

University Endowment Lands

# Official Community Plan Update

Community Advisory Council Meeting  
January 20, 2025



# Land Acknowledgement

# Agenda

Introductions

OCP Update – What and why now?

OCP Update – Scope

How to stay informed

How to get involved

Questions

# Ground Rules

Listen to the information being presented

Make space for others to share

Consider different perspectives

Challenge ideas, not people

Be respectful and contribute to a safe space

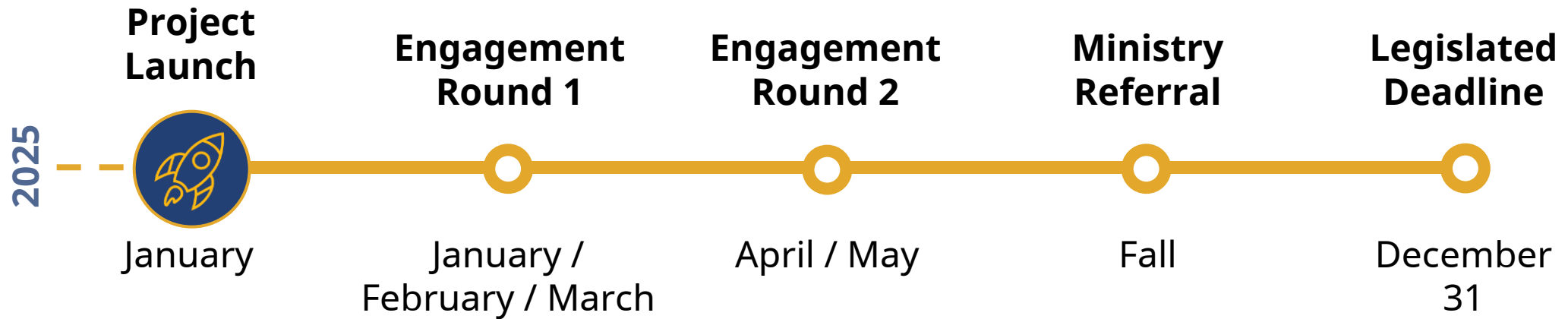
Practice self-care

# OCP Update

- The UEL has launched an **Official Community Plan (OCP) Update**.
- The existing OCP was adopted in 2005, and a lot has changed since then.
- There is new legislation that we must align with.
- The OCP Update is your chance to share your ideas and help shape our community's future.

# OCP Update

## Timeline



# What is an OCP?

- Describes the long-term vision of a community.
- Addresses matters like housing, transportation, infrastructure and climate change.
- Includes:
  - Goals, objectives and policies that guide planning and land use management
  - Existing and proposed land use
  - Existing and proposed public facilities
  - Plans for how major road, sewer and water systems will be phased
  - Policies and targets for reducing greenhouse gas emissions

# Why are we updating the OCP now?

- The Province recently introduced several housing initiatives to increase the supply of housing.
  - Bill 44 - Small-Scale Multi-Unit Housing (SSMUH)
  - Bill 47 - Transit-Oriented Areas (TOA)
- These initiatives will guide growth and development in the UEL.

