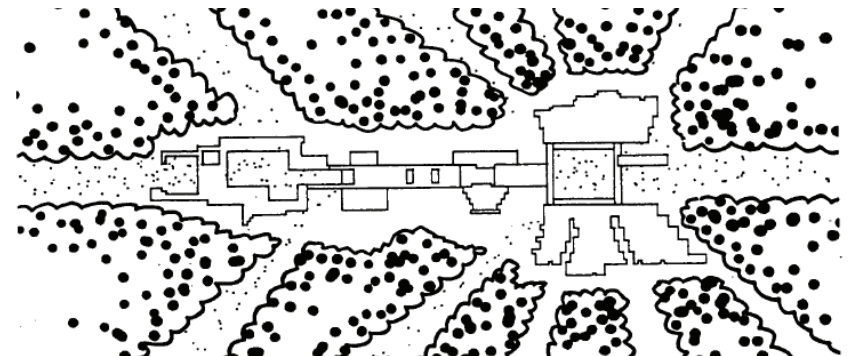
Gaglardi Way should be visually reinforced as the primary ceremonial approach to the campus.



WEATHER PROTECTED PEDESTRIAN NETWORK

"Overall pedestrian orientation and network of weather-protected pedestrian connections between all different areas of the campus, punctuated by activity foci such as lecture theatres, study areas, information centres, food services and informal gathering places."

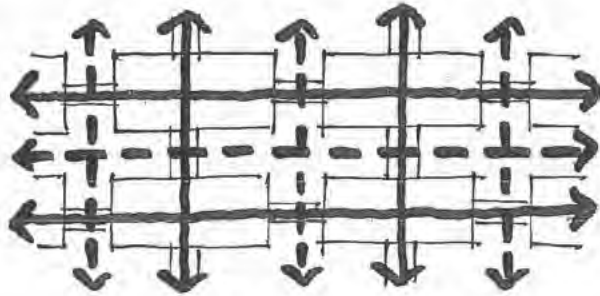
It is essential to clarify this network in future development and work to reclaim it where linkages have been broken.



FOREST EDGE RELATIONSHIP

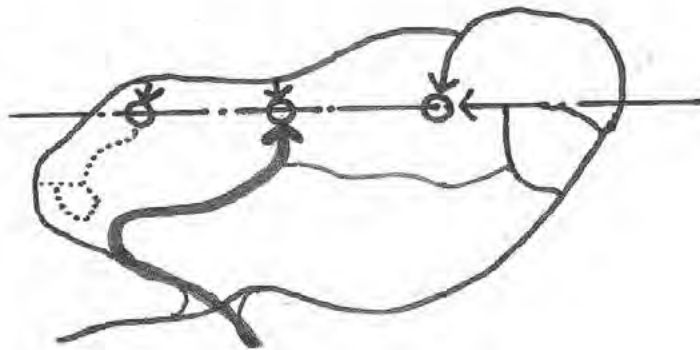
"Major green areas at either end of the main axis, including the academic quadrangle and the highest portion of the hill, with natural green fringes along the north and south edges of the campus and green "fingers" extending into the heart of the campus from either side.."

1.0 INTRODUCTION



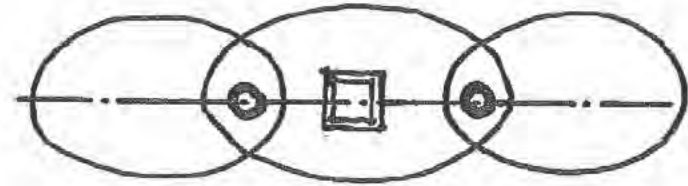
TARTAN GRID OF INTERIOR & EXTERIOR PEDESTRIAN NETWORKS

Individual academic buildings connected by bridge links to provide for continuous interior circulation between buildings and to allow for an exterior grade level network of courtyards and pedestrian paths.



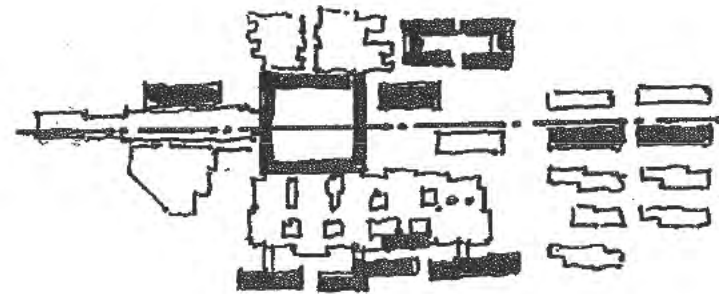
VEHICULAR CIRCULATION HIERARCHY

- The overall vehicular access and circulation system of SFU consists of two main high capacity one way loops at either end of campus providing access to the central campus transportation centre and the east campus transit loop. The one way loops are linked by shorter segments of secondary, lower capacity two way roads along the north and south edges of the campus.
- The potential conversion of University Drive West to allow for two way traffic completes a two way perimeter loop system optimizing access to the central transportation centre, the new east campus Transit Hub, as well as a potential third major campus arrival point at the west end of campus.
- Gagliardi Way will remain as a primary, formal access and approach to the campus. A tertiary network of smaller roadways provides limited access for service and emergency vehicles.



CENTRAL ACADEMIC PRECINCT FLANKED BY RESIDENTIAL PRECINCTS

The development of the east UniverCity residential precinct and anticipated additional student residence development in the West Residential Precinct creates 2 flankingneighbourhoods to the central academic campus with the Academic Quadrangle at its core. The Transportation Centre to the west of Academic Quadrangle and the Transit Hub to its east are situated to serve the three precincts equally.



PREDOMINANTLY EAST/WEST ORIENTATION OF ACADEMIC BUILDINGS

More recent development on the campus appears to favour a predominantly east/west orientation of academic buildings in response to issues of topography, solar orientation and views.



CURRENT CAMPUS DEVELOPMENT

To summarize and understand the context within which future campus growth will occur, basic campus organizing principles are illustrated on the following pages.

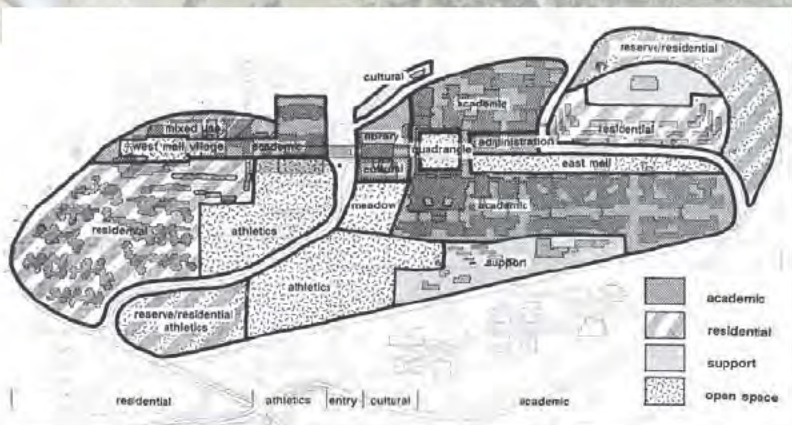


POTENTIAL FUTURE CAMPUS DEVELOPMENT

2.0 CAMPUS ORGANIZING PRINCIPLES



	ACADEMIC / SUPPORT
	SPORTS & RECREATION
	STUDENT RESIDENTIAL
	RESIDENTIAL
	SOUTH NEIGHBOURHOOD
	RESERVE

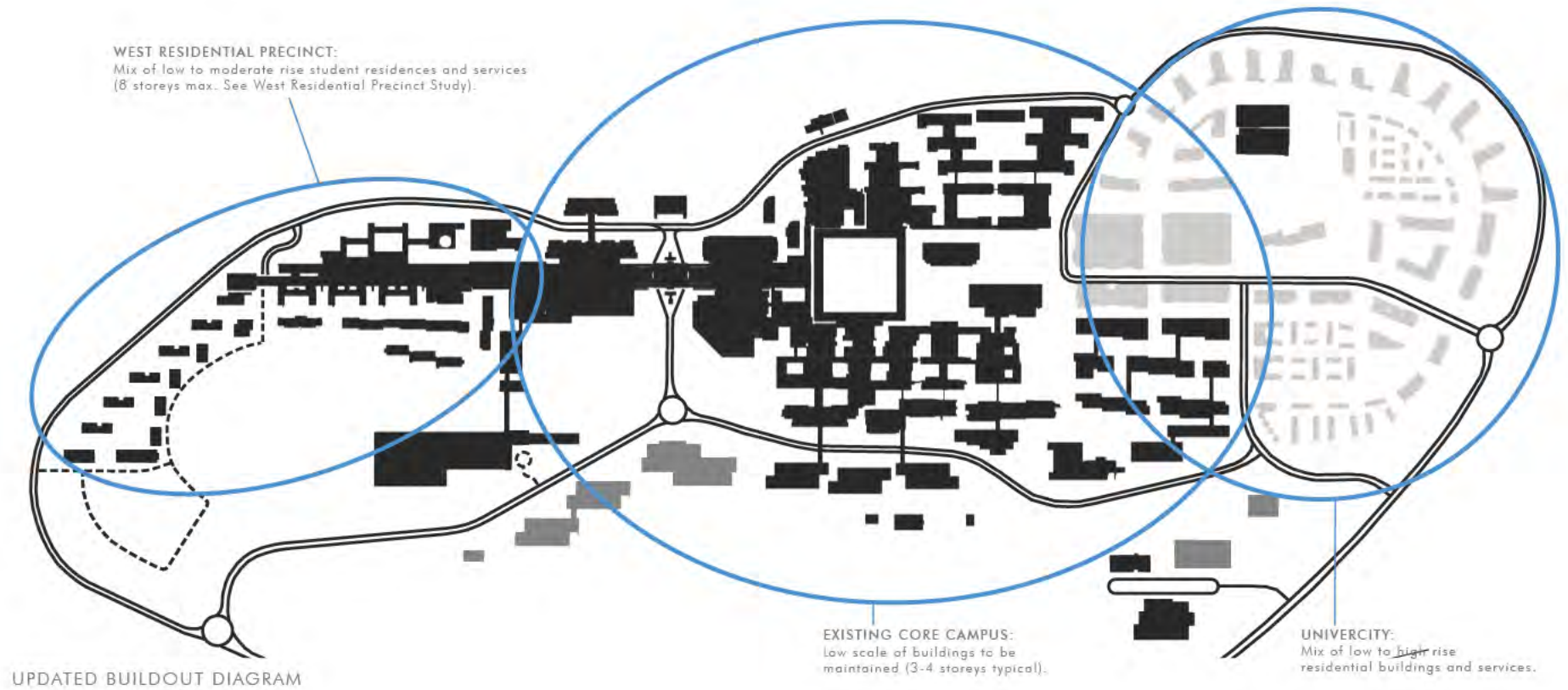


1990 AEA MASTERPLAN UPDATE - ZONING DIAGRAM

2.1 EXISTING / FUTURE LAND USE

Compared to what was envisioned in 1990, primary shifts in how the zoning and uses of development areas are;

- As described in section 1.3, with the development of the University residential areas, the University High Street commercial area, and the future Southeast Slopes residential neighbourhood, the academic core of campus is expected to grow more to the south than originally anticipated.
- The sports and recreation precinct is expected to extend more to the west, thereby reducing to some degree the quantity of land previously envisioned for student residential development. The Athletics area will remain situated entirely to the north of Gagliardi Way.
- The above diagram is meant to represent the general uses anticipated in each of the zones indicated. Other specific uses within each zone may be considered where compatible with existing and future uses.
- Studies have been initiated to assist in determining future land use of the Southern Slopes neighbourhood, including areas north of the Hydro ROW.



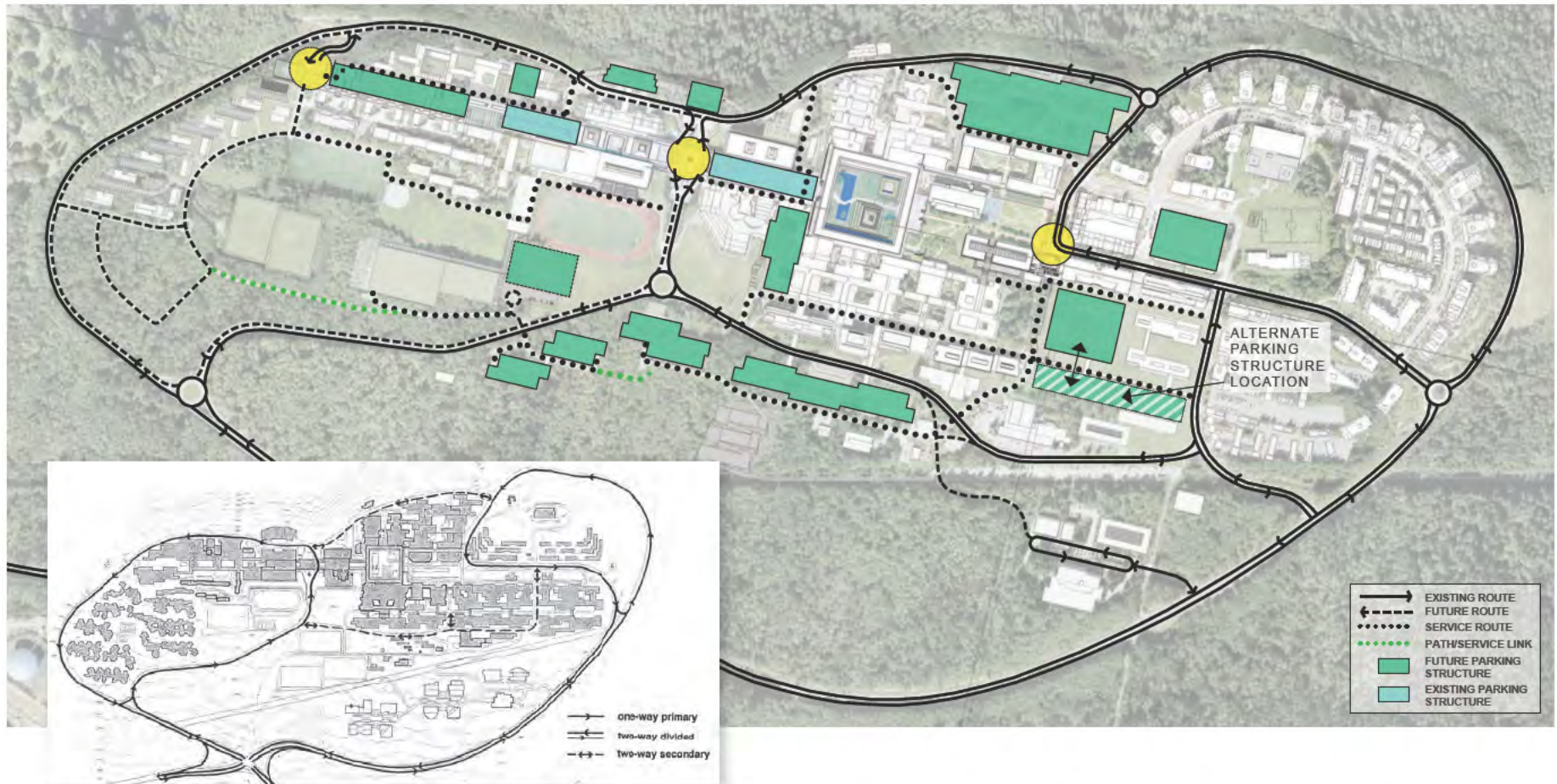
2.2 BUILT FORM / MASSING

Consistent with the original campus concepts, the central academic core of campus is characterized by terraced, 3 -4 storey 'megastructure' buildings linked by interior pedestrian walkways.

The eastern portions of the campus are now developed by low to high rise, predominantly residential buildings typical of market residential developments.

At the western portion of the campus, student residence buildings are foreseen in low and midrise configurations, with some potential for higher buildings in the southeast area north of Gaglardi Way. Sports and Recreational Buildings will also be situated in this precinct.

2.0 CAMPUS ORGANIZING PRINCIPLES



AEA 1990 MASTERPLAN

2.3 VEHICULAR CIRCULATION

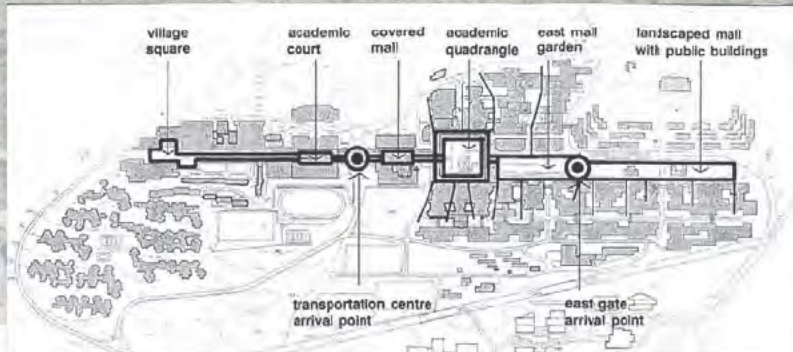
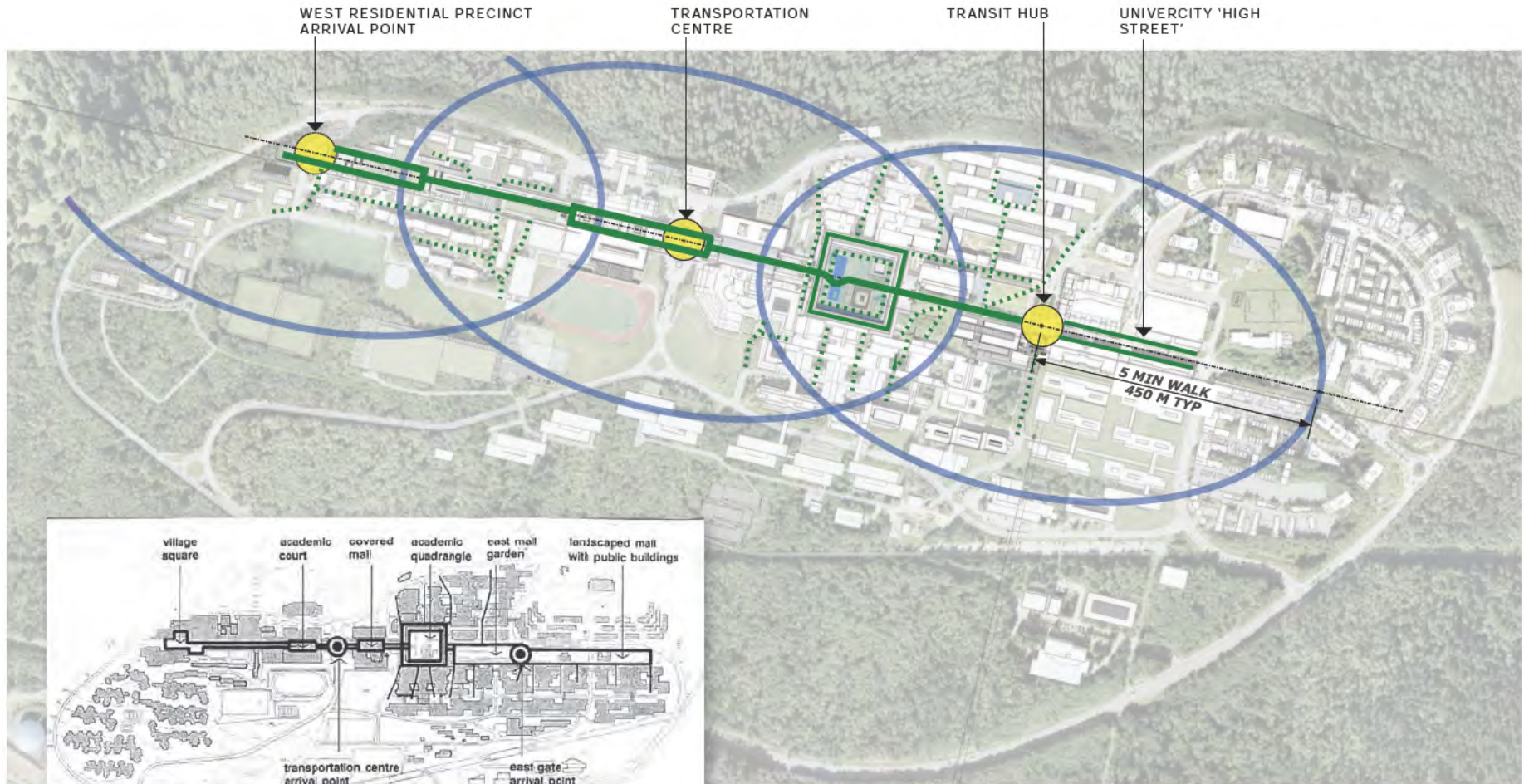
The overall vehicular access and circulation system of SFU consists of two main high capacity one way loops at either end of campus providing access to the central campus transportation centre and the east campus transit loop. The one way loops are linked by shorter segments of secondary, lower capacity two way roads along the north and south edges of the campus.

The potential conversion of University Drive West to allow for two way traffic completes a two way perimeter loop system optimizing access to the central transportation centre, the new east campus Transit Hub, as well as a potential third major campus arrival point at the west end of campus.

Gaglardi Way will remain as a primary, formal access and approach to the campus. A tertiary network of smaller roadways provides limited access for service and emergency vehicles.

Additional access points to the west student residential precinct and potential reconfiguration of South Campus Road may be considered to improve access to those portions of campus.

Within the central areas of campus, future parking demands will be accommodated by structured parking facilities integrated with major building developments. It is anticipated that most new developments located north of University Drive West or south of South Campus Road will also incorporate parking within the building.

