

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF

MUNICIPAL AFFAIRS

University Endowment Land Act

[RSBC 1996] Chapter 469

Ministerial Order No. M322

I, Anne Kang, Minister of Municipal Affairs, order that pursuant to Sections 12(1) and 12 (2)(a) of the *University Endowment Land Act*:

- a) The University Endowment Lands *Land Use, Building and Community Administration* Bylaw be amended as provided in Appendix 1 to this Order.

October 18, 2023

Amekang

Date

Minister of Municipal Affairs

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *University Endowment Land Act*, Section 12

Other:

APPENDIX 1 TO THE MINISTER'S ORDER

AMENDMENT TO THE UNIVERSITY ENDOWMENT LANDS LAND USE, BUILDING AND COMMUNITY ADMINISTRATION BYLAW

The University Endowment Lands Land Use, Building and Community Administration Bylaw is hereby amended as follows:

1. Add Section 37.0

CD-3: COMPREHENSIVE DISTRICT THREE - INSTITUTIONAL NEIGHBOURHOOD

1.1. INTENT

- (1) This CD-3 Comprehensive District regulates and applies to the CD-3 Lands and the development of residential, institutional, commercial and open space on the lands at LOTS 5 AND 6, Bk 83, DL 140, G 1, NWD, PLAN 5449, PID 025-614-991 and PID 025-598-244.

1.2. DEFINITIONS

- (1) For the purposes of this Land Use District, the terms outlined in Table 1 shall apply. Terms not defined in Table 1 but stated in this Land Use District shall apply the interpretation outlined in section 2.0 of this bylaw.

Table 1: Definitions

Term	Definition
Affordable Housing	means, for the purposes of the CD-3: Comprehensive District 3-Institutional Neighbourhood, a mixed use institutional and residential development where the residential dwelling units are subject to a Housing Agreement between the Owner and the Crown pursuant to Section 482 of the Local Government Act.
Artist Gallery	means premises used for the exhibition, collection or preservation of works of art for public viewing.
Arts and Culture Indoor Event	means an event of an artistic or cultural nature, including but not limited to a visual, performing, media, literary, craft or interdisciplinary arts, for a maximum of 250 persons.
Catering Establishment	means the use of premises for the preparation of food but does not include a retail store or restaurant selling food directly to the public.

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Church	means the use of premises for religious worship and ancillary uses, including, but not limited to, a mosque, synagogue, temple, chapel or religious meeting room
Community Amenity Space	means covered premises providing flexible outdoor space with fixed seating elements for use by the public or visitors to the site.
Hall	means the premises used for gathering of persons for religious, charitable, philanthropic, civic, cultural or political purposes.
Neighbourhood Café	means an establishment that provides limited seating for the sale of light meals, beverages and snacks to a localized market.
Non-Profit Student Housing	means, for the purposes of the CD-3: Comprehensive District 3- Institutional Neighbourhood, rental residential accommodation owned or managed by a society under the <i>Societies Act</i> , and occupied: (a) by students and faculty of an accredited post-secondary institution and, if living together as a single domestic unit, their immediate family members; or (b) from May 1-August 30 only, as Short Term Accommodation.
Post-Secondary Institution	means an educational institution which provides specialized professional, technical and vocational training and education in various disciplines of advanced learning.
Residential Rental Tenure	means, in respect of a dwelling unit, occupied as a residence, pursuant to a tenancy agreement with a term of not less than thirty consecutive days, and not occupied by any owner of the dwelling unit.
Short Term Accommodation	means for the purposes of the CD-3: Comprehensive District 3- Institutional Neighbourhood, overnight accommodation for periods of less than 30 days.

1.3. OUTRIGHT APPROVAL USES

(1) Subject to all other provisions of this Bylaw, the uses listed in Section 1.3.1 shall be permitted in this District.

