

University Endowment Lands Community Advisory Council

Minutes of the Monthly Public Meeting

Monday, May 27th, 2024, 6:00 pm

300-5755 Dalhousie Road

1. Call to Order (6:00 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
2. Adoption of the Agenda (6:01 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
3. Information Session (6:02 pm)
 - a. [Presentation by Will, Heather, and Mitch]
 - b. An update to what we're doing subsequent to the introduction of Bill 44, Bill 46, and Bill 47
 - c. The bills are new provincial legislation guided by BC's "Homes for People" plan
 - d. All three bills are changes to the Local Government Act (LGA)
 - e. The UEL Administration was directed by the Minister to align with these changes as best they can
 - f. Bill 44 (Small-Scale Multi-Unit Housing) will allow anywhere between 3-6 (realistically 4-6) dwellings on traditional single-family lots by June 30th, 2024
 - g. Bill 46 will evaluate and review the feasibility of development financing tools
 - h. Bill 47 (Transit-Oriented Areas) will designate a TOA at the UBC Bus Exchange
 - i. Map illustrating SSMUH: up to 4 units allowed on yellow parts, up to 6 units allowed on orange parts - UEL bylaws will be amended to reflect these changes, although some finer points are still being worked on such as building size, separation, etc.
 - j. Land use has to change as a right - secondary suites, accessory dwelling units (ADUs), duplexes - and rezoning will not be required
 - k. Map illustrating TOAs: up to 12 stories allowed within a 200m ring with 4.0 FAR/FSR (floor-to-area ratio/floor-to-space ratio), up to 8 stories allowed within a 200-400m ring with a 3.0 FAR/FSR
 - l. The UBC Bus Exchange has been designated as a TOA - projects requesting the aforementioned TOA heights must undergo rezoning
 - m. During the rezoning process, the community may not comment on height/density, but may comment on other factors

- n. There are no minimum parking requirements for TOA areas (other than accessible parking)
- o. Bylaw updates will be presented to the Minister for approval
- p. The bylaw amendments will be sent to the CAC and the ADP for information only, as public input is not permitted for this legislation
- q. The UEL staff is working to update the policy and procedures that we have
- r. The UEL staff is also working on the interim Housing Needs Report by January 2025, which is a requirement through the LGA
- s. The HNR will also inform our Official Community Plan (OCP) process, which will hopefully be renewed by December 2025
- t. Note: The circles on the TOA illustration look disjointed, but the circular boundaries are inclusive
- u. Question: Is the bus loop “point” acting as the centre of the circle arbitrary?
 - i. Answer: They are done via guidelines and discussions with MOTI - the bus loop “point” is the confluence of the exchange going north under the building and west in the open air
- v. Question: What happens after June 30th (which is when the bylaw updates are presented to the Minister)?
 - i. Answer: After the presentation, the Minister has an intent to sign the ministerial order - it would be ideal to have everything settled by June 30th, but at minimum we’d have the intent to sign by June 30th
- w. Question: When you refer to the OCP and other related issues (the HNR, etc.), what impact will they have on new bylaws?
 - i. Answer: The HNR informs the OCP due at the end of the year - the OCP is more broad and forward looking, while the land use bylaws are the rules that need to be implemented here and now
- x. Question: For Area C, how were SSMUH decisions made? Why is the “triangle” part of the illustration not a new development zone like Lelem?
 - i. Answer: The information on this is from TransLink, based on frequent transit parameters, and the UEL did not have input on this - there is a bus stop near Blanca and near the golf course - however, changing the zoning in the “triangle” is part of the conversation in an OCP update
- y. Question: Why is the left of the “triangle” 6 units?
 - i. Answer: This is due to the other bus loop
- z. Question: What about parking requirements?
 - i. Answer: There are no minimum requirements, but the market will determine how much parking will be added - what we can do is regular on-street parking (e.g., through permits)