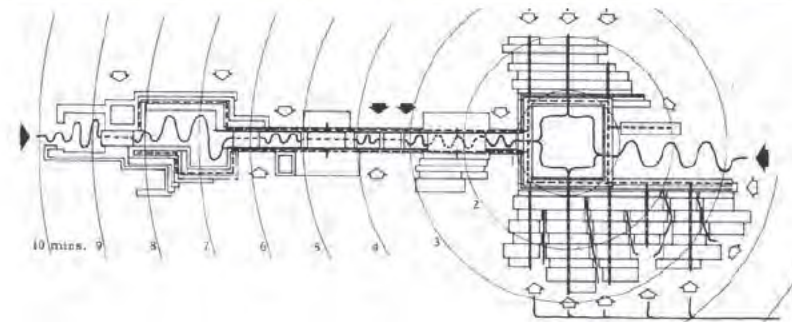


AEA 1990 MASTERPLAN - OUTDOOR PEDESTRIAN CIRCULATION

2.4 OUTDOOR PEDESTRIAN CIRCULATION

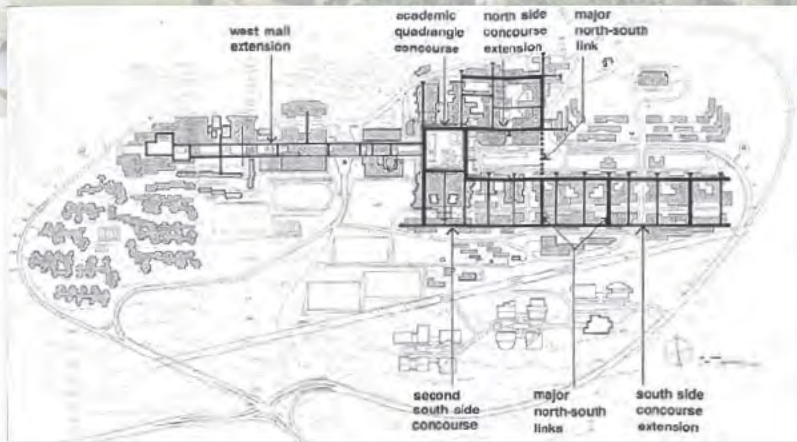
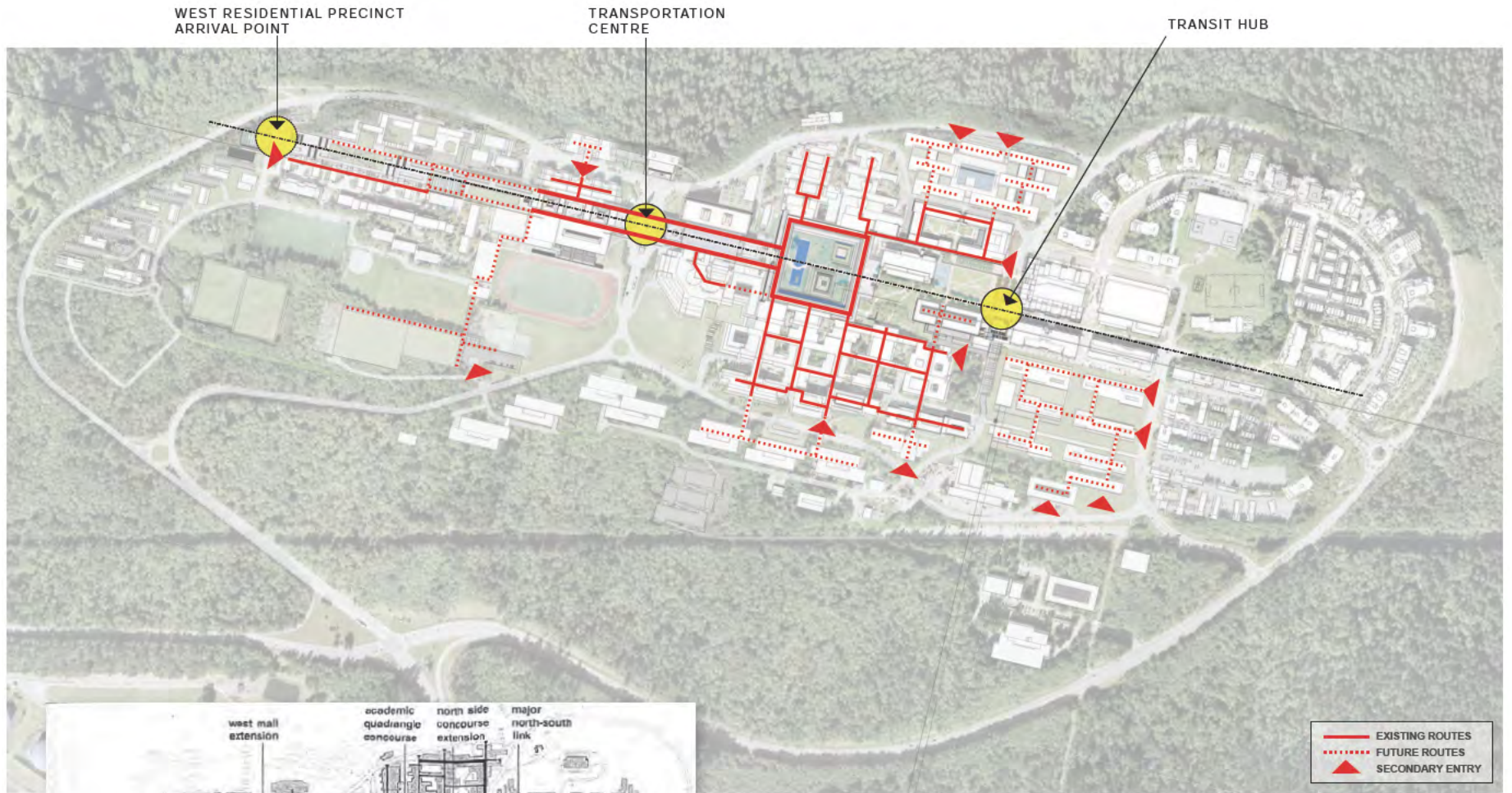
With a new Transit Hub proposed in the area of the previously described 'east gate arrival point' it is reasonable that campus walking distances be considered from that point and the existing Transportation Centre, with the AQ situated equidistant from the 2 centres. Similarly, the 2 transit arrival and departure points are able to serve the east and west residential precincts within comfortable walking distances. A third arrival point to campus could also be located at the west axial terminus.

Again, with the introduction of the Univercity development, the eastern 'landscaped mall with public buildings' is forgone in favour of a more urban 'high street' typology.



EM 1963 MASTERPLAN - WALKING DISTANCE DIAGRAM

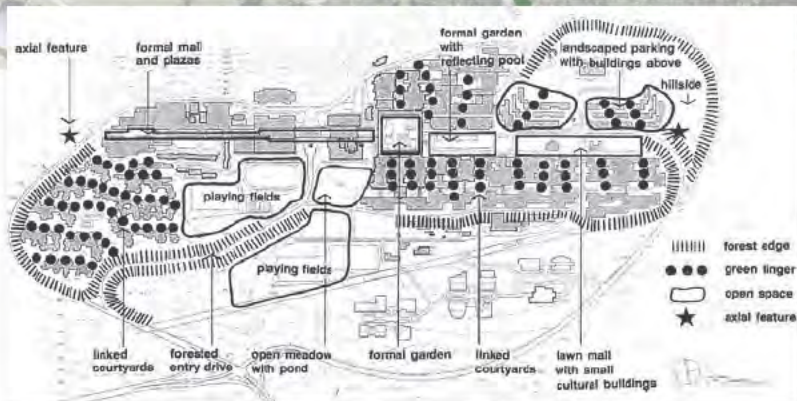
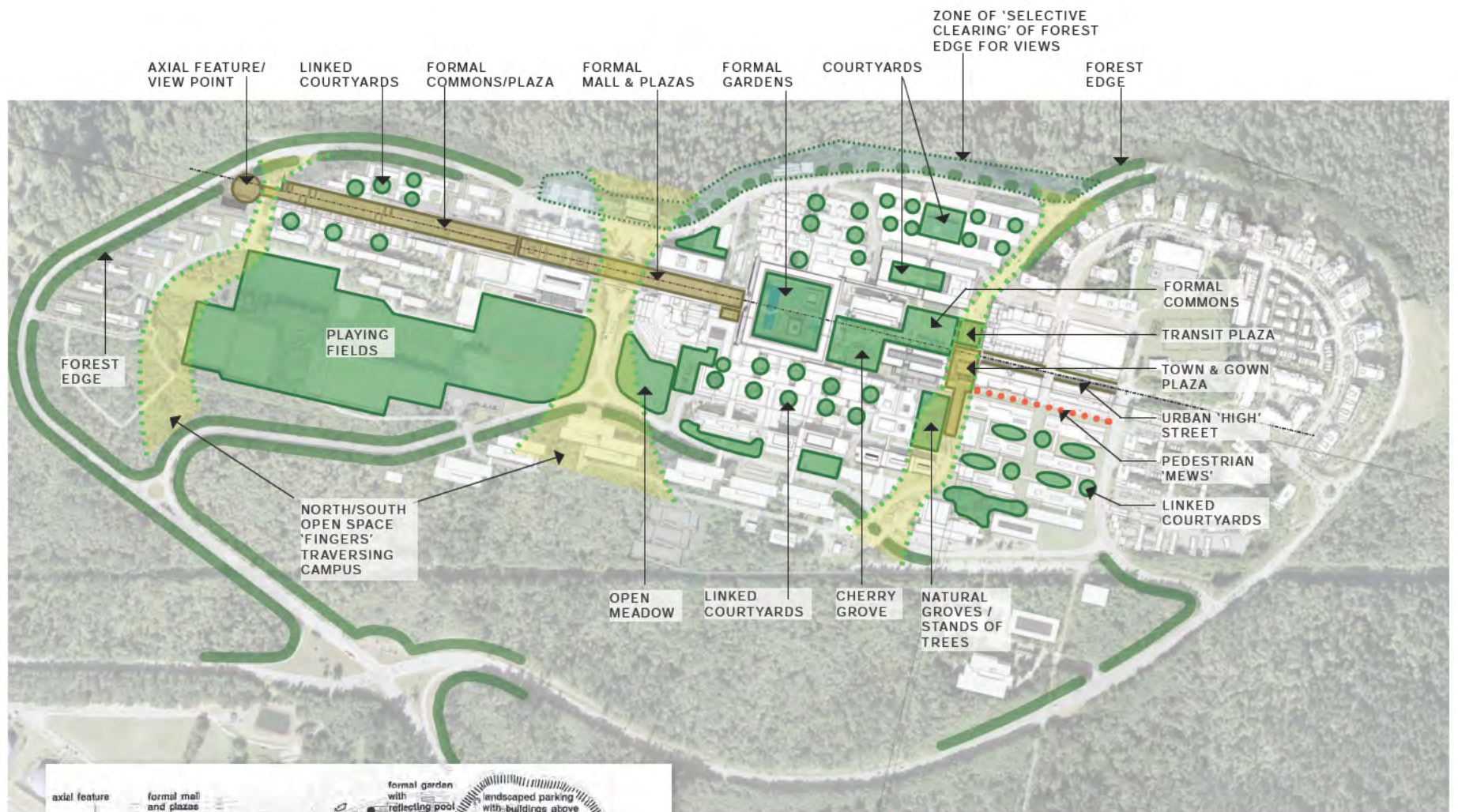
2.0 CAMPUS ORGANIZING PRINCIPLES



AEA 1990 MASTERPLAN UPDATE - INTERIOR WALKING NETWORK

2.5 INDOOR PEDESTRIAN CIRCULATION

As originally envisioned, the indoor pedestrian network connecting the campus core will be extended as the academic precinct grows over time. As this network expands in closer proximity to the roads bounding the campus core (University Drive, Gagliardi Way and South Campus Road), it affords opportunities to introduce secondary entrance points to the weather protected pedestrian network.



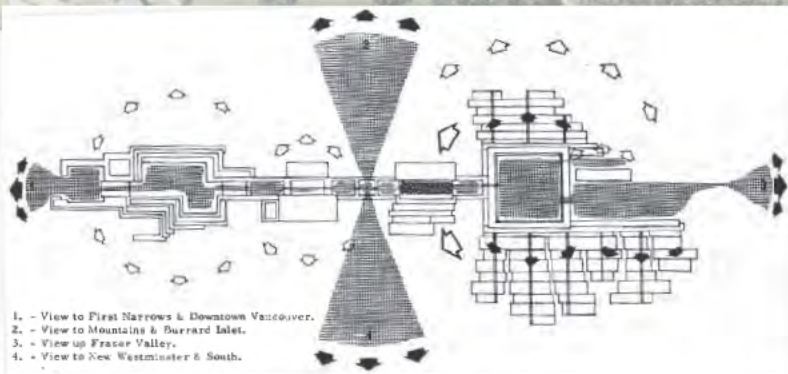
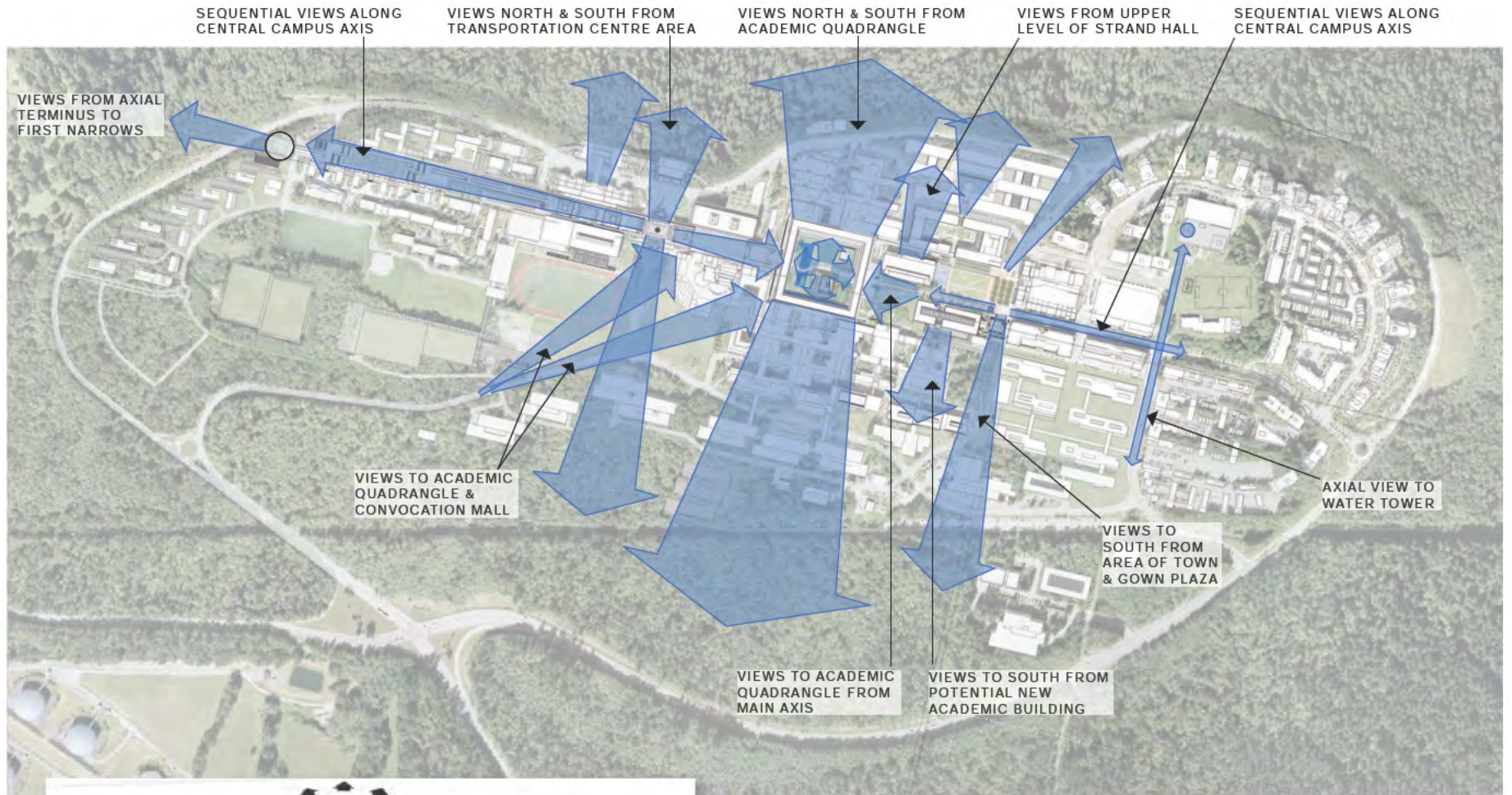
AEA 1990 MASTERPLAN - LANDSCAPE CHARACTER & FEATURES

2.6 LANDSCAPE CHARACTER AND FEATURES

The landscape character of the SFU Campus is typified by its interface with its natural mountain top forest setting, the sequence of spatial experience along the central axis, and the variety of more informal courtyards and open spaces in and around the developed areas to the north and south of the central axis. With planting and landscape materials native to the area the existing character of the site is enhanced throughout.

The development of UniverCity and the University High Street is somewhat of a departure from the vision of the 'lawn mall with small cultural buildings' anticipated in the 1990 Master Plan. However, the introduction of a more urban, mixed use streetwall form of development adds to the variety, spatial sequence and character along the central axis of campus.

2.0 CAMPUS ORGANIZING PRINCIPLES



EM 1963 MASTERPLAN - VIEW CONSIDERATIONS

2.7 VIEW CONSIDERATIONS

As the campus has continued to develop other view considerations have evolved in addition to those identified in the original 1963 Masterplan and are to be considered in the future development of individual sites.



VIEW OPPORTUNITIES FROM TERRACED MORPHOLOGY



2.8 ARCHITECTURAL DESIGN/MATERIALS

The principle intentions of the design, as originally stated in the 1963 Erickson Massey Development Plan are still relevant as primary principles to guide the architectural design and detailing of buildings on the SFU Campus. Over 45 years later, these intentions are also largely consistent with contemporary design and construction practises, particularly as they relate to issues of sustainability and energy efficiency. These intentions, as originally stated are;

COMPOSITION

The composition is of a grouping of elongated blocks running parallel to an east and west axis and building up in a terraced fashion to the central pedestrian spaces of the University. A central spine in line with the First Narrows and Fraser Valley spans the saddle of the mountain from the pyramidal form of the academic quad block to the pyramidal form of the residence block, crossed by two building complexes terracing upwards in opposite directions on either side of the transportation (point of arrival) centre. The academic quad is the climax of the composition, the library block the principle building accent. Horizontal and vertical surfaces dominate the composition, the horizontal surfaces are the terraces, quads, courts, roofs, walkways, etc., which figure largely in views from the complex and thus must be consistent in colour and surfacing materials: the vertical surfaces are the walls, railings, columns, piers, elevator shafts, exhaust flues, etc., and must similarly be identified by consistent colour and materials.

- More recent development on campus appears to typify the predominantly east west orientation of buildings contemplated in the original Master Plan. The east west orientation responds well to the natural topography and view opportunities, and enables effective strategies to deal with issues of solar heat gain and daylighting in the interest of energy efficiency.
- The introduction of atrium and courtyard spaces also increases opportunities for natural ventilation, vertical displacement ventilation, and daylighting.



2.0 CAMPUS ORGANIZING PRINCIPLES

- The detailed form and expression of new campus buildings should be informed by, and where possible, demonstrate responsible sustainable design practises.



MATERIALS

One material, concrete, dominates the entire scheme. It is used in different tones and textures according to its positions on the buildings and structural function (e.g., dark rough textured cast-in-place for main structure, light smooth precast, exposed aggregate for non-structural, etc.,). When other materials are brought in they are used so as not to conflict with the dominant material. Colour plays an important part in the scheme, being used symbolically to signify use and function, as well as for decorative purposes.

- Given its inherent durability amidst the extreme climate conditions on Burnaby Mountain, concrete has been, and continues to be the appropriate dominant structural and exterior finish material for the campus.
- Other materials such as glass, steel, aluminum, and wood can be used as secondary, accent materials where appropriate for functional or decorative purposes.
- As a local, rapidly renewable resource material, wood is an attractive material to complement the prevailing use of concrete, however, for reasons of durability and maintenance, its use should be limited to interior or weather protected exterior applications.

ROOFS

Because of the nature of the scheme, the roofs are as important in finish as the walls and are not in any sense to be considered “out of sight”. The vertical roof shafts, ventilators, skylights, elevators, stairwells, etc., figure as important elements in the rhythmic composition of the roof surfaces. Where practicable, the roofs would be used as terraces with pedestrian access. Run-off water, directed from the roof in open channels would be collected for emergency use in reservoir, ponds, and lagoons which are part of the landscape.

- All new developments on campus should consider opportunities for accessible, landscaped roofs, green walls, and storm water management strategies consistent with the intentions of the original Erickson Massey 1963 Master Plan, and with current sustainable design practises.

INTERIOR PEDESTRIAN CONNECTIONS

As the academic campus has grown, interior weather protected pedestrian connections between buildings have become increasingly important in providing for comfortable circulation within the campus core. As the academic precinct extends to and beyond its current boundaries of University Drive to the north and South Campus Road to the south, interior pedestrian bridge links will become even more critical to maintaining convenient connectivity.

Future pedestrian connections and bridge links should be considered as opportunities to provide space for other uses (lounges, seating / study areas, etc..) rather than merely narrow, pedestrian dedicated corridors. Bridges should be light and transparent to minimize negative spatial effects on exterior grade level areas, roads, and pathways.





3.0 OVERVIEW OF FUTURE DEVELOPMENT SITES

The sites identified as having potential for development are:

Site Area 1 – The area of existing parking Lot C.

Site Area 1B – Data Centre adjacent to the existing Water Tower.

Site Area 2 – Four sites including the area surrounding the Madge Hogarth Residence building, the West Mall Centre extension north of University Drive West, the site directly to the north of the Transportation Centre and University Drive, and the small triangle of land directly to the north of the Main Library.

Site Area 3 – Between the Maggie Benston Centre & the AQ & Shrum Chemistry Building.

Site Area 3B – Infill below the Academic Quadrangle.

Site Area 4 – The Sports and Recreational Precinct.