1.3.1 Uses:

- a) Artist Gallery

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- b) Arts and Culture Indoor Event
- c) Church
- d) Hall
- e) Institution of a religious, philanthropic, or charitable character
- f) Multiple Dwelling, provided that the form of tenure for every dwelling unit is restricted to Residential Rental Tenure, and rental rates for every dwelling unit are consistent with the definition of Affordable Housing for this CD-3 Zone, and provided further that these tenure and rental rate restrictions are secured by a Housing Agreement in accordance with section 482 of the *Local Government Act*.
- g) Neighbourhood Café and Retail to a maximum of 3000 square feet limited to the first floor
- h) Non-Profit Student Housing provided that rental rates, other than rental rates for a Short Term Accommodation occupancy, are restricted to the terms as defined in a Housing Agreement registered in accordance with section 482 of the *Local Government Act*.
- i) Office, to a maximum of 3000 square feet
- j) Post-Secondary Institution
- k) Accessory Uses customarily ancillary to any of the listed uses in this section.

1.4. CONDITIONAL APPROVAL USES

- (1) Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below, subject to such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager: considers the intent of the Bylaw, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected.

1.4.1 Conditional Uses:

- a) Catering Establishment
- b) Child Daycare Facility
- c) Accessory Uses customarily ancillary to any of the listed uses in this section.

Accessory uses may be located within the principal building.

1.5. HEIGHT

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- (1) The maximum height of a building shall not exceed six storeys or 22 metres.
- (2) The Manager may, at their discretion, permit a greater height than otherwise stated in subsection (1) above for the following items if they do not in total exceed one- third of the width of the building or buildings as measured on any elevation drawings and do not in total cover more than 20% of the roof area on which they are located as viewed from directly above:
 - (a) architectural appurtenances such as turrets and cupolas, provided that no additional floor area is created, and no protrusion extends more than 1.2 metres above the height limitation;
 - (b) mechanical appurtenances such as elevator machine rooms, rooms containing heating, cooling and electrical equipment; and
 - (c) access and infrastructure required to maintain green roofs, urban agriculture or roof-mounted energy technologies including solar panels and other such renewable energy devices, provided that the Manager considers their siting and sizing in relation to views, overlook, shadowing and noise impacts.

1.6. MINIMUM SITING REQUIREMENTS

- (1) No part of any building or structure shall project beyond the building lines shown on Schedule 19.

1.7. SETBACK EXEMPTIONS

- (1) Setbacks shall not apply to areas below grade.
- (2) The Manager, after consulting with the Advisory Design Panel, may permit variances to the building setbacks to improve design articulation and building appearance.

1.8. MAXIMUM FLOOR SPACE RATIO

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- (1) The maximum floor space ratio for the CD-3 Zone shall be 3.0.
- (2) A minimum of 30% of the total residential floor area in the CD-3 Zone shall be Affordable Housing, and to ensure compliance with this requirement, the Manager may withhold the issuance of any building permit for the construction of residential floor area until the Manager is satisfied that a Housing Agreement consistent with the definition of Affordable Housing has been, or will be prior to occupancy or lease of any dwelling unit, entered into and registered on title to the land on which the residential floor area will be constructed.,
- (3) The following shall be included in the computation of floor space ratio:
 - (a) all floors having a minimum ceiling height of 1.2 metres to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts and other features which the Manager considers similar, to be measured by their gross cross -sectional areas and included in the measurements for each floor at which they are located; and
 - (c) shared community and amenity spaces such as auditorium and similar uses.
Where the distance from floor to floor above, or where there is no floor above, to the top of the roof structure, exceeds 3.7m, the floor area shall be
 - i. measured to the extreme outer limits of the space.
- (4) The following shall be excluded in the computation of floor space ratio:
 - (a) open residential balconies, or sun decks, and any appurtenances thereto which, in the opinion of the Manager, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the maximum permitted residential floor area for that Lot, and
 - (ii) no enclosure of balconies is permissible.
 - (b) covered balconies, covered sun decks, and any other appurtenances which, in the opinion of the Manager, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the maximum permitted floor

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area;

