BRINGING NEIGHBOURHOOD TO COMMUNITY
the UniverCity story

Dale Mikkelsen
Director, Development
SFU Community Trust
PLANNING

PLAN ALLOWS FOR 4,536 RESIDENTIAL UNITS ON 65 HECTARES (160 Acres) IN TWO NEIGHBOURHOODS

PHASES 1 AND 2 ARE NOW COMPLETE – PHASE 3 NOW REZONED

PHASE 4 CURRENTLY UNDER REZONING
UNIVERCITY
EAST NEIGHBOURHOOD PLAN
Development Guidelines and Requirements

A Sustainable Urban Community on Burnaby Mountain

July 26, 2010
Revision 1
SFU COMMUNITY TRUST MANDATE:

• CREATE ENDOWMENT WEALTH FOR SIMON FRASER UNIVERSITY
• BUILD A MODEL SUSTAINABLE COMMUNITY
GOALS: THE FOUR Es
ENVIRONMENT, EQUITY, ECONOMY, AND EDUCATION
INITIATIVES: ENVIRONMENT
FIRST GREEN ZONING BYLAW IN NORTH AMERICA
INITIATIVES: ENVIRONMENT
AWARD-WINNING STORMWATER MANAGEMENT SYSTEM
INNOVATIVE COMMUNITY TRANSPORTATION INITIATIVES
INITIATIVES: EQUITY
A DIVERSITY OF HOUSING TYPES FOR A DIVERSE POPULATION
OPTIONS TO BUY OR RENT
INITIATIVES: EQUITY
FLEXIBLE DESIGNS TO IMPROVE AFFORDABILITY
INNOVATIVE OWNERSHIP OPTIONS FOR FACULTY AND STAFF
INITIATIVES: EQUITY
EVENTS AND PROGRAMMING TO ENCOURAGE COMMUNITY DEVELOPMENT
RESIDENT ACCESS TO SFU FACILITIES AND SERVICES
INITIATIVES: ECONOMY

UNIVERCITY WAS PLANNED TO PROVIDE A RANGE OF AMENITIES WITHIN WALKING DISTANCE, SMALLER, INDEPENDENT MERCHANTS ENCOURAGED.
INITIATIVES: ECONOMY
MARKET DRIVEN, YET STILL AFFORDABLE

Percentage of Families
- UniverCity: 37%
- Metro Vancouver (2006 Census): 28%

UniverCity Average Housing Prices vs. Metro Vancouver Housing prices ($)

- UniverCity:
  - Apartment: $333,600
  - Attached: $388,373

- Metro Vancouver:
  - Apartment: $432,000
  - Attached: $490,385

(Built between 2003 – 2009)
INITIATIVES: EDUCATION

CONNECTIONS BETWEEN SFU RESEARCH AND UNIVERCITY INITIATIVES
SUPPORTS EDUCATIONAL GROWTH, IMPROVES COMMUNITY PROGRAMS
COMMUNITY OF EDUCATION

USING TWO PROJECTS – AN ELEMENTARY SCHOOL AND A CHILDCARE CENTRE TO FURTHER ENVIRONMENTAL AND EDUCATIONAL MANDATES

UNIVERSITY HIGHLANDS
ELEMENTARY SCHOOL
COMMUNITY OF EDUCATION
THE WORLD’S MOST SUSTAINABLE CHILDCARE
“Imagine buildings that are built to operate as elegantly and efficiently as a flower. Imagine a building that is informed by the eco-region’s characteristics and that generates all of its own energy with renewable resources, that captures and treats all of its water on site that uses resources efficiently, and for maximum beauty.”

Jason F. McLennan – author of the Living Building Challenge ®
## Living Building Challenge

### Site
- **Prerequisite 1**: Responsible Site Selection  
  - Achievable
- **Prerequisite 2**: Limits to Growth  
  - Achievable
- **Prerequisite 3**: Habitat Exchange  
  - Achievable

### Energy
- **Prerequisite 4**: Net Zero Energy  
  - Achievable

### Materials
- **Prerequisite 5**: Materials Red List  
  - Achievable
- **Prerequisite 6**: Construction Carbon Footprint  
  - Achievable
- **Prerequisite 7**: Responsible Industry  
  - Achievable
- **Prerequisite 8**: Appropriate Materials/Services Radius  
  - Achievable
- **Prerequisite 9**: Leadership in Construction Waste  
  - Achievable

### Water
- **Prerequisite 10**: Net Zero Water  
  - Achievable
- **Prerequisite 11**: Sustainable Water Discharge  
  - Achievable

### Indoor Quality
- **Prerequisite 12**: A Civilized Work Environment  
  - Achievable
- **Prerequisite 13**: Healthy Air - Source Control  
  - Achievable
- **Prerequisite 14**: Healthy Air - Ventilation  
  - Achievable

### Beauty & Inspiration
- **Prerequisite 15**: Beauty and Spirit  
  - Achievable
- **Prerequisite 16**: Inspiration and Education  
  - Achievable
at the end of the day....

the cost story.

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**UniverCity Childcare Centre Costs and Comparisons**

**Basic Statistics and Building Information**

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Site</td>
<td>21,625 sf</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>4,844 sf</td>
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<tr>
<td>Total Building</td>
<td>5,950 sf</td>
</tr>
<tr>
<td>Outdoor Play</td>
<td>13,695 sf</td>
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<tr>
<td>Space Beyond Licensing Req.'s. (Community Room &amp; Mezz.)</td>
<td>1,700 sf</td>
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<tbody>
<tr>
<td>Child Spaces</td>
<td>50</td>
</tr>
<tr>
<td>Staff</td>
<td>9</td>
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**Hard Construction Costs Only**

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<tbody>
<tr>
<td>Total Cost (incl. outdoor play)</td>
<td>$3.22M</td>
<td>$544/sf</td>
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**Full Turn-Key Costs incl. design, soft costs, permits, fit-out**

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<tr>
<td>Total Cost (incl. outdoor play)</td>
<td>$4.4M</td>
<td>$739/sf</td>
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<tr>
<td>Building Cost</td>
<td>$4.1M</td>
<td>$689/sf</td>
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**Current Municipal Childcare Construction Rates**

<table>
<thead>
<tr>
<th>Total Cost</th>
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<tbody>
<tr>
<td>$5.3M</td>
<td>$895/sf</td>
<td>$106,000</td>
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* City of Vancouver Facilities Estimates for provision of childcare (2011)
  $750 - $900/sf (depending on construction type) + 5% LEED + $2,500/child fit-out = $895/sf blend

**Current Municipal Childcare Delivery Turn-Key Costs**

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<tr>
<td>SEFC (as-built)</td>
<td>$6.5M</td>
<td>$812/sf + $2,500/child</td>
</tr>
<tr>
<td>EFL (DCL estimate)</td>
<td>$5.0M</td>
<td>sf not determined</td>
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BUILDING A COMPLETE COMMUNITY
OUR RESIDENTS
CURRENTLY HOME TO APPROXIMATELY 3,000 RESIDENTS – 36% AFFILIATED WITH SFU
LARGE NUMBER OF FAMILIES – 30% OF HOUSEHOLDS INCLUDE CHILDREN
GHG EMISSIONS: HOW ARE WE DOING?

Vancouver
4.6 tonnes per capita

BedZED, London
3.6 tonnes per capita

Hammarby-Sjöstad, Sweden
3.6 tonnes per capita

UniverCity
3.5 tonnes per capita