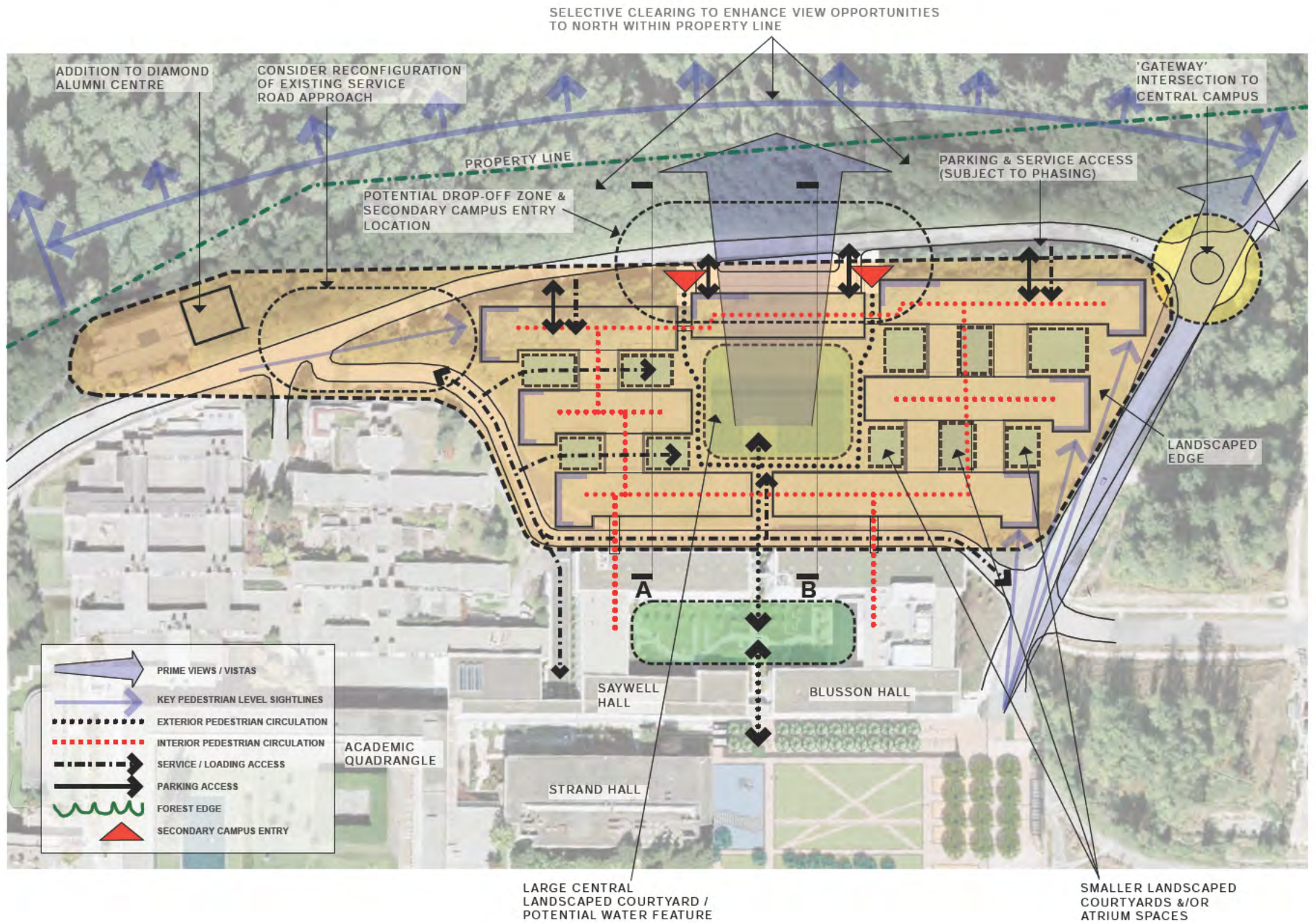
Site Area 5 – Bordering South Campus Road.

Site Area 6 – In the area of existing parking Lot B.

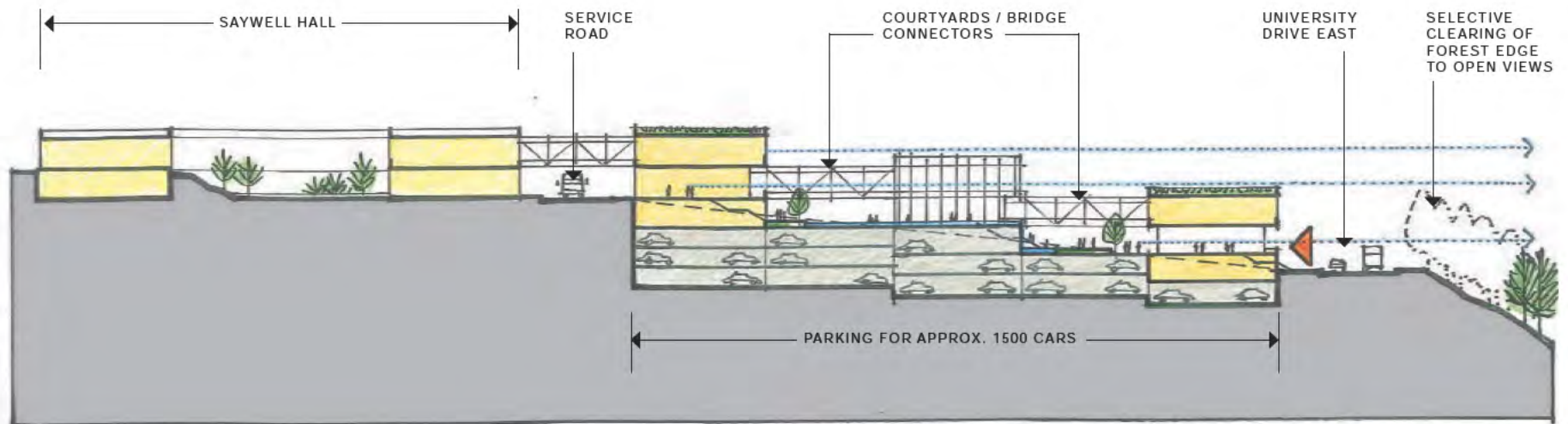
Site Area 7 – Discovery Park (provisional site considered for capacity purposes only).

Site Area 8 – ‘Reserve’ Area. Site Area 8A southeast of Gaglardi Way is a provisional site considered for capacity only.

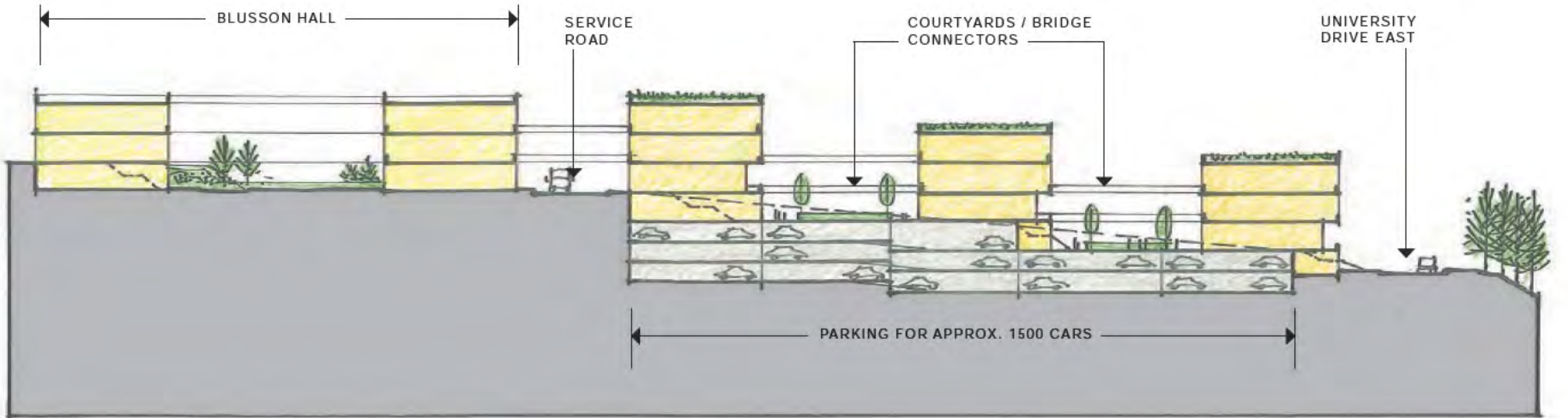
3.0 OVERVIEW



SITE AREA 1 - PLAN DIAGRAM



Section A



Section B

SITE AREA 1 - SECTIONS



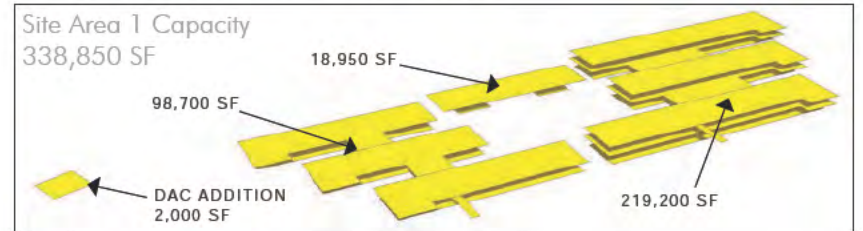
Looking Northwest to 'Lot C'



Looking West to 'Lot C', University Drive East to Right



Looking Northeast from Saywell Hall to 'Lot C'



SITE AREA 1 DESCRIPTION

This development area, currently occupied by the Lot C parking area, slopes significantly to the north and enjoys the potential of dramatic views to Burrard Inlet and beyond. Primary features anticipated for the design of this site include;

- A total floor area of approximately 338,850 SF
- Structured parking for approximately 1500 cars
- Allowance for phased development.
- A large, central landscaped courtyard with secondary smaller courtyard spaces on the east and west portions of the site.

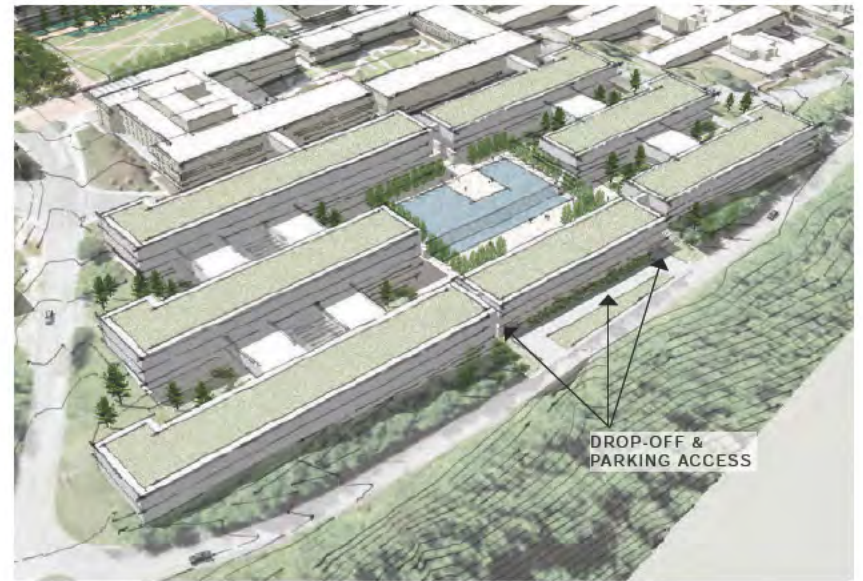


Site Area 1 - Existing Panoramic View to North - Burrard Inlet, Indian Arm and Coast Mountains - Selective Clearing to Open View Opportunities