- (c) floor area used for the purpose of off-street loading, bicycle storage, heating, cooling and mechanical equipment, electrical rooms, recycling facilities, garbage holding areas or uses which in the opinion of the Manager are similar to the foregoing, provided that the finished floor of those areas or portions thereof so used, is at or below grade;
- (d) floor area used for the purpose of off-street parking, elevator shafts, elevator lobbies, residential storage space or uses which in the opinion of the Manager are similar to the foregoing, provided that the finished floor of those areas or portions thereof so used, is below grade;
- (e) floor area used for institutional and student amenity use where the finished floor of those areas or portions thereof so used, is below grade;
- (f) covered community amenity space above grade, provided that the total area of these exclusions does not exceed 5% of the maximum permitted floor area;
- (g) floor area for each adaptable dwelling unit provided, according to the following:
 - (i) 1.9 square metres per one bedroom adaptable dwelling unit provided; and
 - (ii) 2.8 square metres per two-plus bedroom adaptable dwelling unit provided.
- (h) floor area used for residential outdoor amenity space except that the total area excluded must not exceed 5% of the total building floor area;
- (i) residential storage space provided that where the space is provided at or above the average grade, the maximum exclusion shall be 3.7 square meter per dwelling unit;
- (j) areas of undeveloped storeys which are located:
 - (i) above the highest storey or half storey, including roof top heating, cooling, mechanical, electrical rooms; or
 - (ii) adjacent to a storey with a ceiling height of less than 1.2 metres.

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(5) One (1) principle building is permitted on the CD-3 Lands.

1.9. MAXIMUM SITE COVERAGE

- (1) The maximum site coverage shall be sixty-five percent.
- (2) The following shall be excluded from the computation of site coverage:
 - (a) open balconies;
 - (b) covered entrances not exceeding 23 square metres in area;
 - (c) commercial canopies not exceeding a projection of 2.4 metres from the building face;
 - (d) covered patios not exceeding 14 square metres in area;
 - (e) pergolas and trellises; and
 - (f) underground parking structures.

1.10. DWELLING UNITS

- (1) The minimum floor area of residential units shall be in accordance with the following:
 - a) Studio —350 square feet (33 m²)
 - b) One bedroom – 525 square feet (49 m²)
 - c) Two bedroom – 725 square feet (67 m²)
 - d) Three bedroom – 1,200 square feet (112 m²)
 - e) Single Dorm – 161 square feet (15 m²)
 - f) Double Dorm – 430 square feet (40 m²)
 - g) Tri Dorm 645 square feet (60 m²)
 - h) Quad Dorm 915 square feet (85 m²)

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- (2) a minimum of 30% of the residential floorspace is “Non-Profit Student Housing”.

1.11. ADAPTABLE DWELLING UNITS

- (1) At least 25% of all multiple dwelling units with the exception of the Non-Profit Student Housing which employ public interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.

1.12. SITING, FORM AND CHARACTER

- (1) The siting, form and character of the mixed-use residential-institutional buildings constructed on the CD-3 Lands will align substantively with the Building Siting, Form and Character Drawings for CD-3: Comprehensive District in Appendix 4, provided, however that the Manager may, upon the request of the owner of the CD-3 Lands, approve any different siting, form and character as the Manager may consider appropriate in their discretion.

1.13. RESIDENTIAL ENTRANCES

- (1) A separate direct at-grade residential entrance and exit to the exterior of the principal building must be provided

1.14. GREEN BUILDING PERFORMANCE

- (1) All applications for development permits and building permits for the lot must include a summary of how each and every building will achieve the minimum requirement of the BC Energy Step Code that is applicable in the UEL at the time of application.