- aa. Question: June 30th is very close, so are we thinking of switching to FSR in Area C?
- i. Answer: We've thought carefully about almost every lot in the UEL and to ensure that character is kept - FSRs are generous (when it comes to lot sizes, there is a lot of square footage to work with) - often there are setbacks that restrict building size
- bb. Question: Do the rules not supercede the UEL's own guidelines?
- i. Answer: You can put 6 units in the same "envelope" - in TOA, it's up to the developer - for instance, we cannot deny an application for a 12-story development within the 200m boundary, but there are other things we can consider - policy concerns on what developments need to provide for the community, former character, setbacks, accessible parking, etc.
- cc. Question: Rental or strata?
- i. Answer: We are looking into inclusionary zoning, which would speak to rental tenure, but tenure is out of scope
- dd. Question: So the government isn't worried about that?
- i. Answer: The current priority is just to provide more housing
- ee. Question: Have we formulated specific FSR for 4 unit/6 unit blocks? Will there be any changes?
- i. Answer: The primary building will generally stay the same - there are additional elements that will encourage ADUs and secondary suites - the unit density will increase for the lot - but we have mechanisms in place to make sure that the FSR of the primary building is not impacted by the changes (clarification: FSR is not applied to single-family homes)
- ff. Question: Regarding the potential 12-story buildings within the 200m circle, where is that?
- i. Answer: TOA only applies to UEL residential areas, to the east of the line
- gg. Note: Bill 44 and Bill 47 are different bills (4/6 units and 8/12 stories), but they can overlap
- hh. Question: We've seen three different things, namely, the end of June, the end of 2024, and near the end of 2025 - given these parameters, how would the UEL Administration receive a hypothetical application three months from now?
- i. Answer: The June 30th/July 1st deadline is when the land use bylaws will be updated, so if an application came in today, we'd apply the existing bylaw, but if it came in after that date, we'd apply the new bylaw - if someone applied on November 1st, TOA will be enabled alongside the new bylaw, so someone could apply to build up to 12 stories in Westbrook and we'd go through the normal process of approval - the other updates have to do with updating the OCP

- ii. Question: Do we have timelines of approval?
 - i. Answer: No, as every project is different and many can take a long time/are difficult to predict
- jj. Question: Have minimum lot sizes for the 8/12 stories been set?
 - i. Answer: No, we don't have minimum lot sizes, as that would come down to land economics and is best handled on a case-by-case basis - for example, 12 stories is permitted but what would be the reason for a building with 12 stories?
- kk. Note: Developers can also apply for more - but if a developer asked for 13-30 stories, for example, we don't have to approve that
- ll. Question: How does the UEL plan to maintain neighbourhood or building "character"? There are currently lots of traditional looking houses
 - i. Answer: In terms of Bill 44, there will still be guidelines for design and hopefully things won't look that different - we can't say all of the details at the moment, but we know that height/character are important so we are trying to keep the bylaws as similar as possible
- mm. Question: One possible notable difference will be no on-site parking required - for Vancouver bylaws, the floor area density was increased substantially, so will it be similar in the UEL?
 - i. Answer: Generally yes, but our lot sizes are larger than Vancouver's, so it'll be different in some ways - there can be more density on a property without changing its look - for example, a garage could be converted to an ADU
- nn. Question: In Area A, there could be quite a few high-rises, so what about the infrastructure when it comes to the TOA changes? Sewage? Water? Fire?
 - i. Answer: The infrastructure is covered by Works and Services bylaws - the developers have a responsibility to make sure work is completed - we also talk to MetroVan and provide projections
- oo. Question: Do projections exist for 8 stories, 12 stories, or beyond (20 stories)?
 - i. Answer: The number of possible units is significant (2k-3k), so we don't have exact numbers at the moment
- pp. Question: What's the impact of the proposed Skytrain station?
 - i. Answer: MOTI is leading the UBC x Skytrain extension project, which is massive - multi-year with many stakeholders - the Skytrain in Arbutus will be finished in 2026, and the intention is to have a terminus right on UBC's campus - date TBD
- qq. Question: Assuming the bus loop and the Skytrain station are in the same neighbourhood, what would happen to the TOA circles?

- i. Answer: The TOA related to the Skytrain would have up to 20 stories within 200m, up to 12 stories within 400m, and up to 8 stories within 800m - hypothetically, all of Area A would be included in the 800m radius
 - rr. Question: If I do not plan to propose any land/zone changes, will property value or tax go up?
 - i. Answer: The budget is set every year, and we don't know about the property tax value as it'll depend on the market - we have consultants looking into it, but we don't have details yet
 - ss. Question: It feels like we don't really have much say or agency as a community, and that the province dictates everything without the residents' input
 - i. Answer: Generally yes, and the changes will apply everywhere in the province - the broad idea is that we need to supply more housing/more units
- 4. Update on rezoning applications, including ministerial decisions (6:54 pm)
 - a. There are 2 rezoning applications that have gone to the Minister for a decision
 - b. Bylaw amendments will be drafted for Lelem and will be given to the CAC/ADP, while the UEL will start drafting them as proposed
 - c. The Minister has also approved the rezoning of the nearby parking lot - the details are online
 - d. Question: In terms of Lelem, what is the rezoning for?
 - i. Answer: The remaining five parcels have applied for increased density/height to allow for 2 full rental towers
 - e. Question: Do we tailor new bylaws for developers?
 - i. Answer: Yes, the process was that the owner of the land proposed something, it would go through community consultation (e.g., we draft the bylaw amendment(s) and refer the details to the CAC/ADP, and comments from the CAC/ADP would be given to the Minister), the Minister would make a decision on the rezoning - in recent memory, there were 860 pages of commentary presented to the Minister, who considers all of the feedback - for Menno Hall, they waited for the Area D plan to be completed before putting forward a proposal for rentals, and community input mattered for the design
 - f. Question: Is there any opportunity to lower the height of the buildings during the process?
 - i. Answer: At the bylaw referral stage, we will collect feedback from the community that the Minister will consider before signing the ministerial order
 - g. Question: As a civil engineer, the sanitary sewer system was for single-unit housing, so will our sanitary sewer system be capable of handling these changes?