SITE AREA 1 - CONTEXT



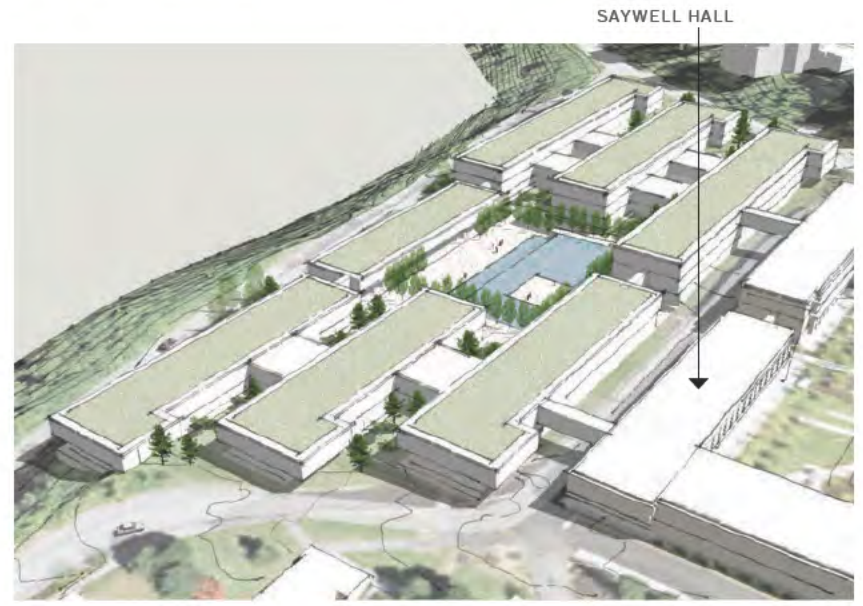
View from Northwest



View from Northeast

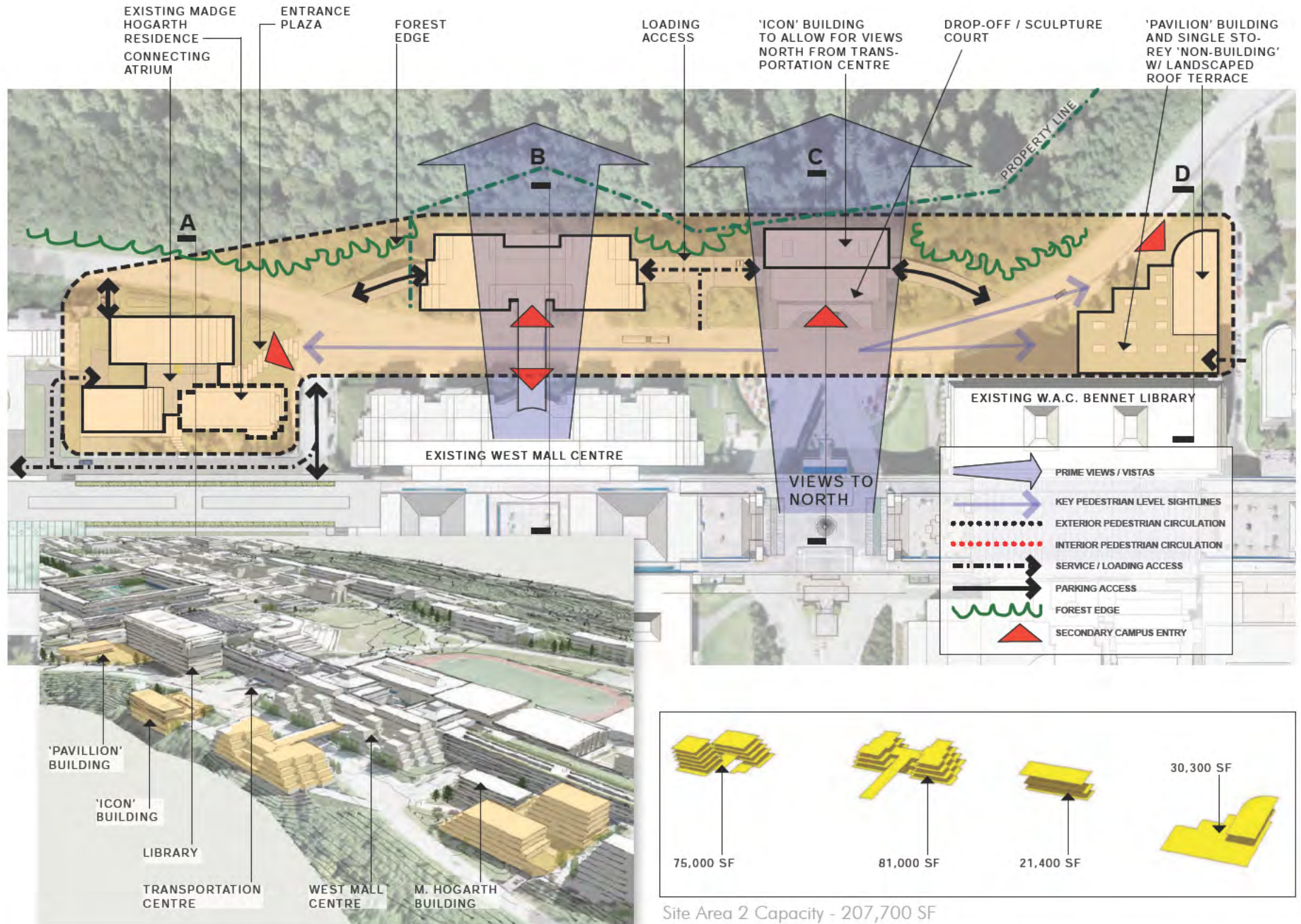


Context overview from Southwest

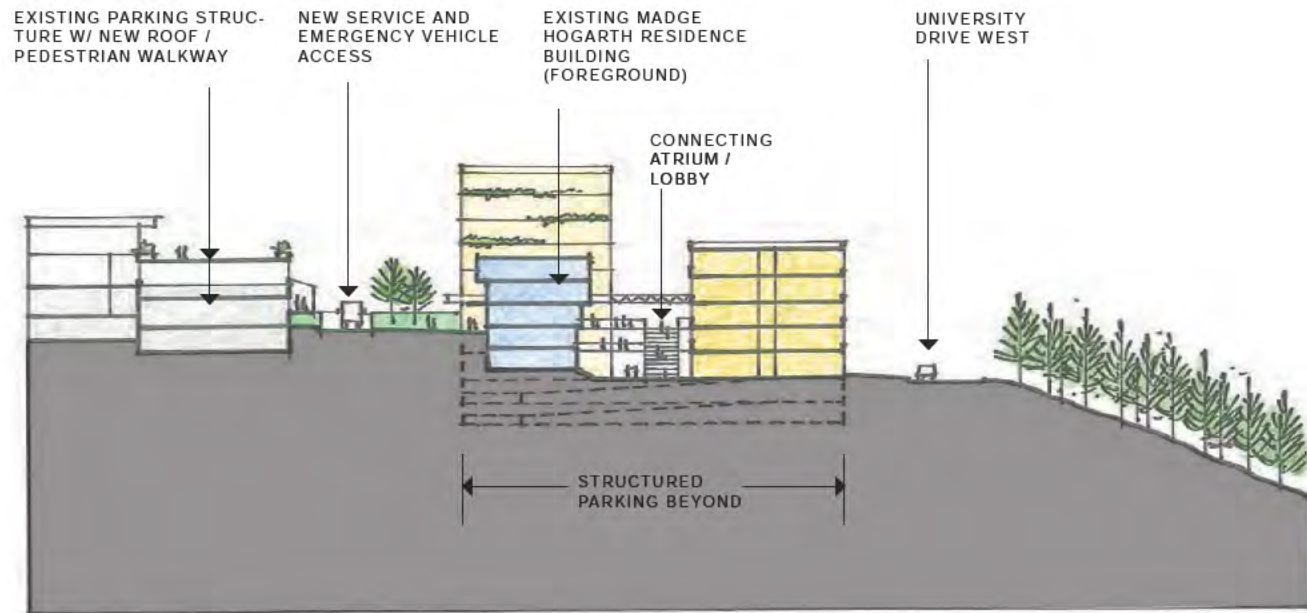


View from Southwest

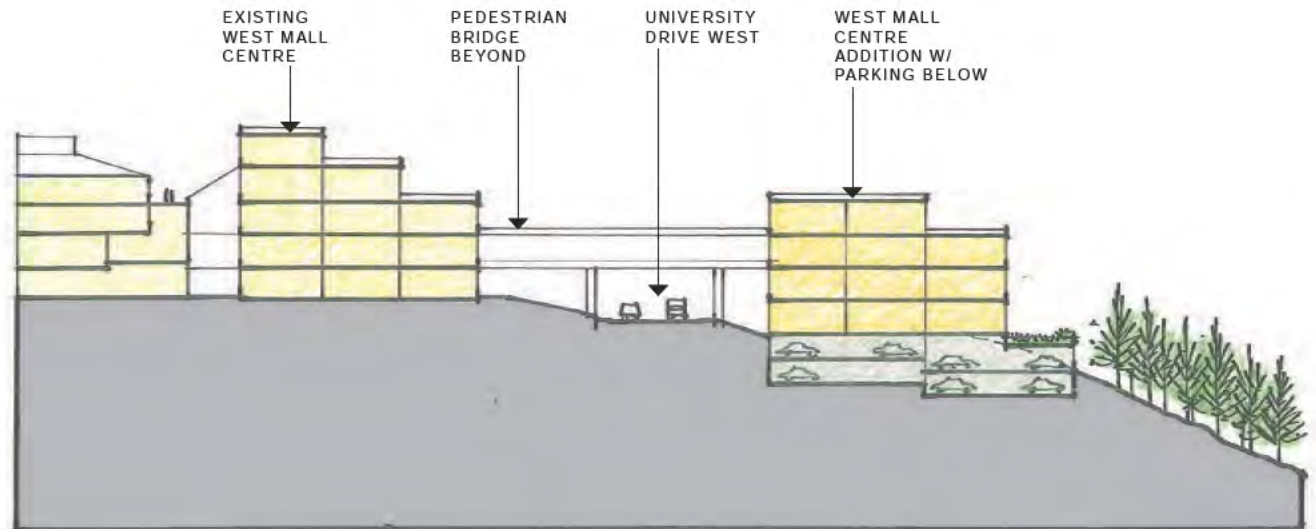
SITE AREA 1 - MASSING VIEWS



SITE AREA 2 - PLAN DIAGRAM & OVERVIEW

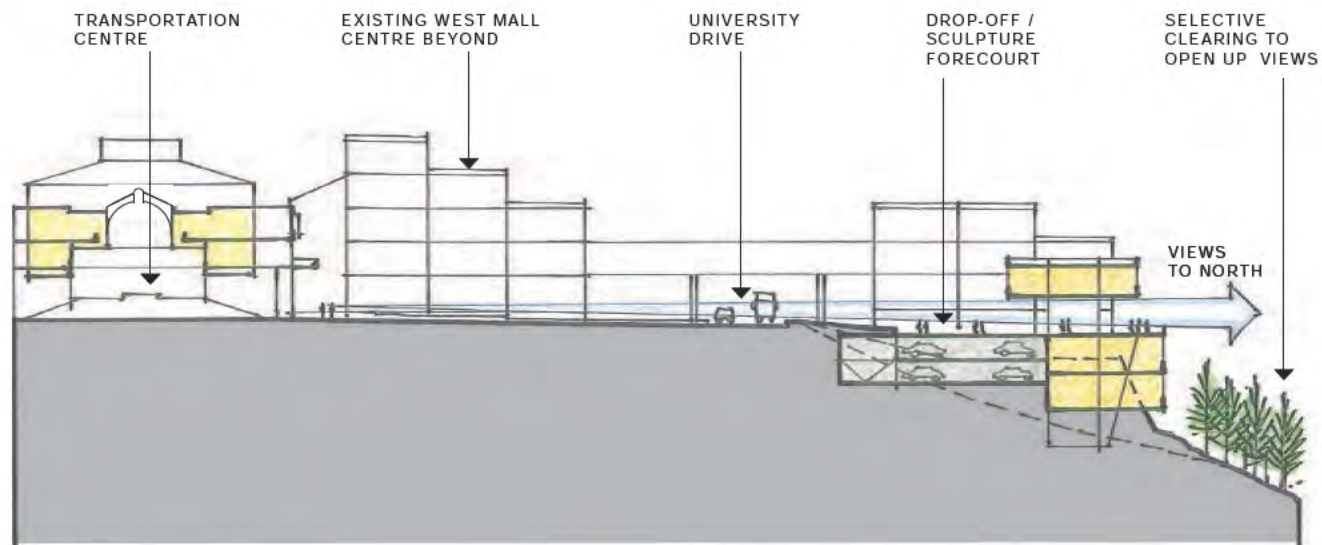


Section A

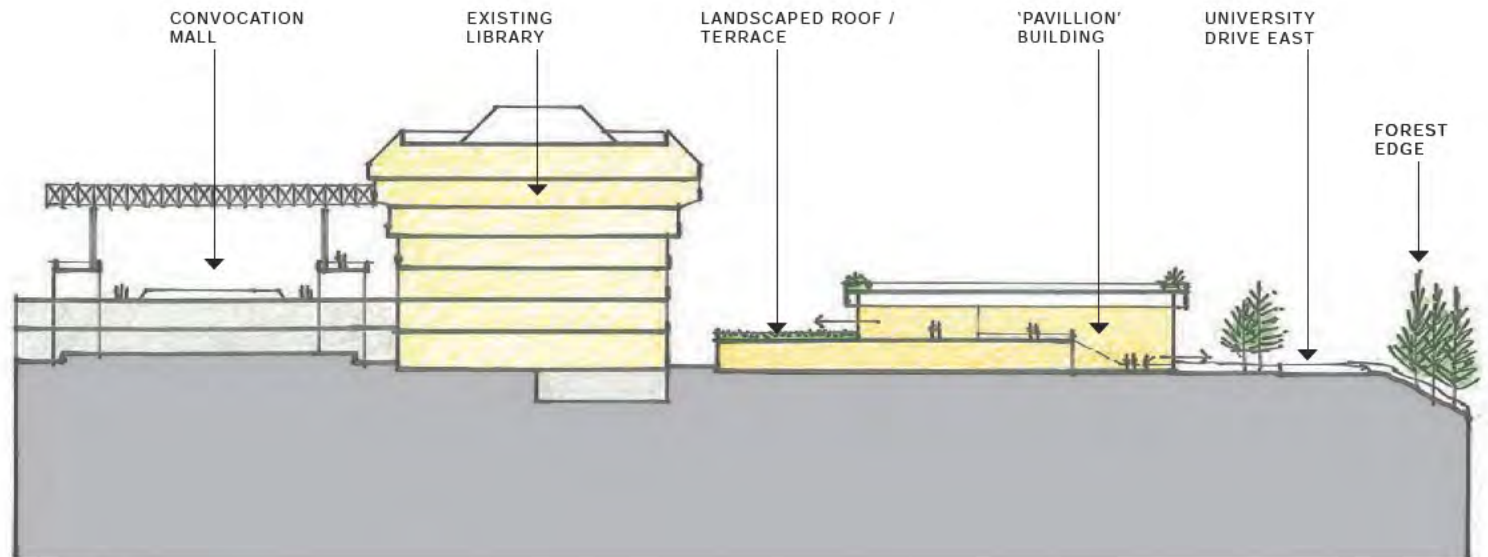


Section B

SITE AREA 2 - SECTIONS & CONTEXT

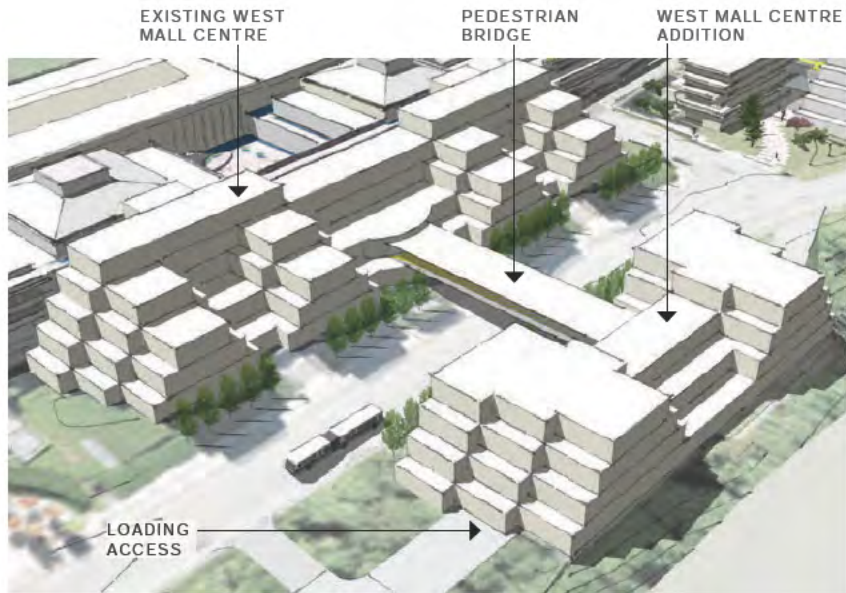


Section C



Section D

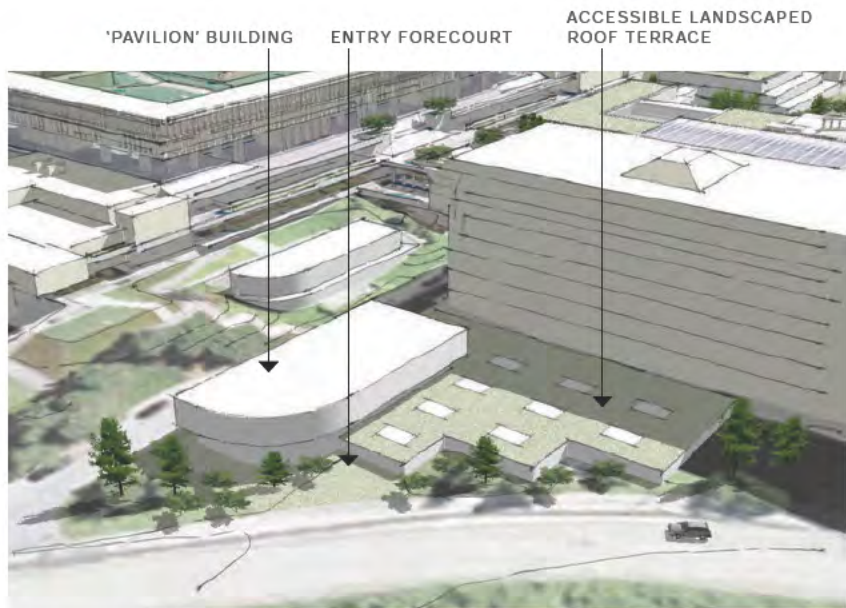
SITE AREA 2 - SECTIONS & CONTEXT



West Mall Centre Addition



'Icon' Building to north of Transportation Centre



'Pavilion' Building north of existing Library



Additions to Madge Hogarth Building from Northeast

SITE AREA 2 - MASSING VIEWS

SITE AREA 2 DESCRIPTION

Additions north and west of Madge Hogarth Residence

- West portion of site sloped steeply to the northeast
- Retain existing Madge Hogarth Residence.
- 2 additional wings with interconnecting atrium / circulation space
- approximately 75,000 SF total with structured parking below

Extension to West Mall Centre

- Sloping site north side of University Drive
- Extend existing architectural character of West Mall Centre
- Pedestrian Bridge connection over University Drive
- Approximately 67,300 SF total with structured parking below

"Icon" Cultural Building

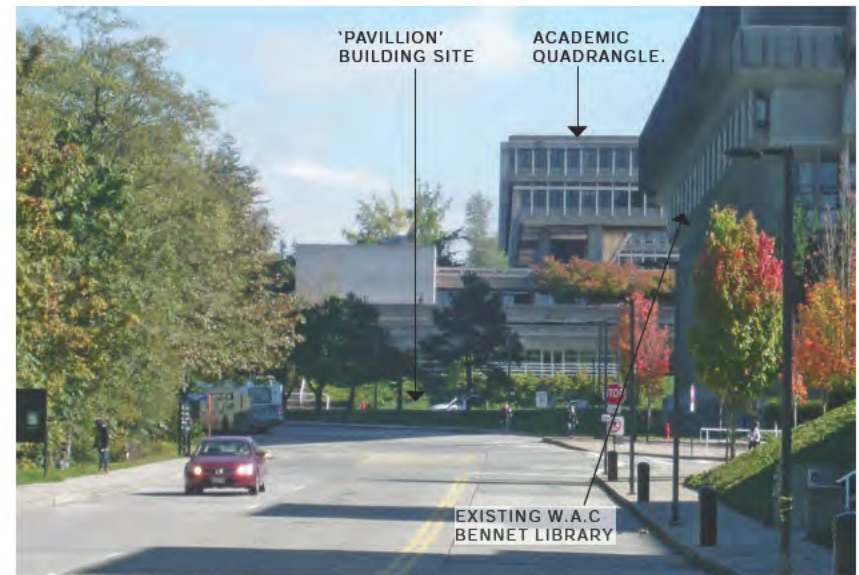
- Sloping site north side of University Drive on north / south axis with transportation Centre
- Acknowledge views to north from Transportation Centre.
- Approximately 21,400 SF total with structured parking below

'Pavilion' Building

- Triangular level site south of University Drive and north of existing WAC Bennett Library
- 1 ½ level building, approximately 30,000 SF total



Looking North to 'Icon' Building Site across from the Transportation Centre



University Drive View - 'Pavillion' Building Site terminates street axis.



'Pavillion' Building Site, University Drive to right.



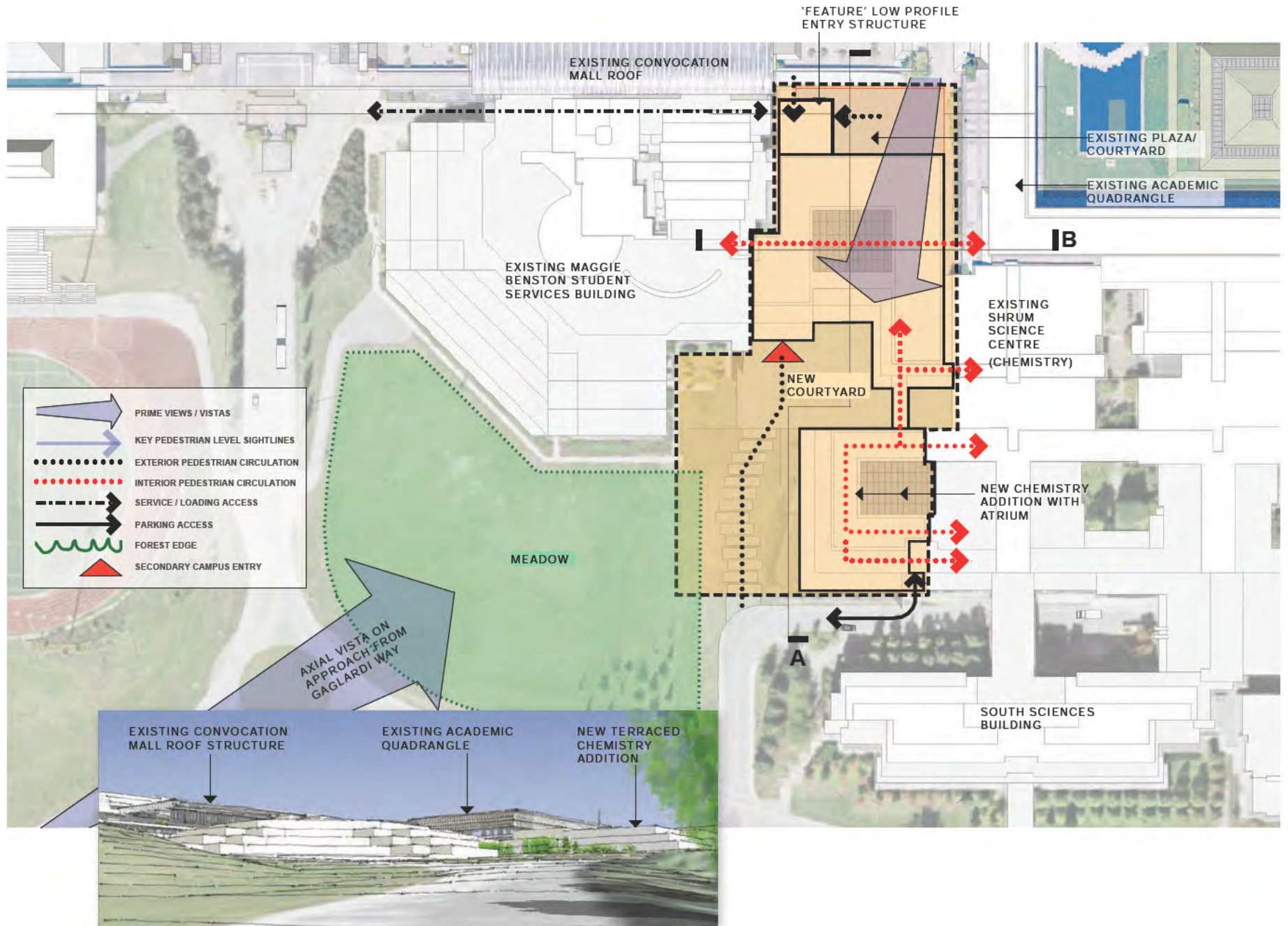
View of Existing Madge Hogarth Building



Looking West on University Drive

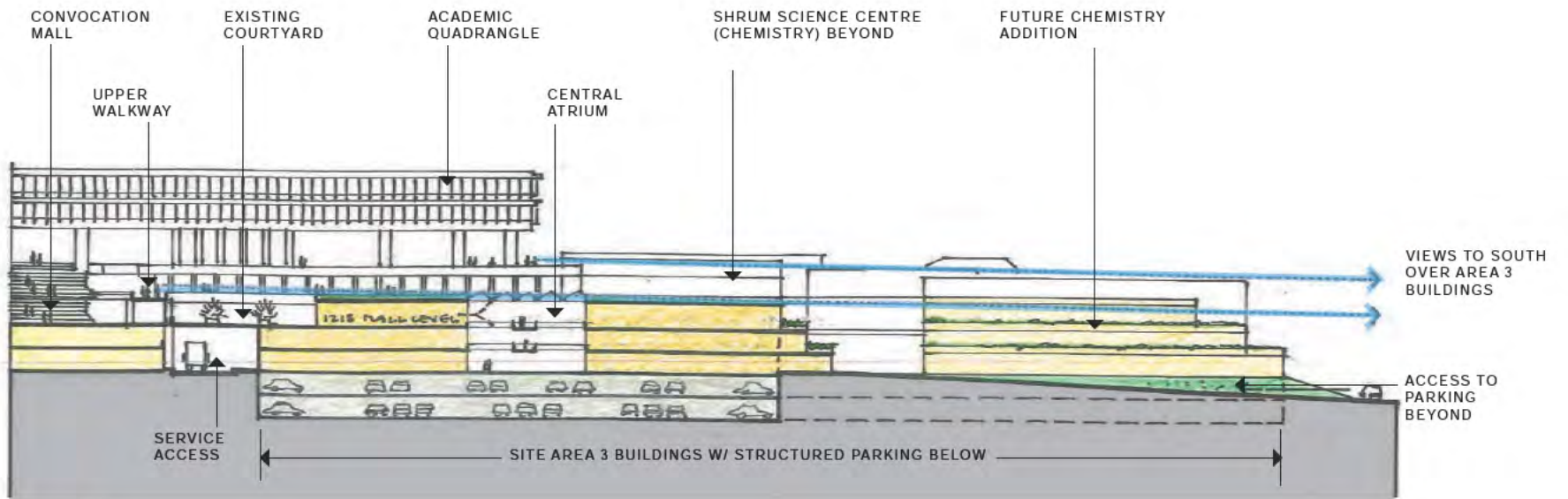


Looking North from West Mall Centre to West Mall Extension Site

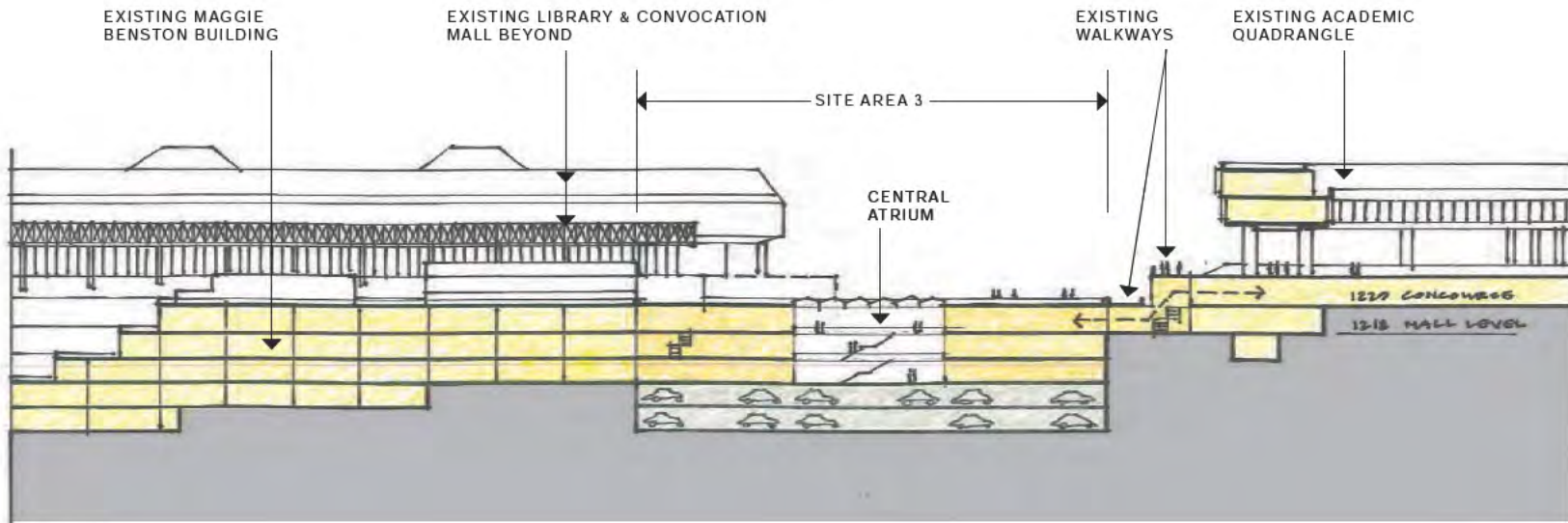


Core Campus Vista from Gaglardi Way with build-out of Site Area 3

SITE AREA 3 - PLAN DIAGRAM

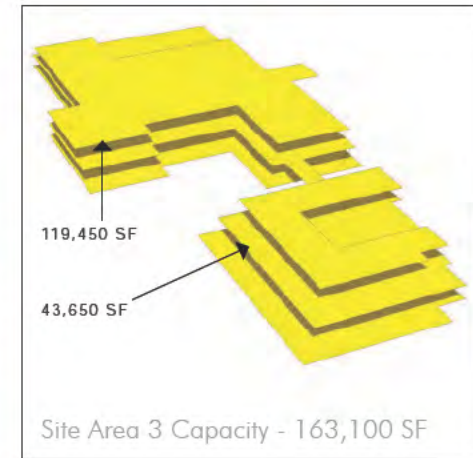


Section A



Section B

SITE AREA 3 - SECTIONS



Existing Site Area 3 Looking West from Academic Quadrangle plaza level



Existing Site Area 3 Looking North

SITE AREA 3 DESCRIPTION

- A constrained infill site bounded by the Maggie Benston Student Services Building to the west, Convocation Mall to the north and the Academic Quadrangle and Shrum Science Centre to the east.
- Approximately 159,550 SF total with structured parking below.