**CAC SSMUH  
and TOA  
presentation  
May 2024**

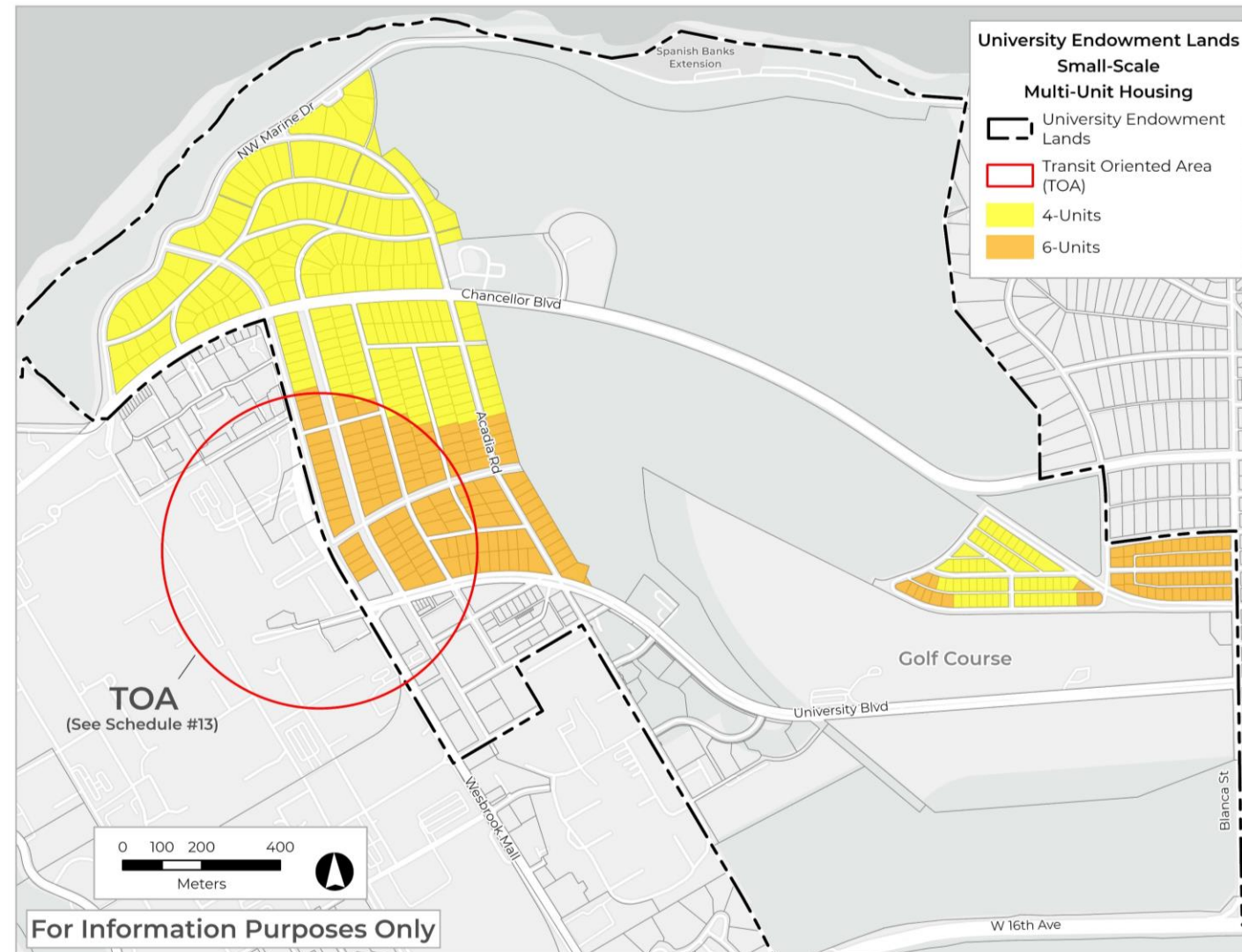


<https://www.universityendowmentlands.gov.bc.ca/Library/Reports/UEL%20SSMUH%20TOA%20CAC%20Presentation.pdf>