- i. Answer: Yes, and if there are individual sections that are not capable, then they will be upgraded as part of our Works and Services bylaw
- h. Question: In the areas outside the 400m range (specifically, along Acadia), will there be any tolerance or consideration for townhouses?
 - i. Answer: This hasn't been considered, but that would be a potential topic for an OCP update discussion - it is also a valid option for a rezoning application
- i. Question: Would the December 1st, 2025 date for the OCP be an opportunity to revisit some of the zoning that is currently contemplated?
 - i. Answer: Yes
- j. Question: How do we preserve character if we have more units within a single lot - e.g., getting up to 4 units with an ADU in Area C?
 - i. Answer: There will be reasons for adding secondary suites, family or otherwise - there are different planning possibilities - if your lot is limited by square footage or FSR, the units would have to be very small
- k. Question: At what point does the 12-story building rule kick in? When the house is razed? There are already developers approaching owners in Area A to buy properties in order to put them together and build 12-story buildings
 - i. Answer: We would have to consider the character (more for 4/6 units, since 12-story towers obviously have a different character)
- l. Question: The different maps overlapping seems odd, and it seems like the TOA is on top of the SSMUH map
 - i. Answer: SSMUH (4/6 units) do not have to go through rezoning, but the increased story buildings in TOA do
- m. Question: Is it true that the Musquem have made overtures on the golf course moving forward? Would that have an impact in the future?
 - i. Answer: Through the UBC x Skytrain project, there is some consideration of this - alongside the Skytrain station, development of the golf course is possible in the future - the date the golf course is available for this is 2082
- n. Question: Have they talked about early development around the driving range?
 - i. Answer: There hasn't been a proposal about that
- o. Question: Are there plans to develop Pacific Spirit Park?
 - i. Answer: Block F could be used for reconciliation matters, but in general, no
- p. Question: Is it possible that UEL will be amalgamated with Vancouver?
 - i. Answer: No information on this currently - results through voting were evenly split years ago when this came up (between do nothing, amalgamate, and incorporate) - they may still be thinking about it

5. Manager's Report (7:21 pm)

- a. In terms of the Community Works Fund, we have a go-ahead from MetroVan - we will recover most of the cost for the sidewalk between Acadia and UHill on the north side, and we will start that work once school is out in July
 - b. We currently have 2 staff positions open (Senior Building Inspector and Planning Technician)
 - c. Our new Water Operator started in May, and our Public Works spots are filled
 - d. West Wind Lelem has received additional occupancy, and will allow owners to start moving in today (about 140 units)
 - e. Development permits issued since March:
 - i. 4751 Chancellor - landscaping revisions, heat pump
 - ii. 1770 Knox - new single detached house, accessory building
 - f. Applications on public notice and referral:
 - i. Some direction for bylaw amendments for Lelem
 - ii. 1882 Western Parkway - a detached garage accessory in their yard
 - g. The Community Centre is almost complete, and we are working on securing an operator over the summer - meanwhile, the advisory board will have an initial meeting, hopefully in June, to advise the manager on the operations of the Community Centre itself
 - h. Public Works:
 - i. Toronto sidewalk has been installed
 - ii. Construction is complete on Chancellor and 7th and Drummond in Area C (water main/road, with a few minor patches left to do)
 - i. Upcoming Public Works:
 - i. 7th - construction starting in July with a ~1 million cost - pipes, force mains, sanitary lift stations, rebuilding the road
 - ii. Lower Acadia and NW Marine Drive - construction starting in July with a ~3.8 million cost
 - iii. A new garbage truck (diesel) will replace our two 18-year old trucks
 - iv. According to the Canadian Food Inspection Agency, the emerald ash borer has been found in Vancouver - it kills ash trees (not to be confused with mountain-ash) - the UEL has 4 ash trees, so we are monitoring those as they work on detainment
 - v. A beaver in one of our storm holes in Area C building a dam, which is backing up water in the storm system - we cannot relocate beavers, so we're monitoring it and trying to prevent it from making a home in the pipes
6. Public Comments or Questions (7:30 pm)
- a. Question: When will the trail start construction?
 - i. Answer: NCC's project will start in July when school is finished

- b. Question: Do the public's comments go in the meeting minutes?
 - i. Answer: Yes, to the best of the CAC's ability
 - c. Comment: The UEL has been extremely proactive compared to the past, willing to answer the phone and respond, etc.
7. Adjournment (7:31 pm)