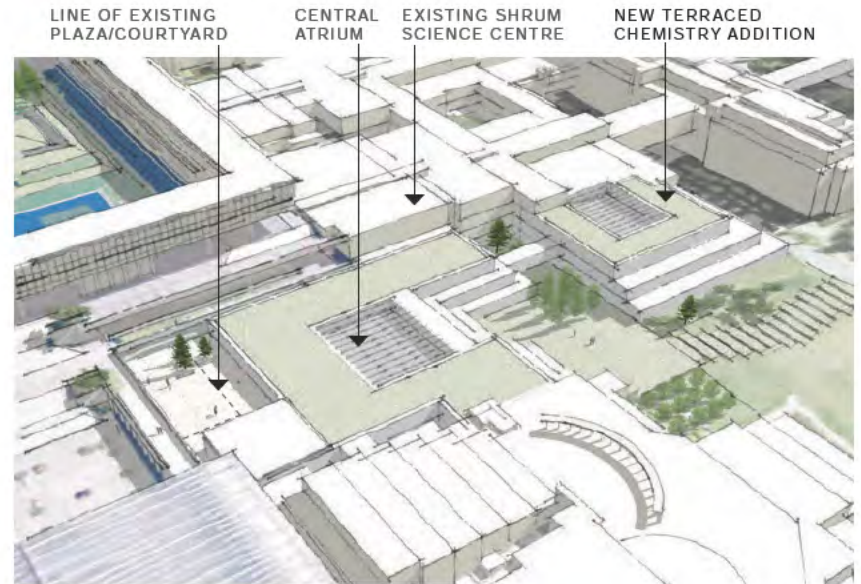


Existing Core Campus Vista from Gagliardi Way

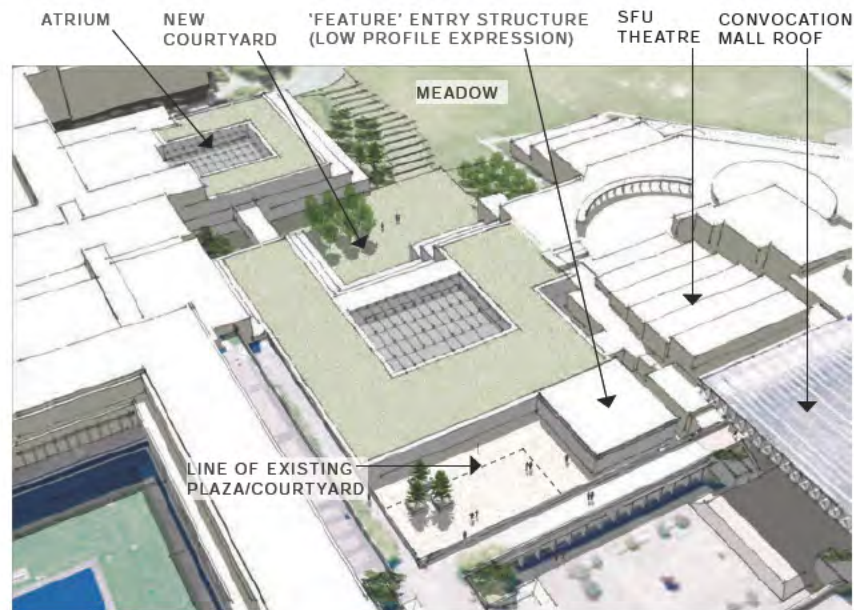
SITE AREA 3 - CONTEXT



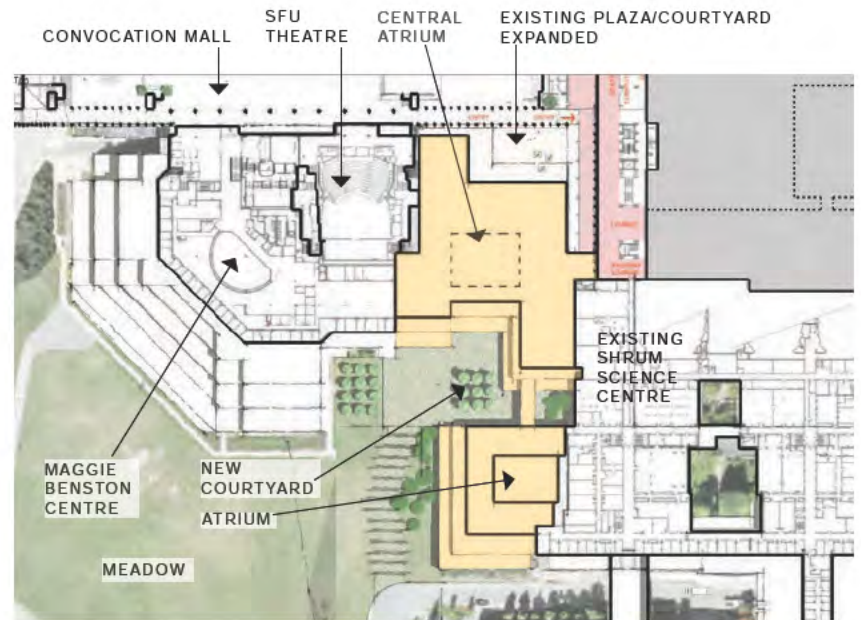
View from Southwest



View from Northwest



View from Northeast



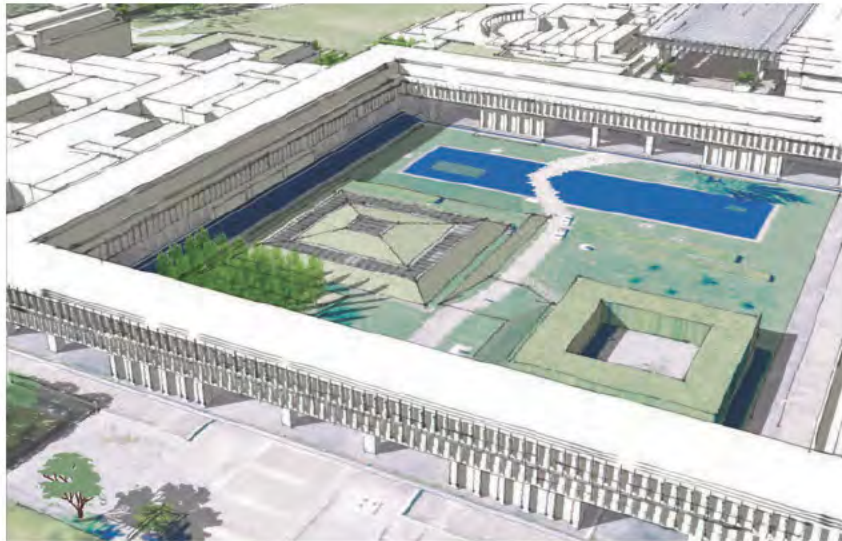
Plan showing Interface with Existing Facilities

SITE AREA 3 - MASSING VIEWS

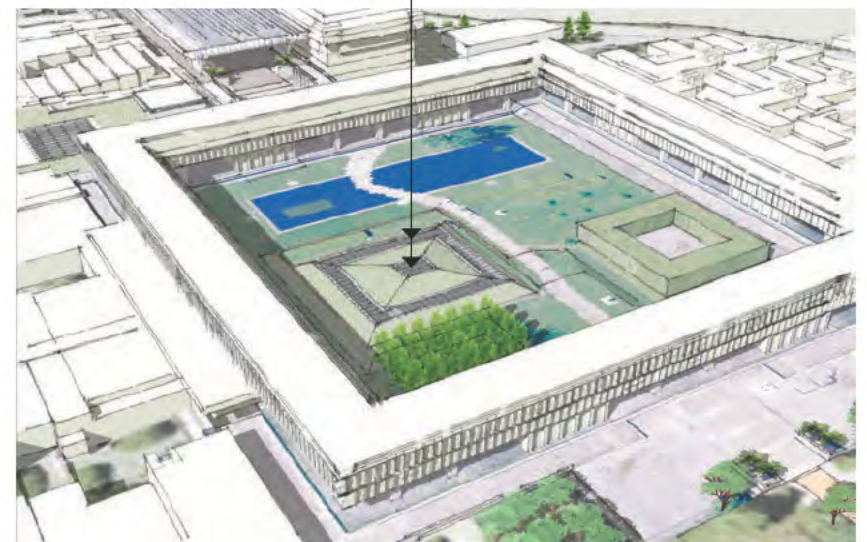


View of existing pyramidal mound in the Academic quadrangle garden

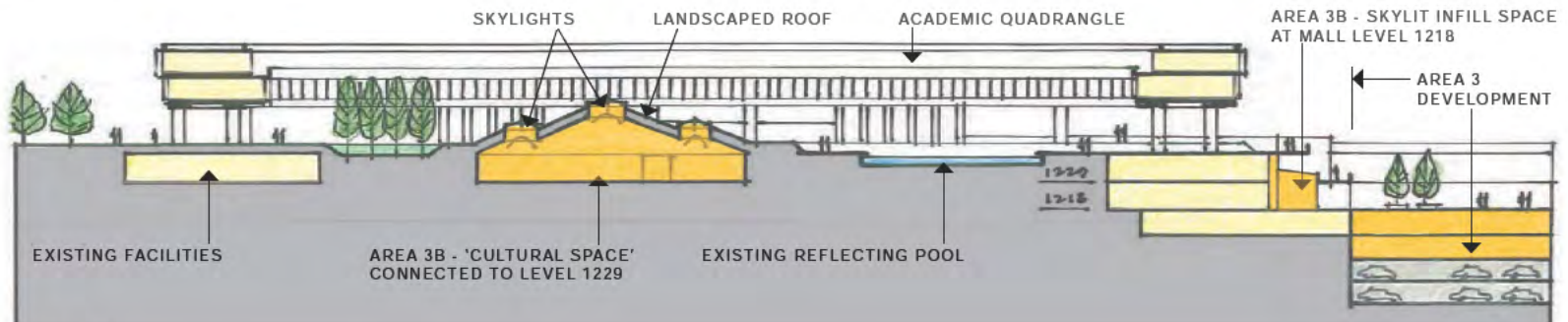
POTENTIAL NEW 'PYRAMID' TO MATCH EXISTING MOUND PROFILE - WITH SKYLIGHTS & LANDSCAPED ROOF OVER 'CULTURAL SPACE' BELOW



View from Northeast into Academic Quadrangle garden



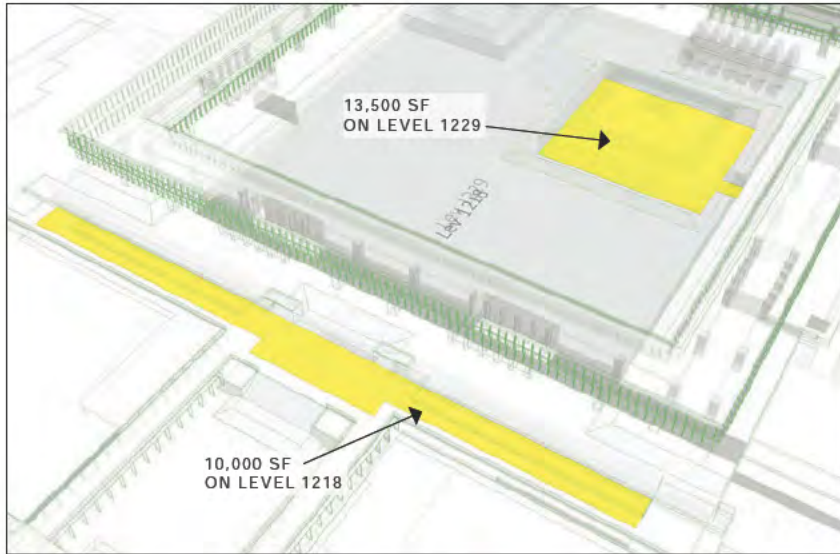
View from Southeast into Academic Quadrangle garden



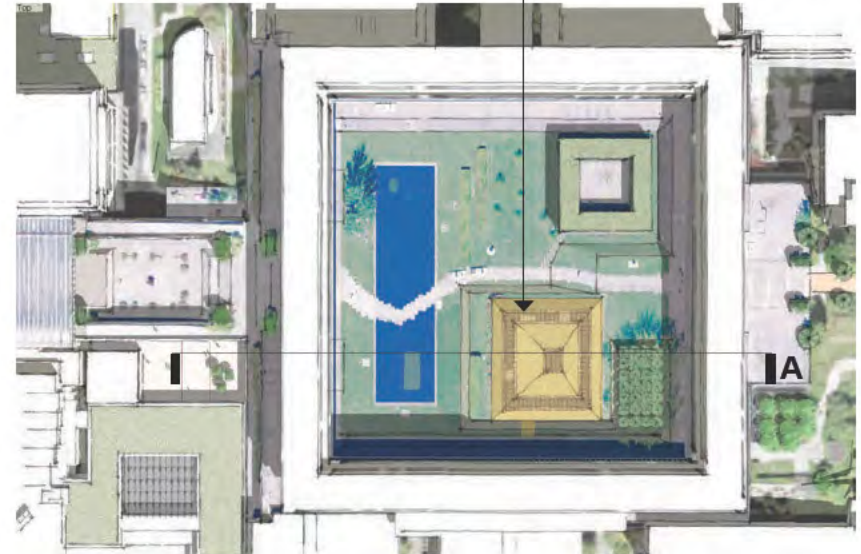
Section A

SITE AREA 3B

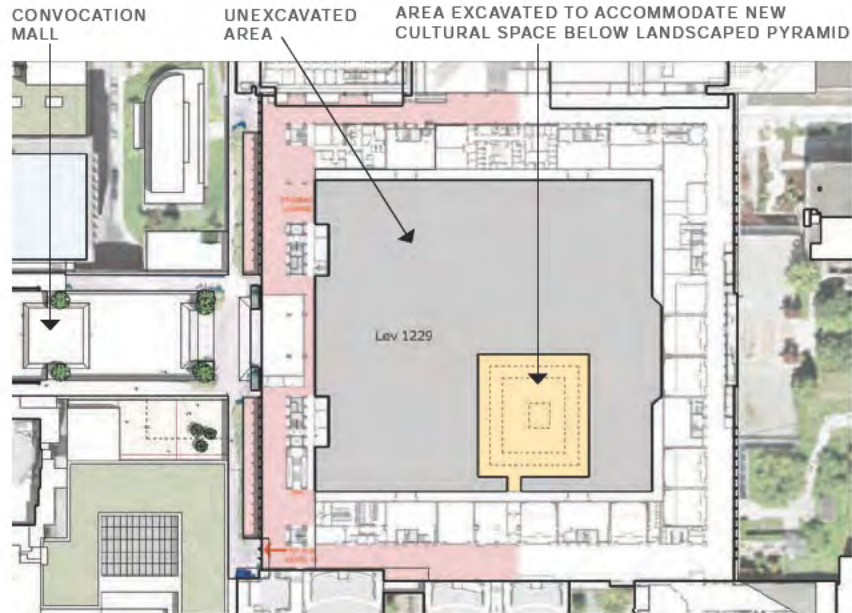
POTENTIAL NEW 'PYRAMID' TO MATCH EXISTING MOUND PROFILE - WITH SKYLIGHTS & LANDSCAPED ROOF OVER 'CULTURAL SPACE' BELOW