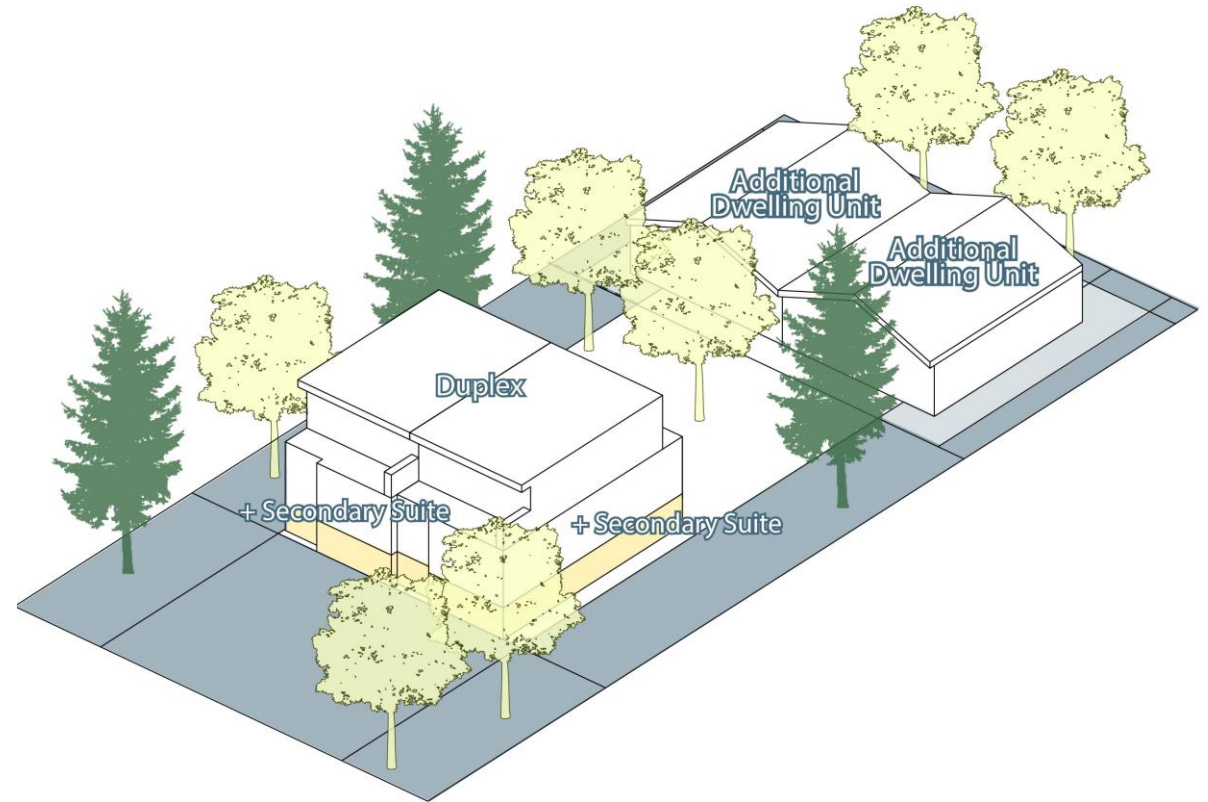
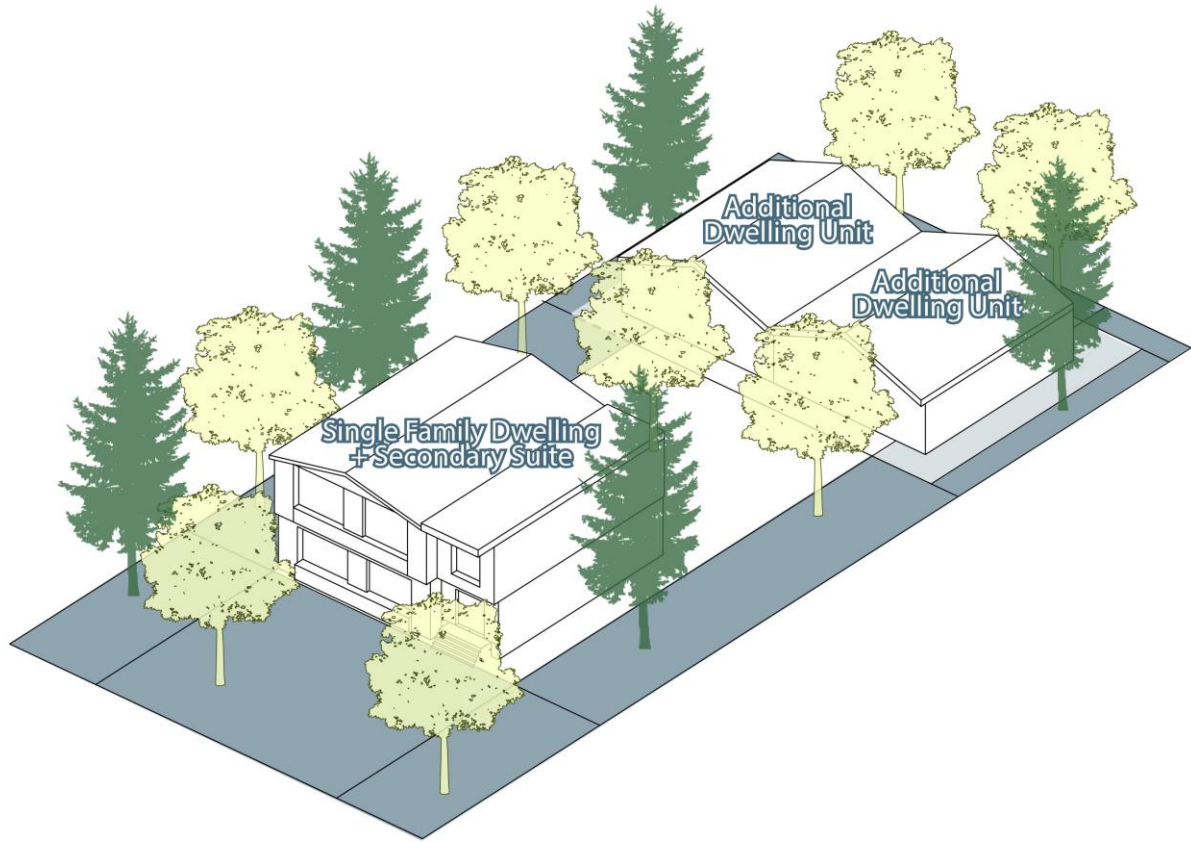