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1.15. OFF-STREET PARKING AND LOADING SPACES

- (1) Unless otherwise expressly provided for, Schedule 3 of the Bylaw is applicable in the CD-3: Comprehensive District 3.
- (2) Where the side of a parking space is obstructed by any part of a fixed object such as a wall, column, bollard, fence or pipe within 0.3 metres of the side of the parking space, measured at right angles, and more than 1.0 metre from the front or rear of the parking space, the minimum width of the parking space must be increased by 0.3 metres for each side that is obstructed.
- (3) OFF-STREET LOADING
 - (a) The minimum number of off-street loading spaces required for all buildings and uses shall be provided in accordance with the following table:

USE OF BUILDING	REQUIRED LOADING SPACES
Artist Gallery, Arts and Culture Indoor Event, Catering Establishment, Child Daycare Facility, Church, Hall, Institution of a religious, philanthropic, or charitable character, Office, Post-Secondary Institution, and Post-Secondary Housing	2.0 spaces combined for all uses
Affordable Housing, Multiple Dwelling Units, and Purpose-Built Rental	2.0 spaces

- (4) VISITOR PARKING
 - (a) The minimum number of visitor parking spaces provided shall be 5.0 spaces.
 - (b) Visitor Parking Spaces shall be clearly designated and marked as “Visitor Parking”.

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(5) SMALL CAR PARKING

- (a) The number of off-street parking spaces for small cars on a lot shall not exceed 25% of the total parking spaces required for the site for all uses combined, designed as follows:
- (b) All off-street parking spaces for small cars shall be a minimum of 4.6 metres in length and 2.3 metres in width and shall have a minimum vertical clearance of 2.0 metres, except that where one side of any space abuts any portion of a fence or structure, the minimum width shall be 2.6 metres or where both sides abut any portion of a fence or structure the minimum width shall be 2.7 metres.

(6) ACCESSIBLE PARKING

- (a) The minimum number of off-street accessible parking spaces shall be provided in accordance with the following table:

USE OF BUILDING	REQUIRED NUMBER OF SPACES	MINIMUM WIDTH OF SPACE	MINIMUM LENGTH OF SPACE	MINIMUM VERTICAL CLEARANCE
Artist Gallery, Arts and Culture Indoor Event, Catering Establishment, Child Daycare Facility, Church, Hall, Institution of a religious, philanthropic, or charitable character, Office, Post- Secondary Institution, and Post- Secondary Housing	4.0 spaces	4.0 m	5.5 m	2.3 m
Affordable Housing, Multiple Dwelling, and Purpose-Built Rental	7.0 spaces			

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1.16. WASTE MANAGEMENT AND RECYCLING

(1) All buildings within this District shall:

- (a) Provide an accessible, properly ventilated, waste holding area within the building envelope of all new developments of sufficient size to contain waste produced by the occupants of the building.
- (b) Provide within the building envelope a green waste and recycling area that is a minimum 72.9 square metres in size, or equivalent as outlined in Metro Vancouver's Multi-Family Residential and Commercial Recycling and Garbage Storage Space and Access Specifications, as amended from time to time.
- (c) Provide waste storage space that is in an accessible and convenient location within the building envelope of all new developments. These spaces must adequately allow for solid waste sorting of recyclables, organic material, and residential garbage.
- (d) Waste storage spaces must be enclosed behind operable doors and equipped for full sanitary management.
- (e) For outdoor garbage and recycling areas provide attractive design treatments to screen the loading bays and garbage rooms when not in use.
- (f) For indoor garbage and recycling facilities, provide a marshalling area adjacent to the top of the parking ramp to place garbage containers for a short term while they await the garbage truck.

1.17. FORM OF TENURE

- (a) One hundred percent (100%) of the Dwelling Units in the CD-3 District shall be limited to Residential Rental Tenure.

2. Add Appendix 4: Building Siting, Form and Character Drawings for CD-3: Comprehensive District

APPENDIX 4: PURSUANT TO UNIVERSITY ENDOWMENT LANDS

**LAND USE, BUILDING AND COMMUNITY ADMINISTRATION
BYLAW**

**BUILDING SITING, FORM AND CHARACTER DRAWINGS
FOR CD-3: COMPREHENSIVE DISTRICT**



Menno Hall

2026 & 2076 Wesbrook Mall

CD-3 Bylaw Amendment Drawings

July, 2023

SHAPE
Architecture Inc.