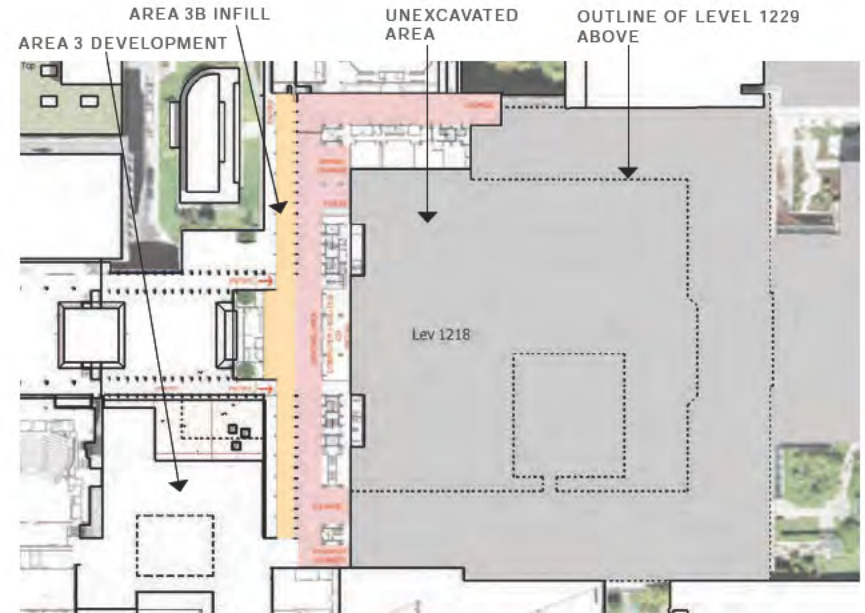
Site Area 3B Capacity - 23,500 SF



Plan view Academic Quadrangle garden

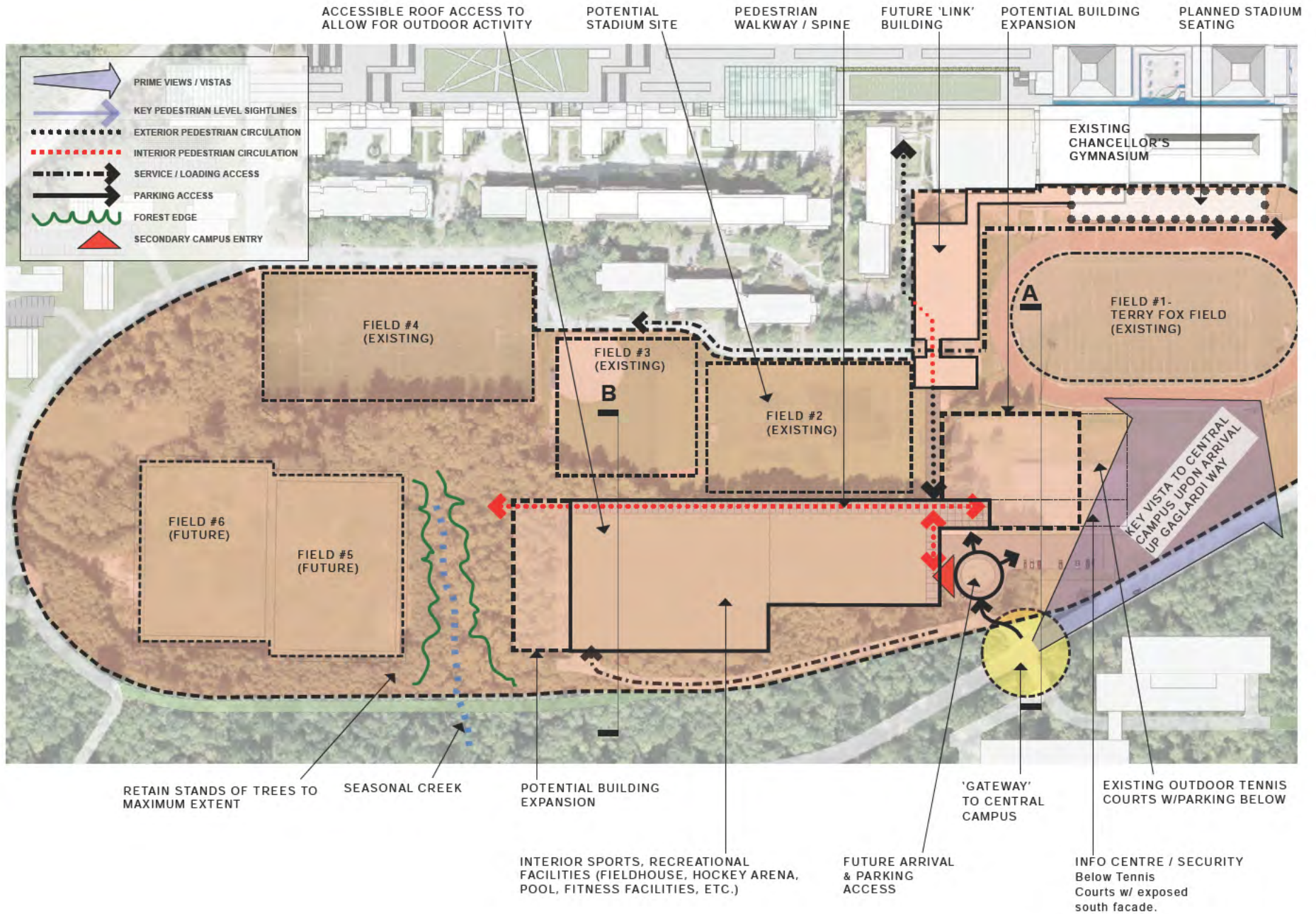


Plan showing Interface with existing facilities @ Level 1229

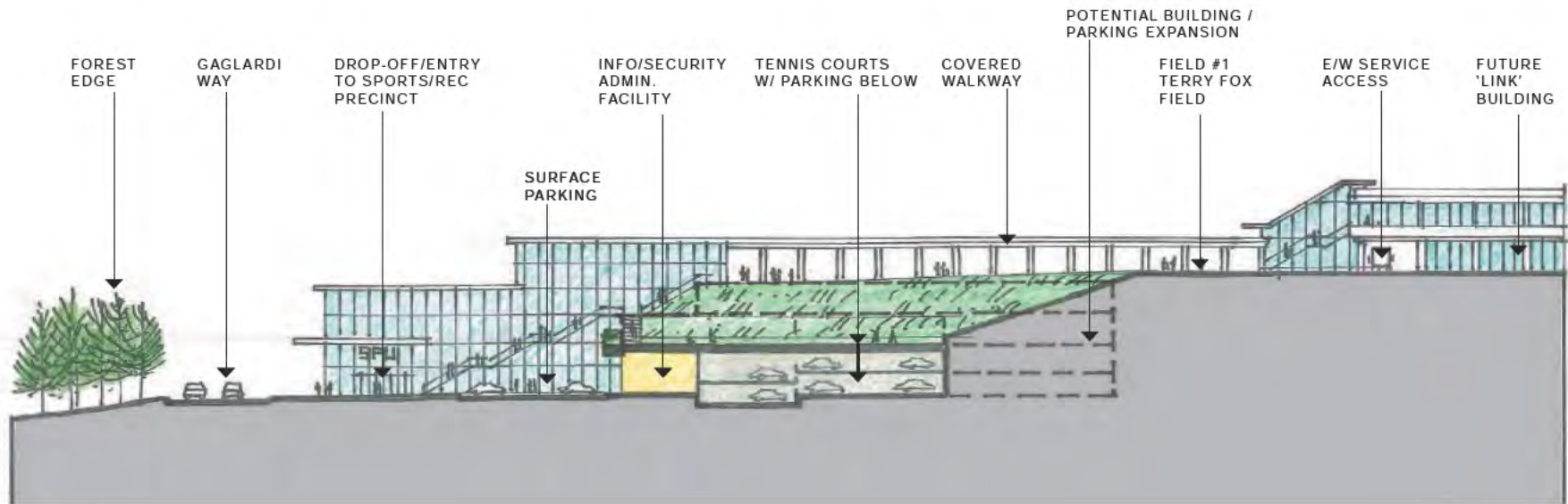


Plan showing Interface with existing facilities @ Level 1218

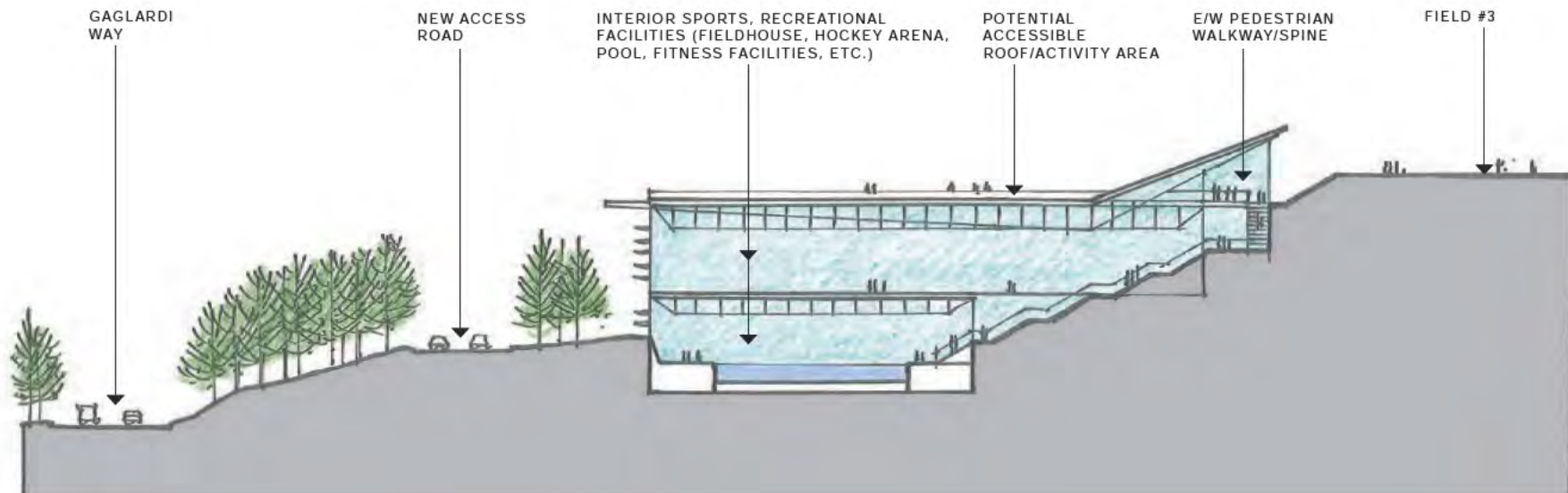
SITE AREA 3B - MASSING VIEWS



SITE AREA 4 - PLAN DIAGRAM



Section A

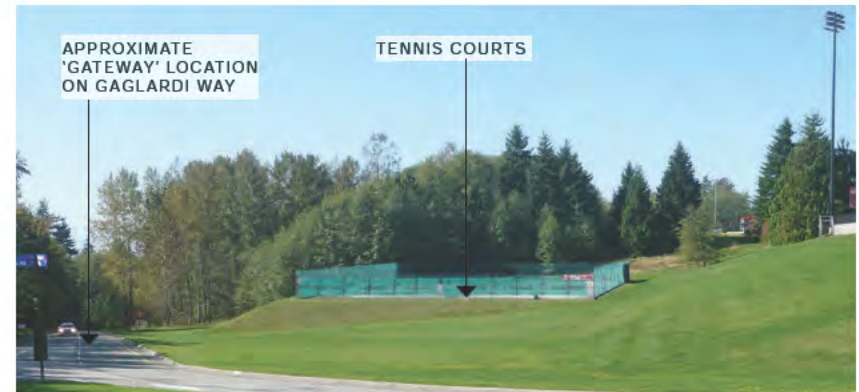
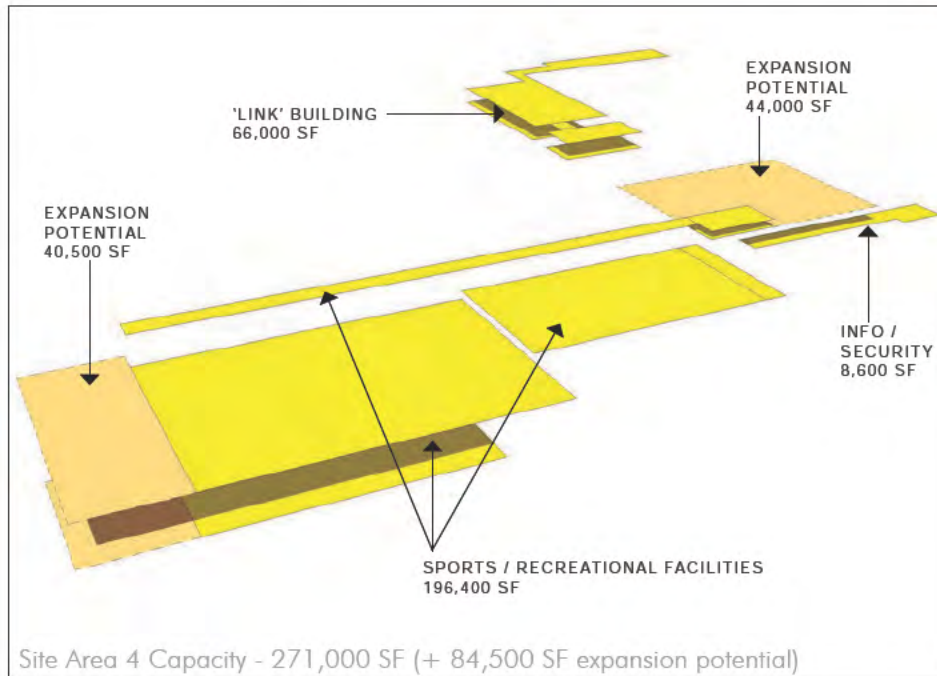


Section B

SITE AREA 4



Looking Southwest to Gaglardi Way & Terry Fox Field



Looking West to Gaglardi Way & Tennis Courts

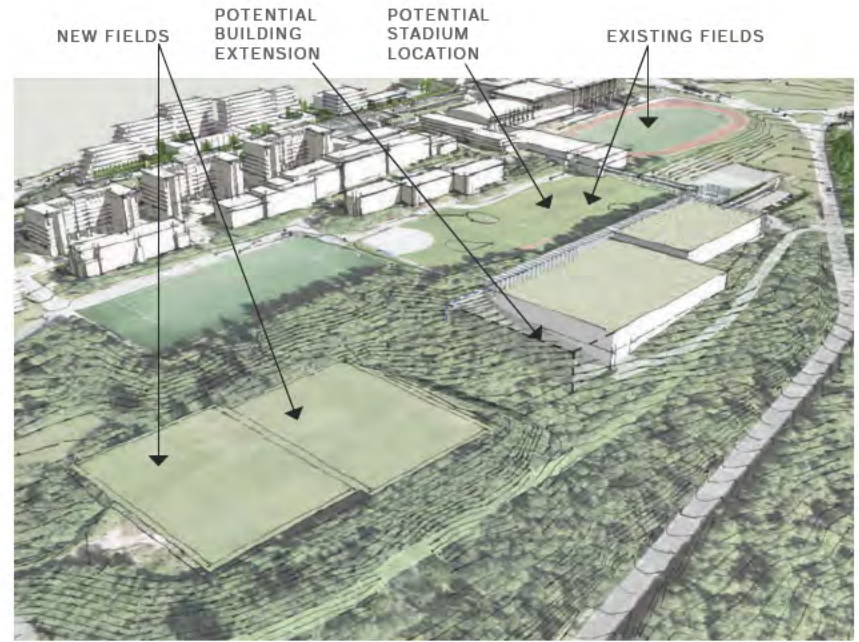
SITE AREA 4 DESCRIPTION

- A large site area situated north of the Gaglardi Way approach to the campus and south of the student residential precinct and Chancellors Gymnasium complex.
- North portions of site occupied by terraced, level outdoor playing fields #1 – 4, southerly portions of site predominantly wooded with significant natural slope to the south.
- Approximately 271,000 SF total including sports related facilities and potential campus information / security facility in combination with structured parking.
- 2 new level playing fields (#5 and #6) at SW portion of site.

SITE AREA 4



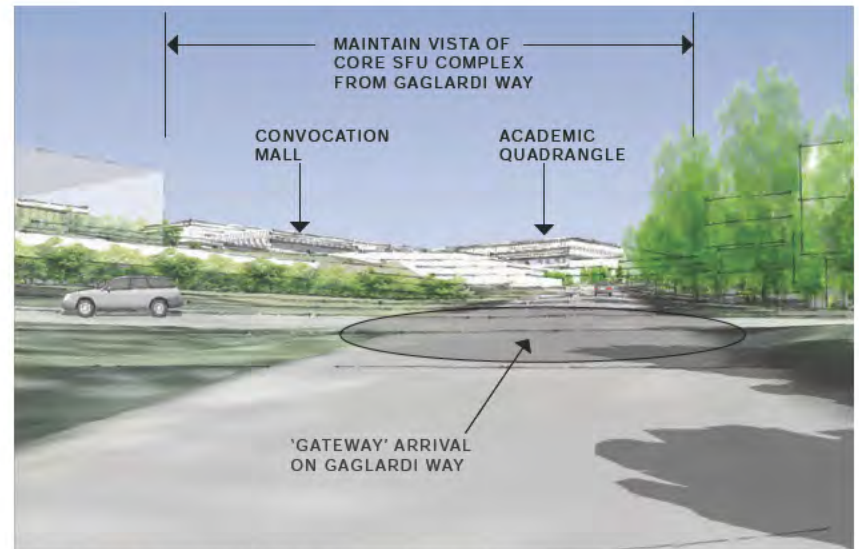
View from Southeast



View from Southwest

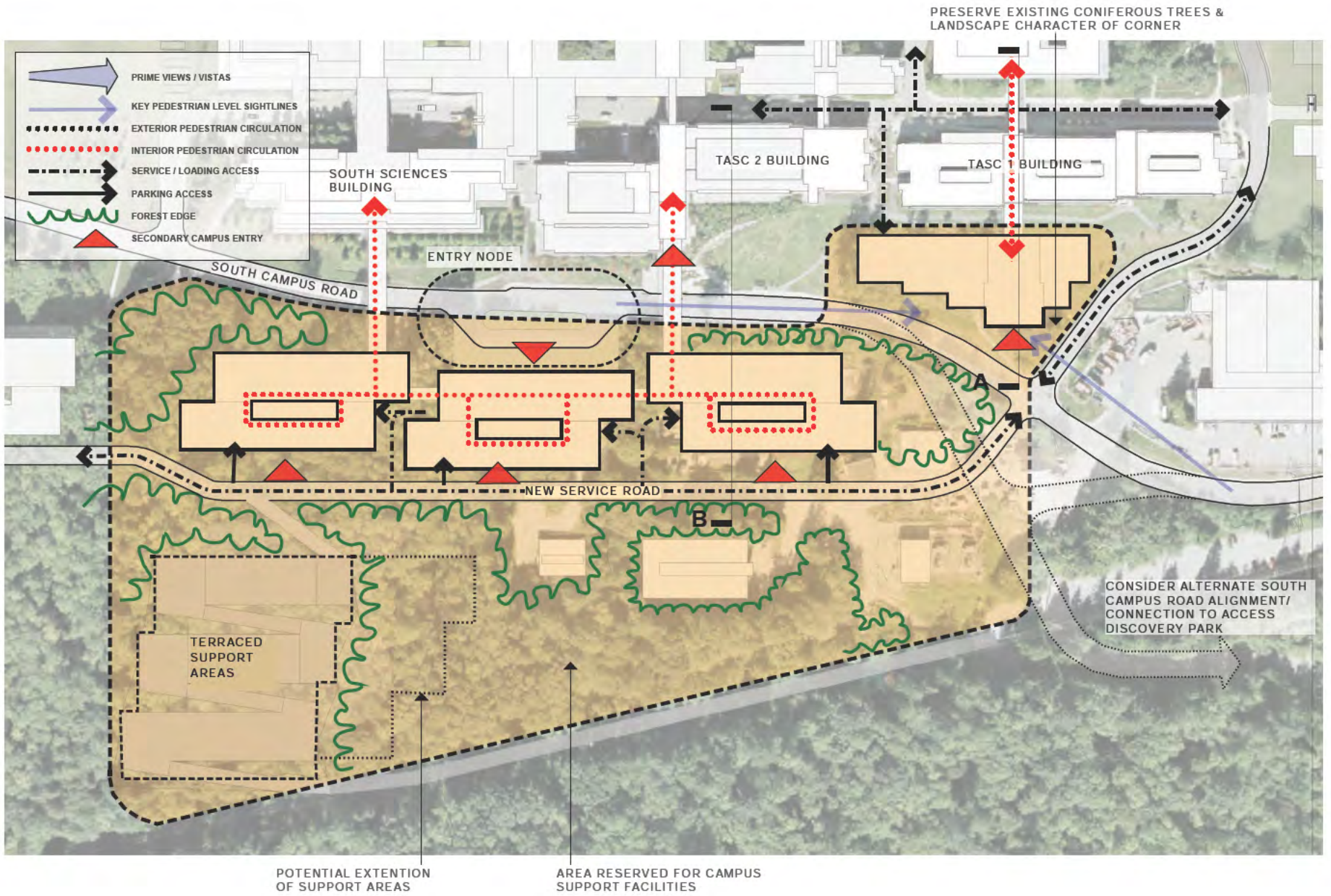


View of New Sports Complex & Info/Security Facility arrival

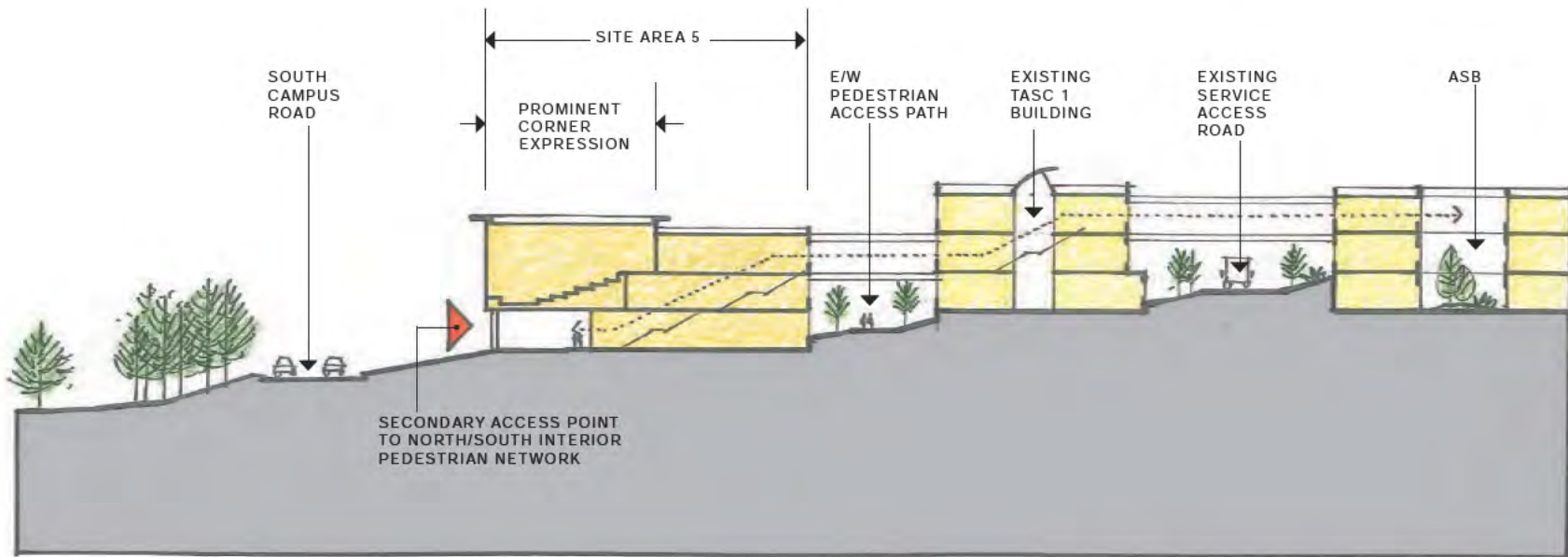


View from Gaglardi Way 'Gateway' Arrival

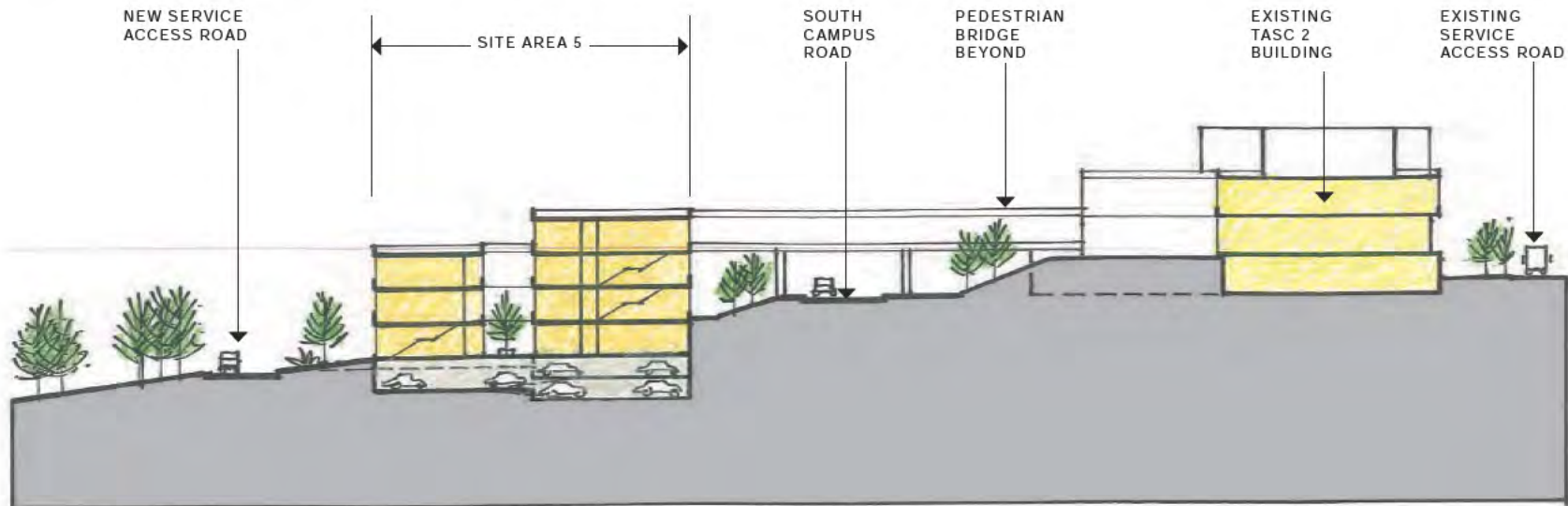
SITE AREA 4 - MASSING VIEWS



SITE AREA 5 - PLAN DIAGRAM



Section A

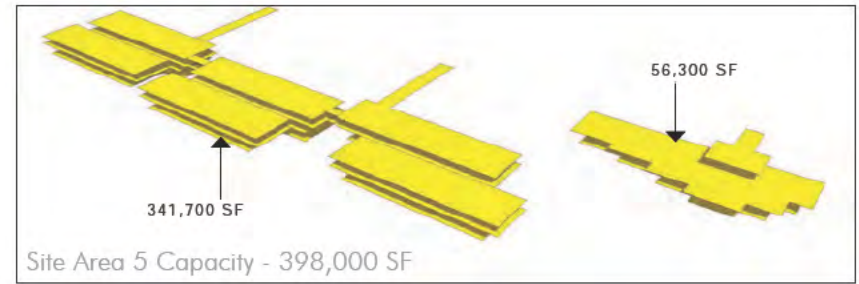


Section B

SITE AREA 5 - SECTIONS

SITE AREA 5 DESCRIPTION

- A generally wooded, south sloping site situated to the south of the existing Sciences complex, and currently partially occupied by maintenance yards and facilities.
- Potential development of approximately 298,800 SF of floor area with structured parking and expansion of terraced works yards on south side of South campus Road.
- Approximately 56,300 SF on prominent corner site immediately south of Tasc 1 Building.