# Bill 44 – Small-Scale Multi-Unit Housing

- Four (4) dwelling units now permitted on lots greater than 280m<sup>2</sup> (3,014ft<sup>2</sup>) (*yellow*)
- Six (6) dwelling units now permitted on lots within 400m of a frequent transit bus stop (*orange*)
- UEL bylaw amended to reflect these changes and regulate building sizes, setbacks, separation, and other requirements.



# Bill 44 – Small-Scale Multi-Unit Housing



# Bill 47 – Transit-Oriented Areas

- UBC Bus Exchange has been designated as a TOA
- Under the TOA, minimum heights and densities are now mandated:

|                    | Height (storeys) | Density (FAR/FSR) |
|--------------------|------------------|-------------------|
| TOA Zone 1<br>200m | Up to 12         | Up to 4.0         |
| TOA Zone 2<br>400m | Up to 8          | Up to 3.0         |

- Projects that meet these regulations cannot be rejected based on height or density alone



# Why are we updating the OCP now?

- The UEL Administration was directed by the Minister to align the OCP with the new legislation:
  - ✓ Amend the *Land Use, Building and Community Administration Bylaw*
  - ✓ Complete an Interim Housing Needs Report (IHNR)
  - 🕒 Update the OCP by **December 31, 2025**
- Launching the OCP Update now ensures there are multiple opportunities for community education and engagement.

# OCP Update – Scope

- This process will involve a focused update of the OCP
- This process is not a fulsome OCP Review
- Include land use designations and policies to implement the new SSMUH and TOA legislation
- Plan for the housing needs identified in the IHNR
- Community input and technical planning analysis will inform the land use designations and policies that are drafted
- Includes two (2) rounds of community engagement

# OCP Update – Scope

- Housing is a big focus, but not the only policy area being addressed
- The OCP Update will also explore:
  - Accessibility for all ages and abilities
  - Services and amenities
  - Commercial and/or institutional uses
  - Greenhouse gas emissions
  - Climate change
  - Tree canopy
  - *and more ...*

# Stay informed!

Keep an eye on the UEL webpage for updates:

 [www.universityendowmentlands.gov.bc.ca](http://www.universityendowmentlands.gov.bc.ca)

Questions? Contact UEL Administration:

 [planUEL@gov.bc.ca](mailto:planUEL@gov.bc.ca)

**Spread the word!**

## Materials available:

- Posters
- Newsletters
- Discussion guides
- Comment cards

# Get involved!

## Community Webinar

February 4, 2025

6:00pm – 8:00pm

Online via Zoom

Scan the  
QR code  
to register:



## Community Survey

February 25, 2025  
(Launch)

March 7, 2025 (Close)

Online & Workshop



## Community Workshop

March 4, 2025

4:00pm – 8:00pm

Ielərn Community  
Centre (5490  
Shortcut Road)





# What to expect

- **Webinar**

- Share information presented this evening
- Q&A with UEL project team
- Small roundtable discussions on key policy areas

- **Workshop**

- Information boards on display for drop-in visitors
- Interactive boards to gather community input
- Small roundtable discussions on key policy areas

- **Survey**

- Questions designed to learn more about community values
- Questions seeking input on specific policy directions



*Scan the  
QR code  
to register*

# What to expect

- **What We Heard Reports**

- Public report following engagement
- Summarizing what we did, what we heard, what's next

# Questions?

- Is there anything you would like us to clarify?
- Is there anything you would like us to provide more details on?
- Do you have questions about the scope of the OCP Update?
- Do you have questions about how to receive information?
- Do you have questions about the engagement events?

# Our ask

Spread the word

Raise awareness

Share the materials

Encourage friends, family and neighbours to get involved

**Thank you!**