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Perspective View Wesbrook Mall & University Blvd



Section-Perspective View Program Overview



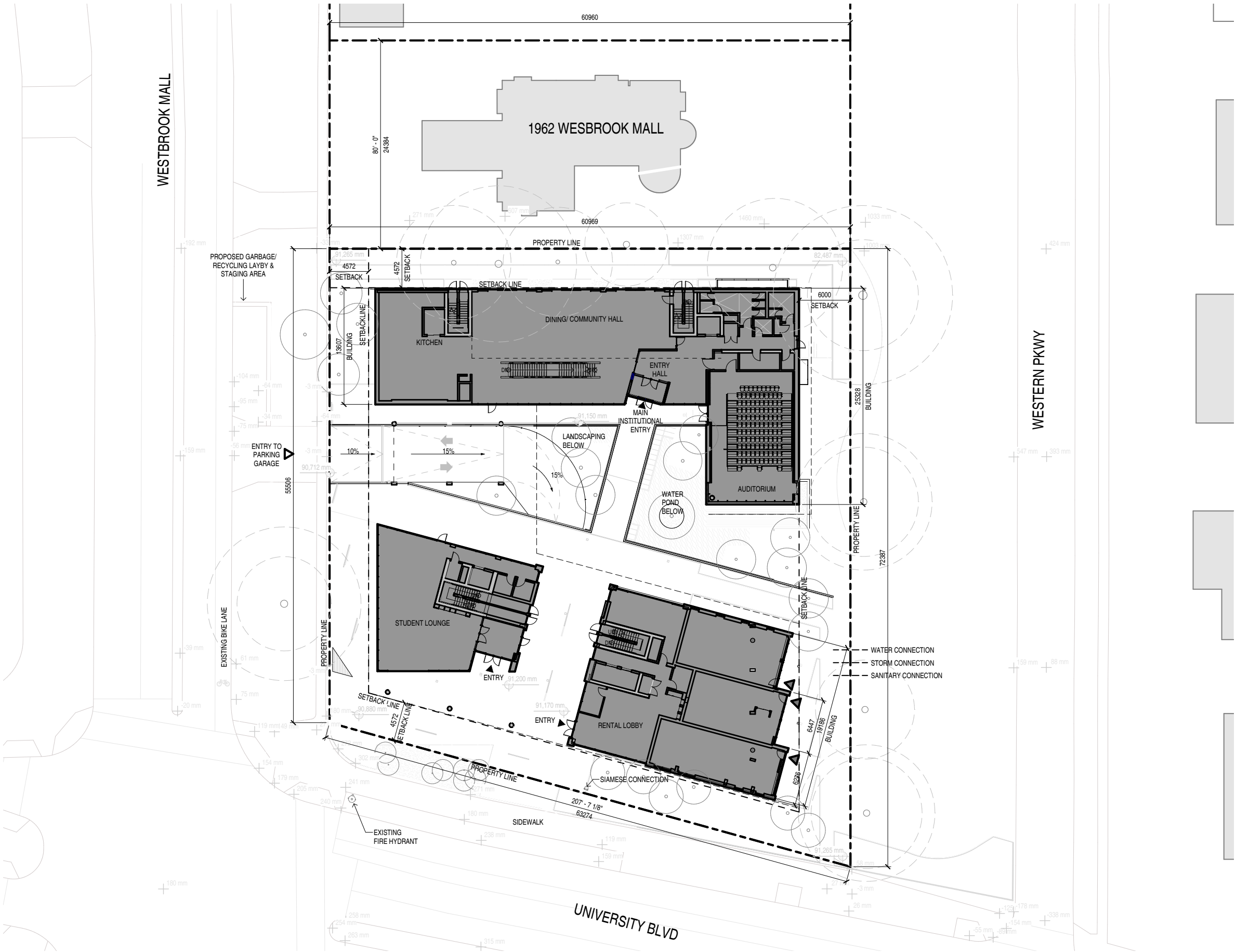
Perspective View Extending the Public Realm