Looking Southwest, TASC 1 Building to Right



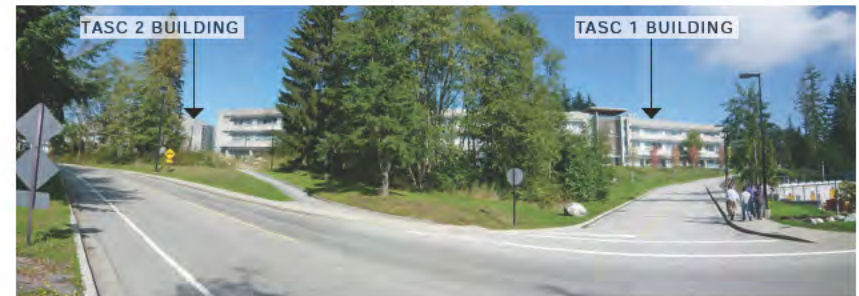
Looking South to South Campus Road



Looking East, along South Campus Road at Potential 'Entry Node' Location

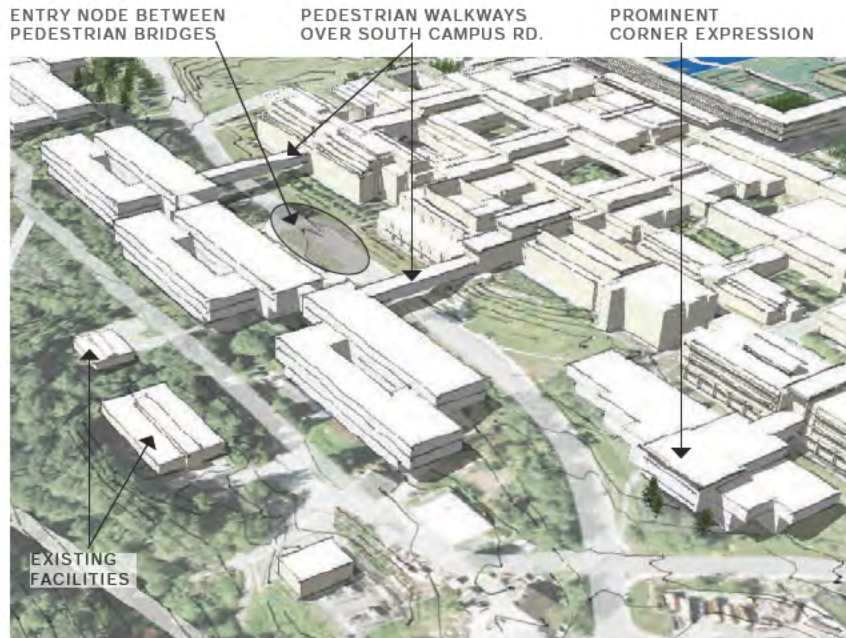


Looking West, South Campus Road to Right

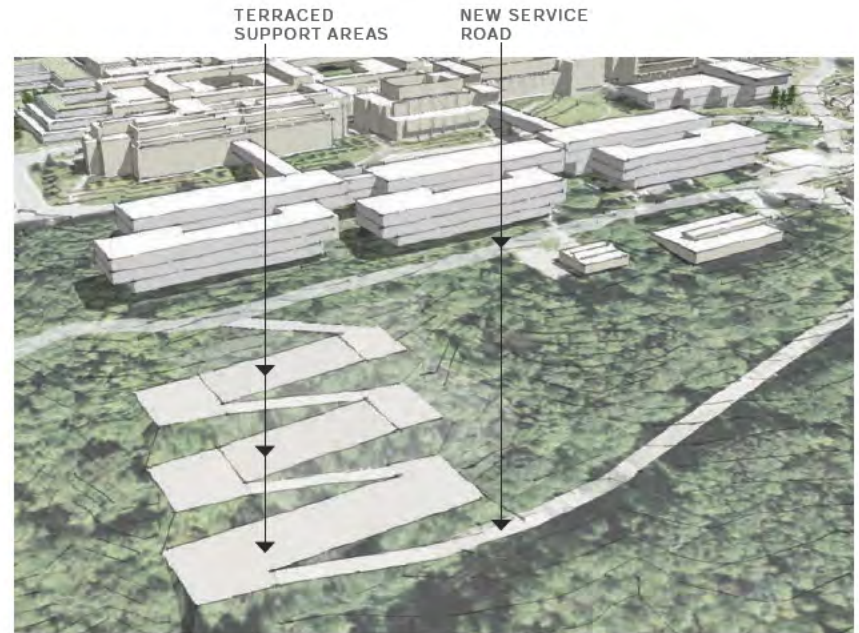


Looking North to 'Prominent Corner Building' Site on South Campus Road

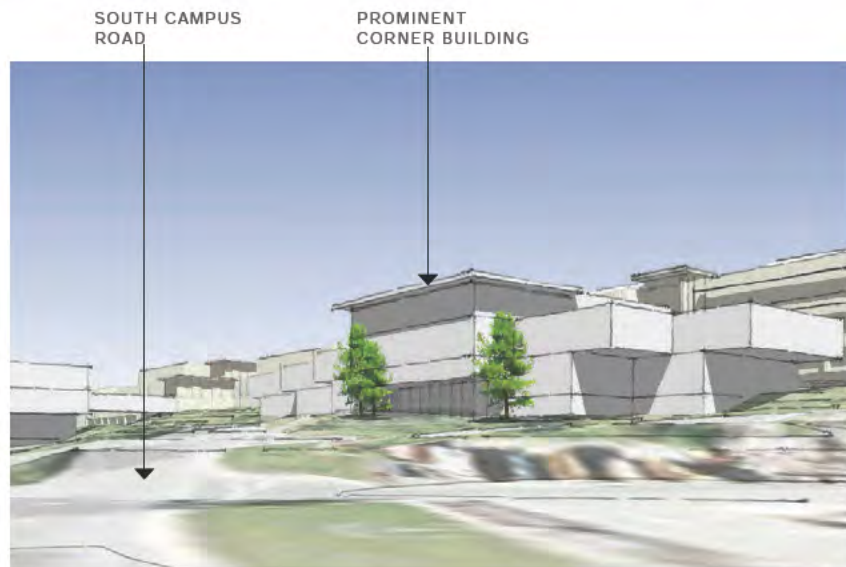
SITE AREA 5



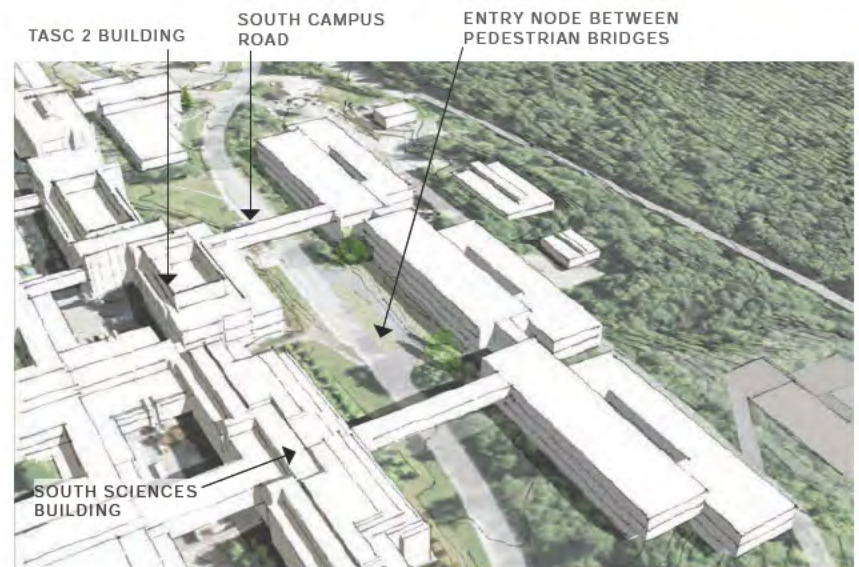
View from Southeast



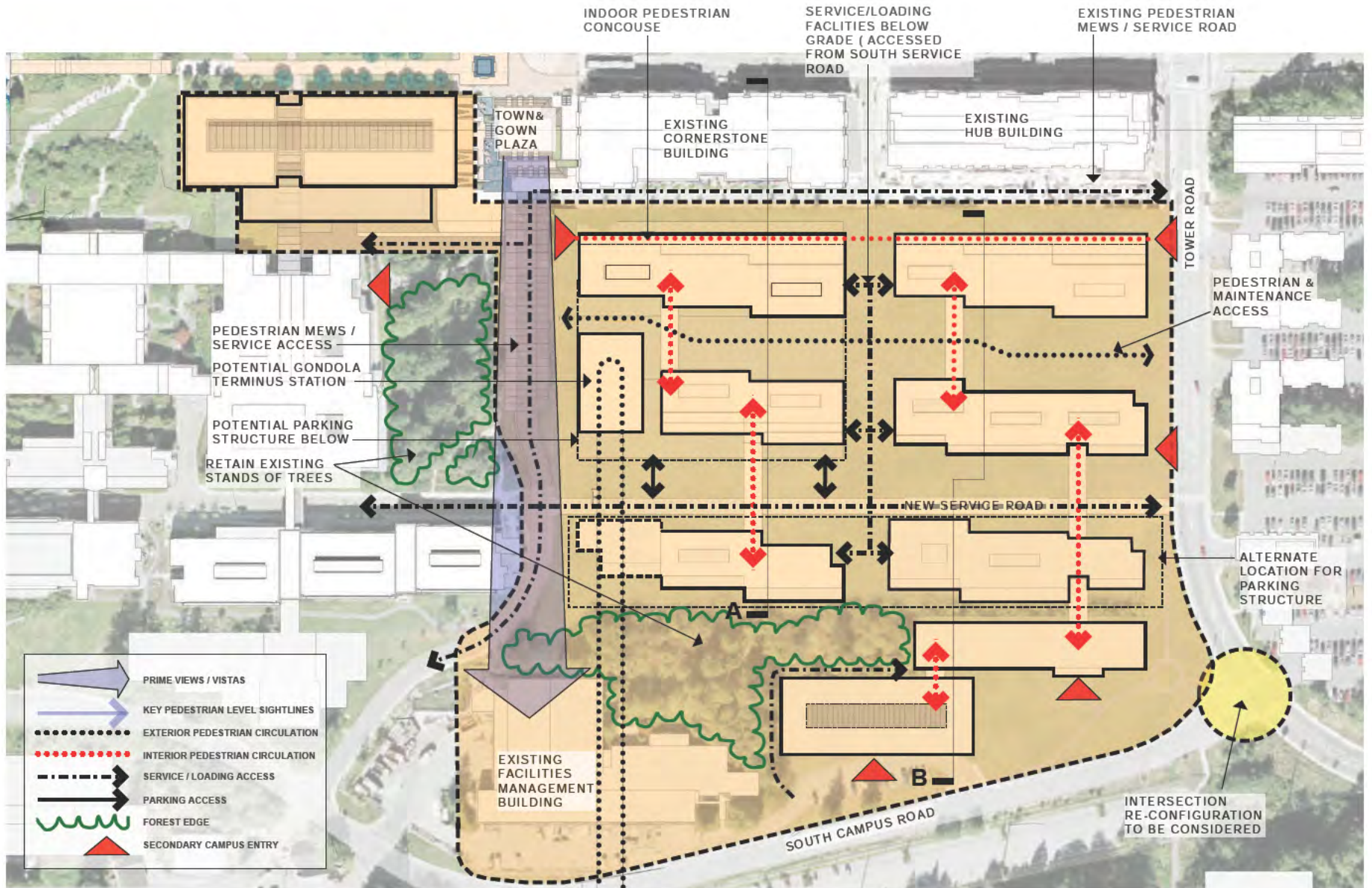
View from Southwest



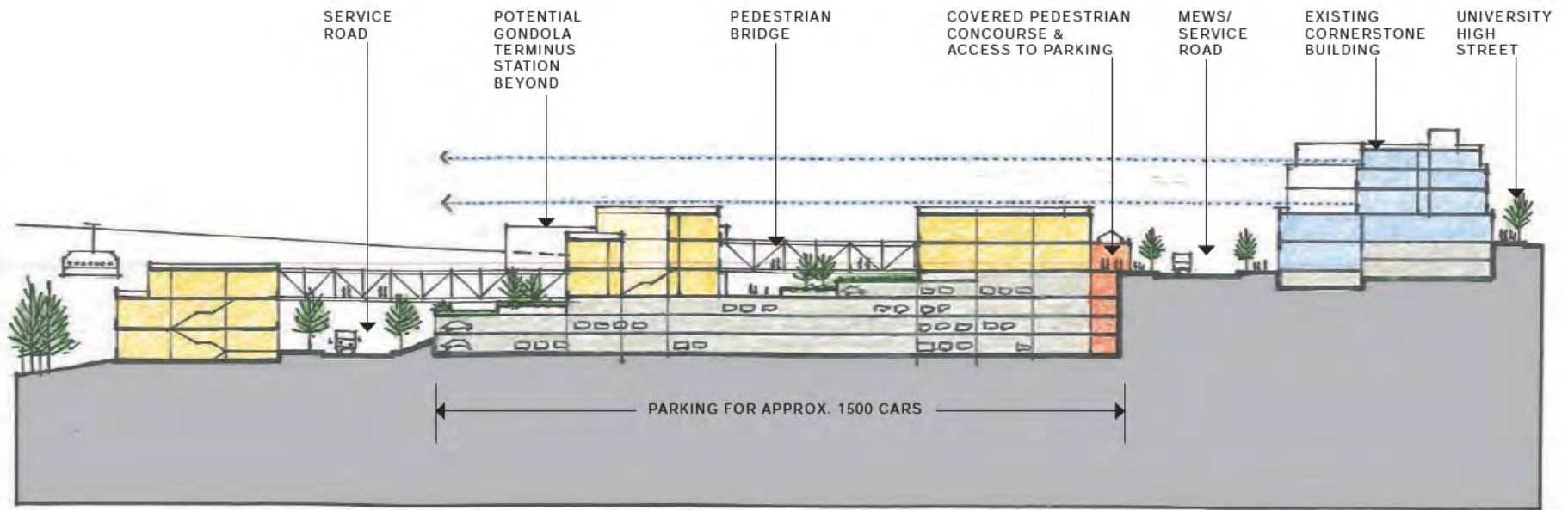
Eye level view of prominent corner from South Campus Rd.



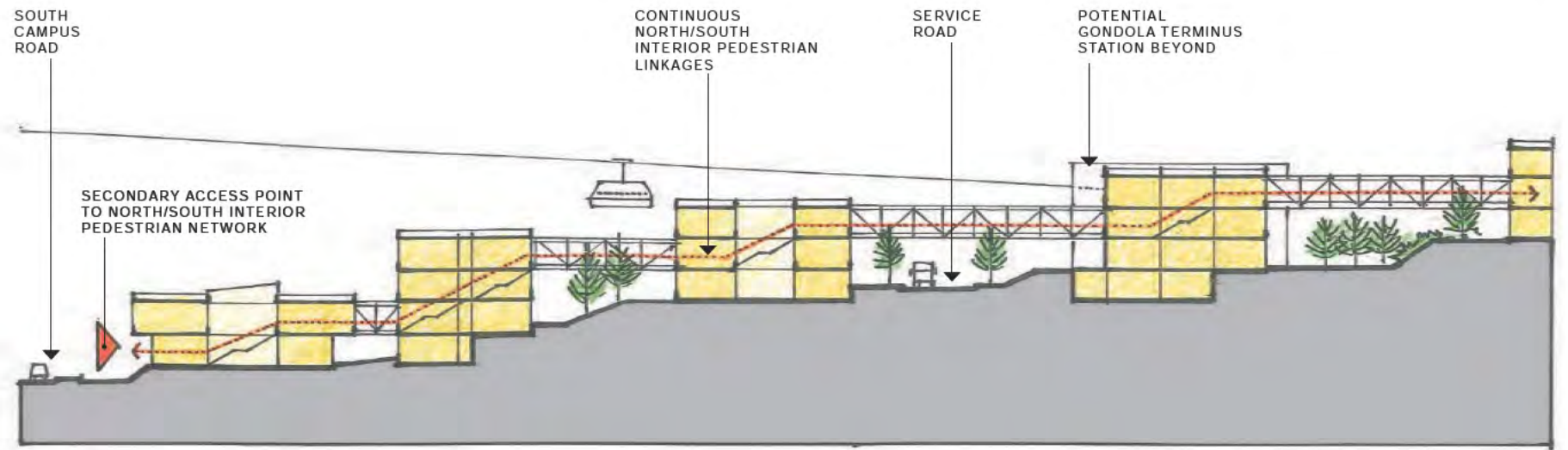
View from Northwest



SITE AREA 6 - PLAN DIAGRAM



Section A



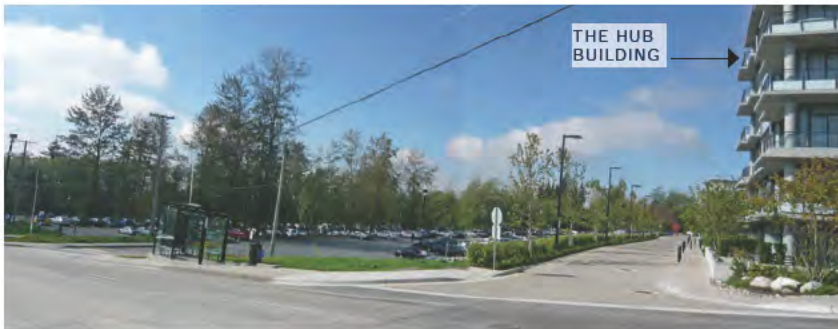
Section B

SITE AREA 6 - SECTIONS

STRAND HALL ANNEX - POTENTIAL SITE FOR NEW ACADEMIC BUILDING



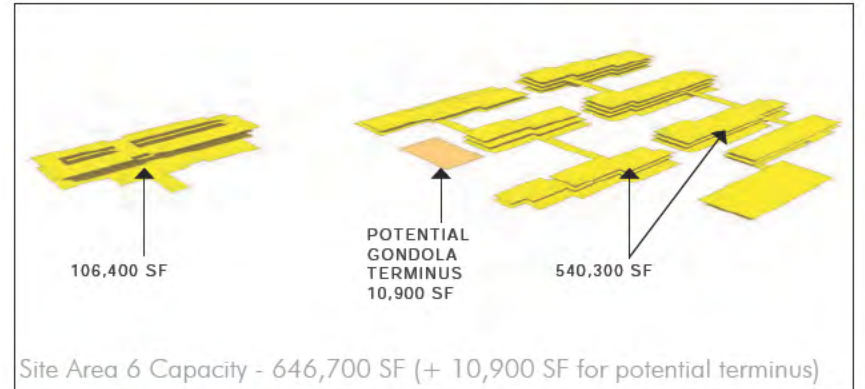
Looking East down Main Campus Axis at Potential Academic Building Site



Looking West from Tower Road at 'Lot B' Academic Complex Site



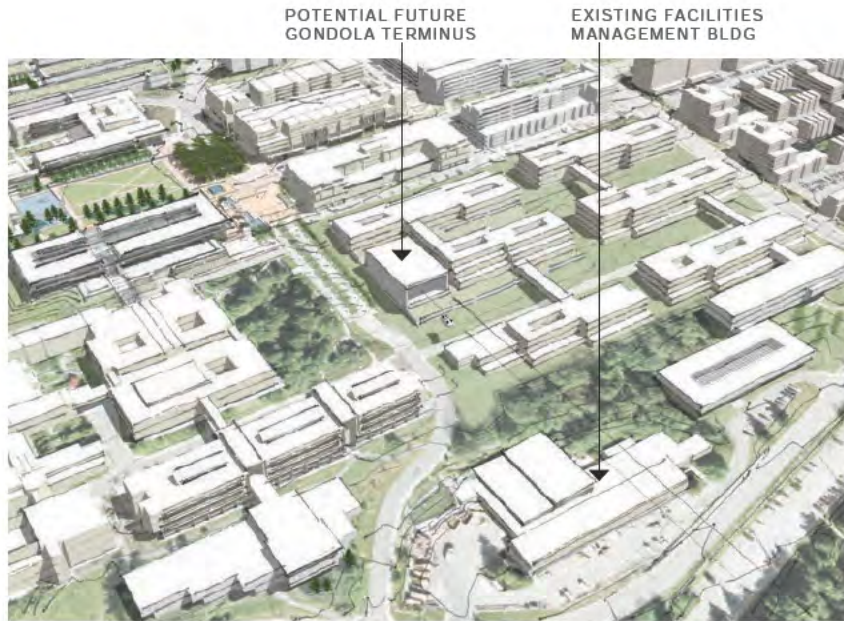
Looking Southeast from Town & Gown Plaza at 'Lot B' Academic Complex Site



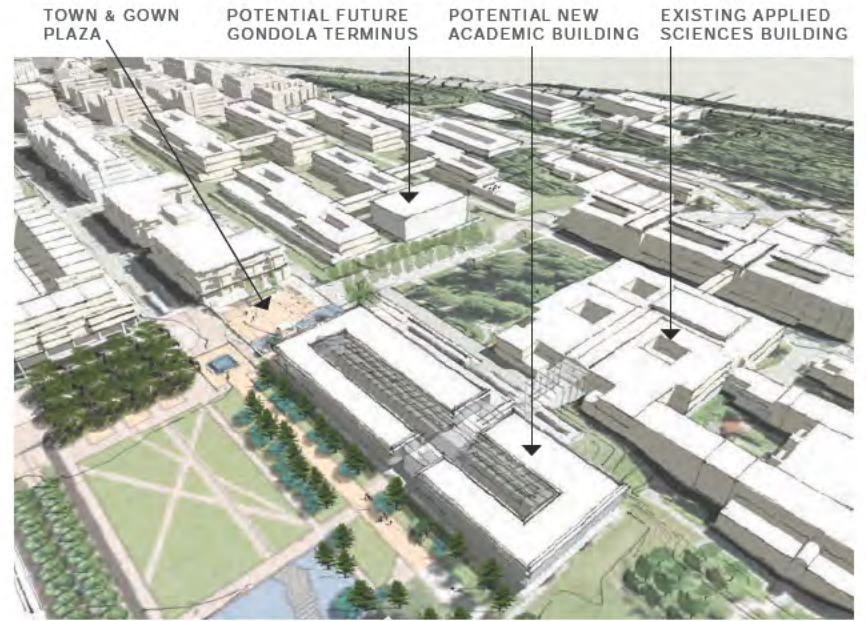
SITE AREA 6 DESCRIPTION

- Site area 6 includes the site currently occupied by the terraced Lot C parking areas, the site to the north of the Applied Science Building previously occupied by Contemporary Arts, and the corner site south of Lot B and to the east of the Facilities Services Building.
- A south sloping site situated to the east of Sciences Complex, south of the Univercity Cornerstone and Hub Buildings, it is bounded on the west by Tower Road and Univercity South Slopes residential neighbourhood.
- Potential future gondola terminus station could be situated on the eastern portion of the site in close proximity to the existing Town and Gown Square and future Transit Hub.
- Total site development capacity of approximately 646,700 SF

SITE AREA 6



View from Southwest



View from Northwest

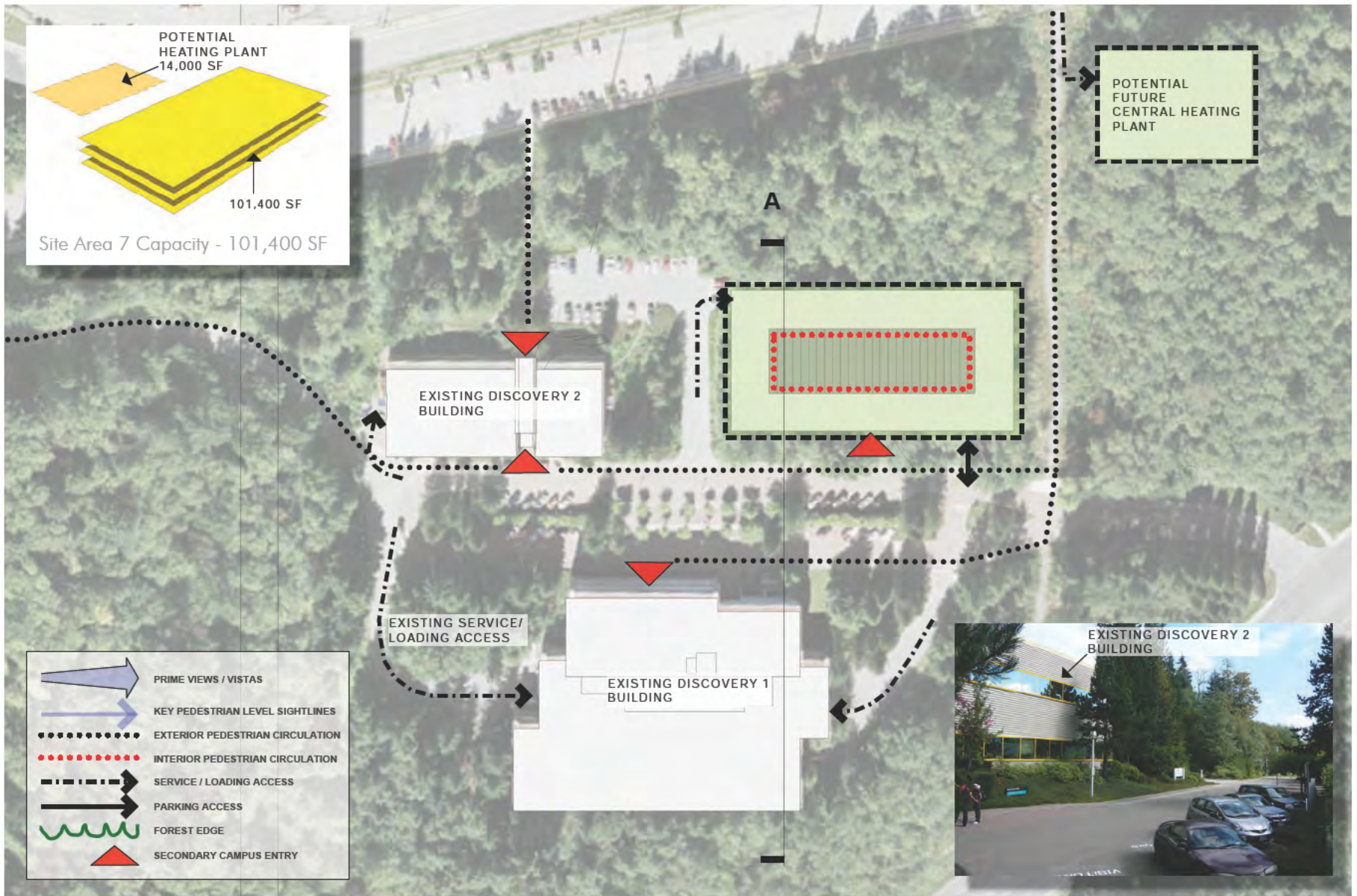


View from Northeast

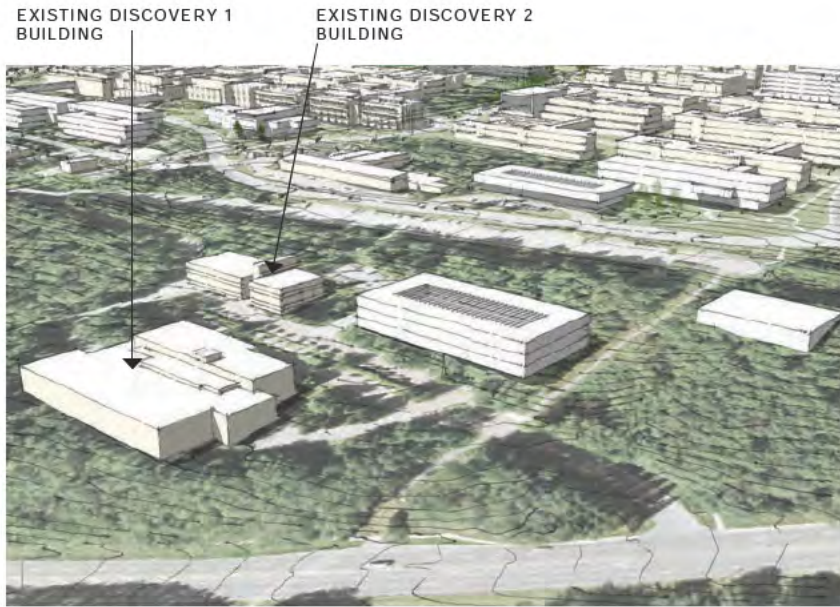


View from Southeast at corner of South Campus & Tower Roads

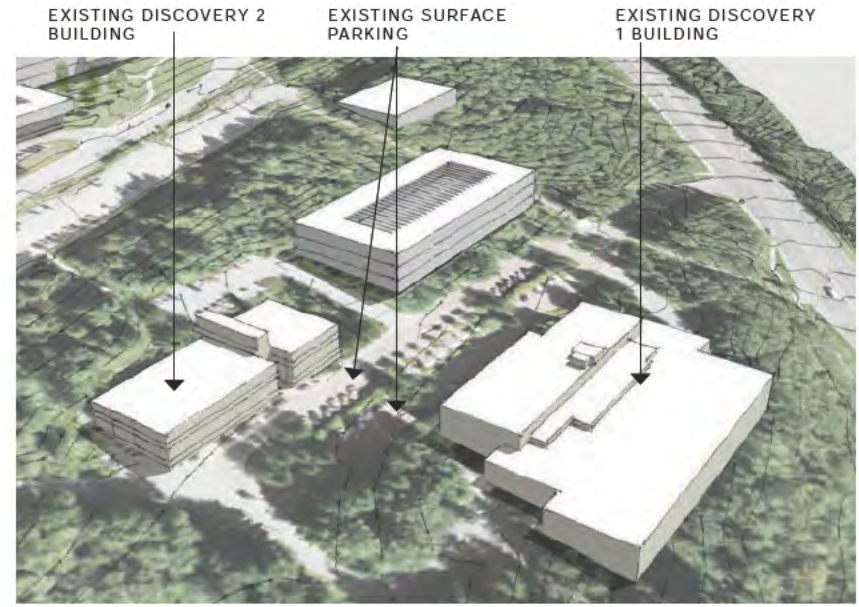
SITE AREA 6 - MASSING VIEWS



SITE AREA 7 - PLAN DIAGRAM



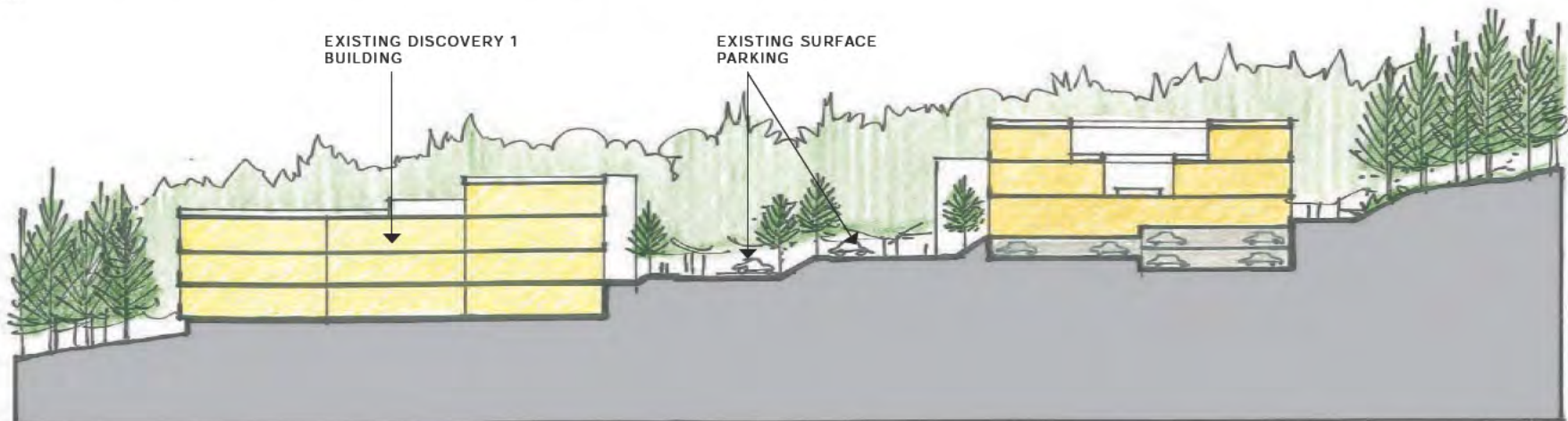
View from Southeast



View from Southwest

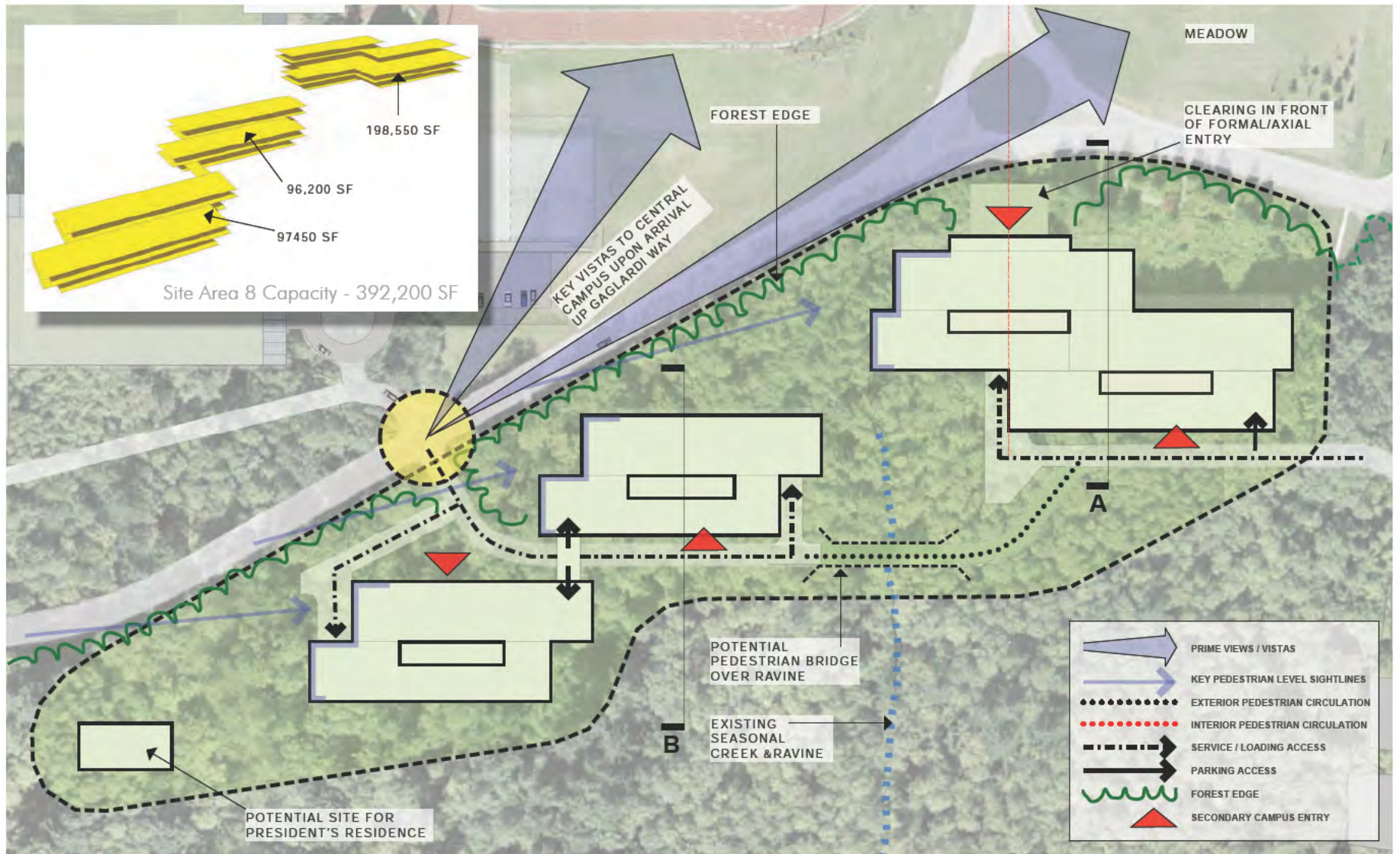
SITE AREA 7 DESCRIPTION

- A wooded, south sloping site with 2 existing buildings and capacity for additional development of approximately 101,400 SF.
- Site is currently accessed from the southeast directly from University Drive East with future potential access from the northwest from South Campus Road.



Section A

SITE AREA 7 - MASSING VIEWS & SECTION



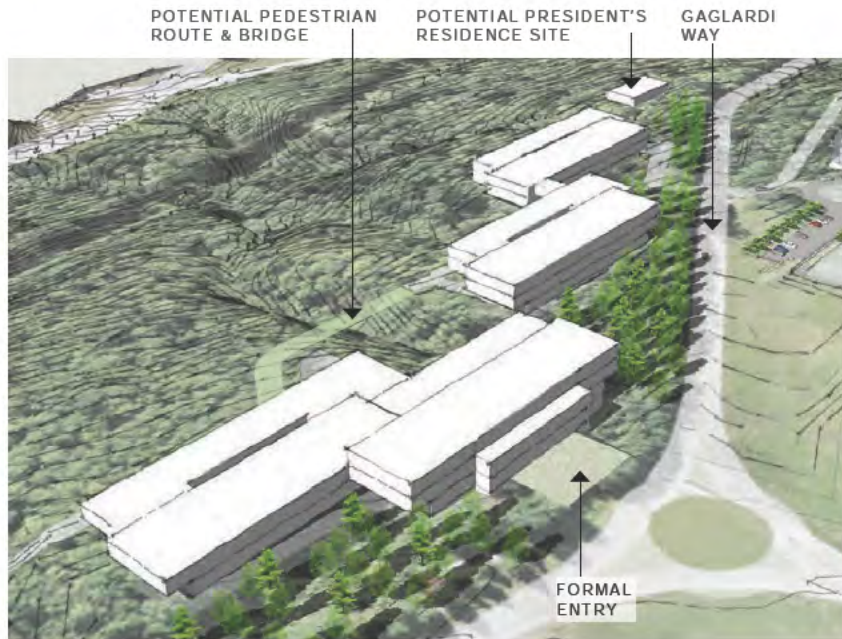
SITE AREA 8 DESCRIPTION

• A wooded, south sloping site situated to the south of the Gagliardi Way approach to campus, this development area is at the northern portion of Nahunno Park. It is a provisional site that is considered only in order to assess its potential development capacity.

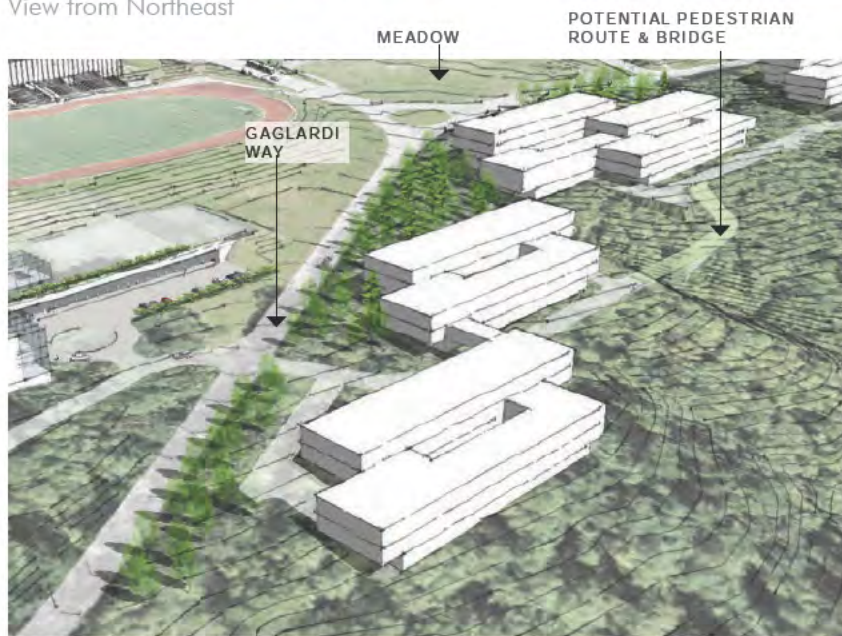
• The site is bisected by an existing ravine creek. The western portion of the site can be accessed from the west via Gagliardi Way, whereas the eastern portion of the site would be accessed from the east via a new access road.

Floor area capacity for this site is estimated at approximately 392,200 SF

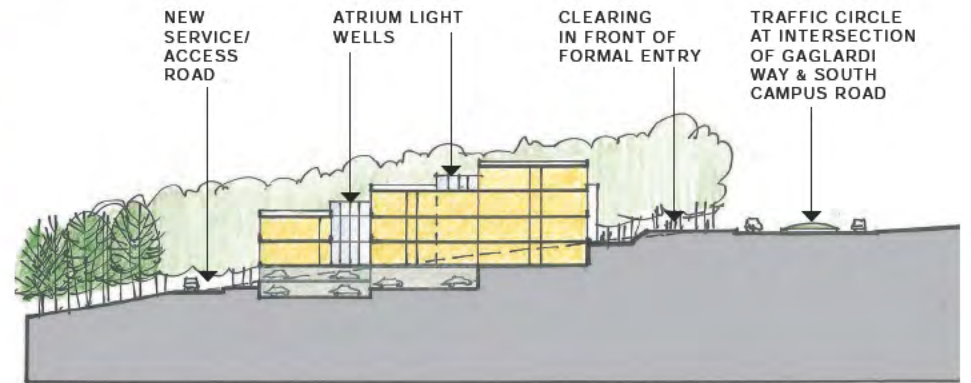
SITE AREA 8 - PLAN DIAGRAM



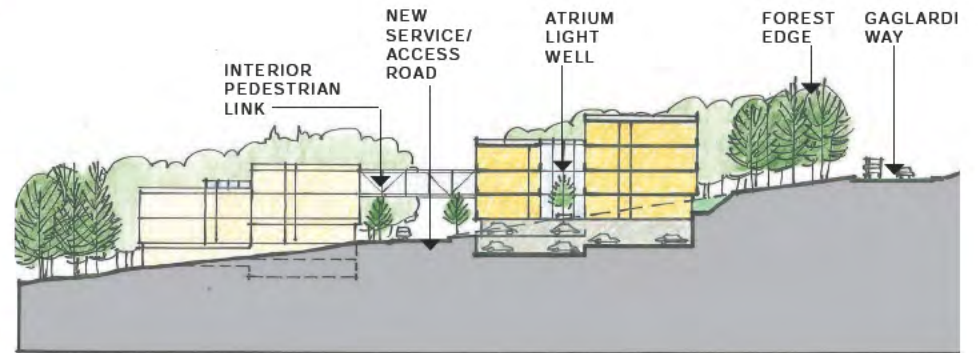
View from Northeast



View from Southwest



Section A

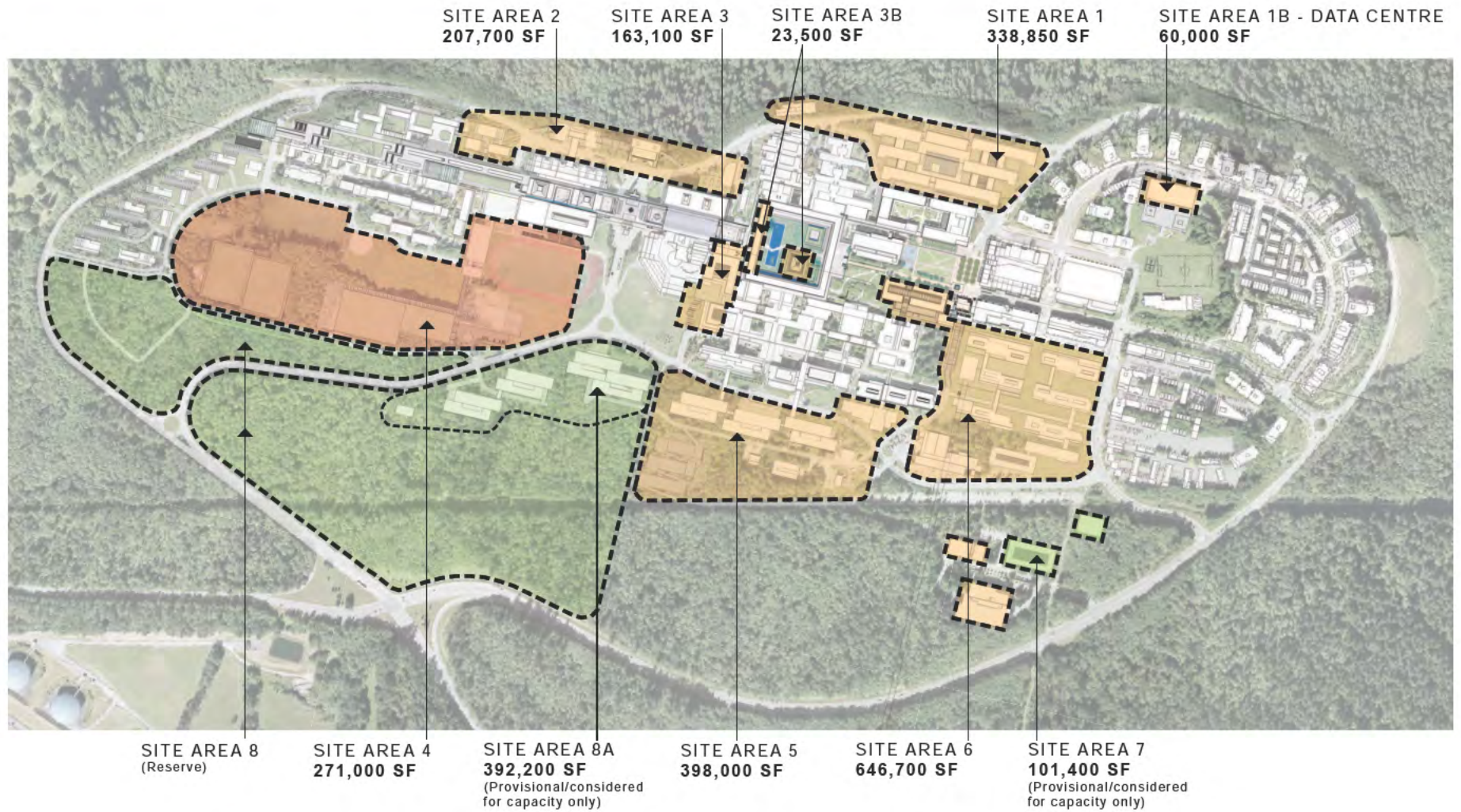


Section B



Looking Southwest from Meadow

SITE AREA 8 - MASSING VIEWS, SECTIONS & CAPACITY DIAGRAM



3.1 FUTURE AREA CAPACITY SUMMARY

There are eight general site areas that have been identified as potential development sites to accommodate growth of the academic core, including sports and recreational facilities. In combination, the future development of these sites may represent the maximum, or full 'build out' of the SFU Burnaby Campus, estimated to be in the order of 2.1 Million SF, not including Site Areas 7 and 8.