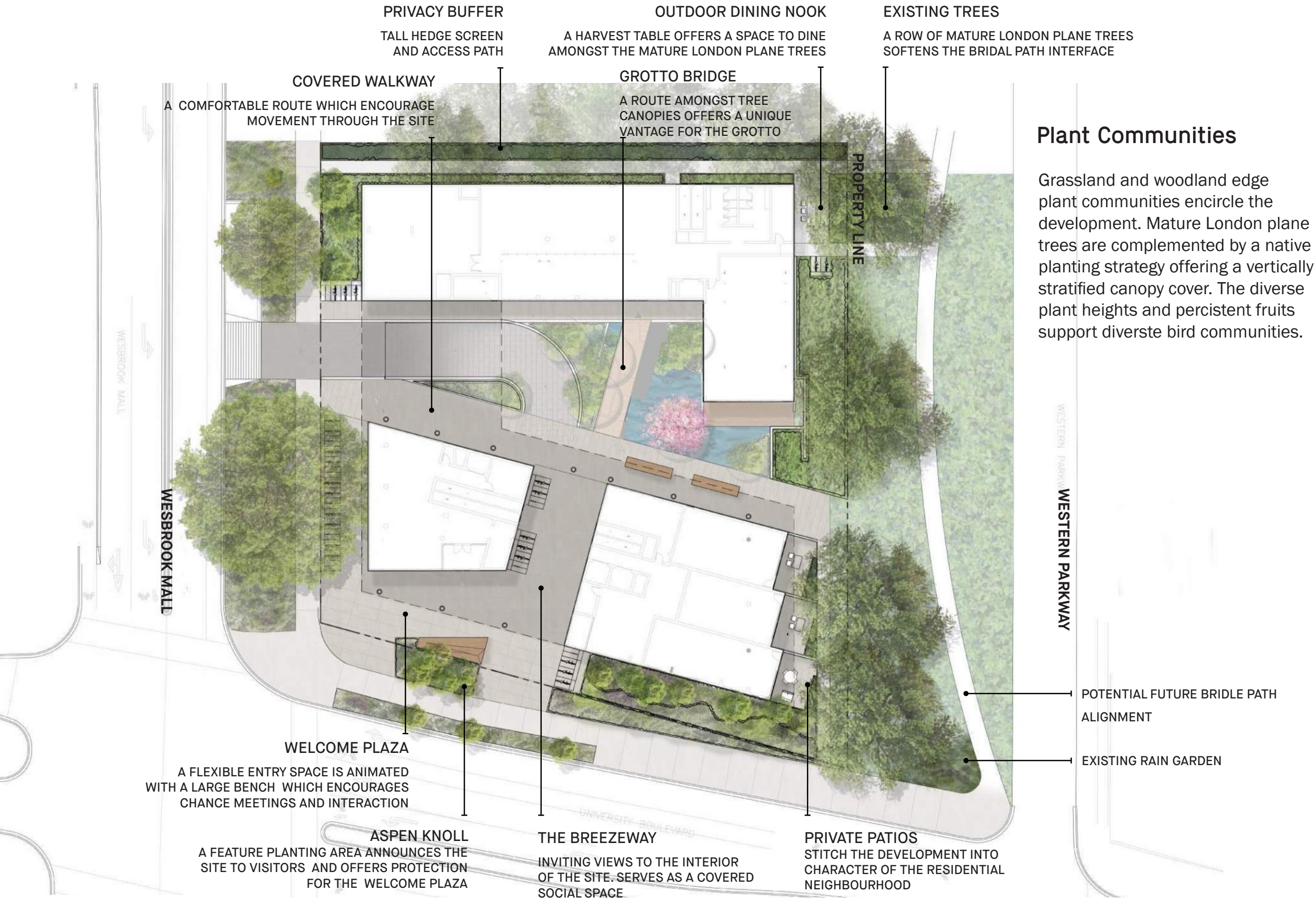
Perspective View Auditorium & Central Courtyard With Water Feature



Site Plan



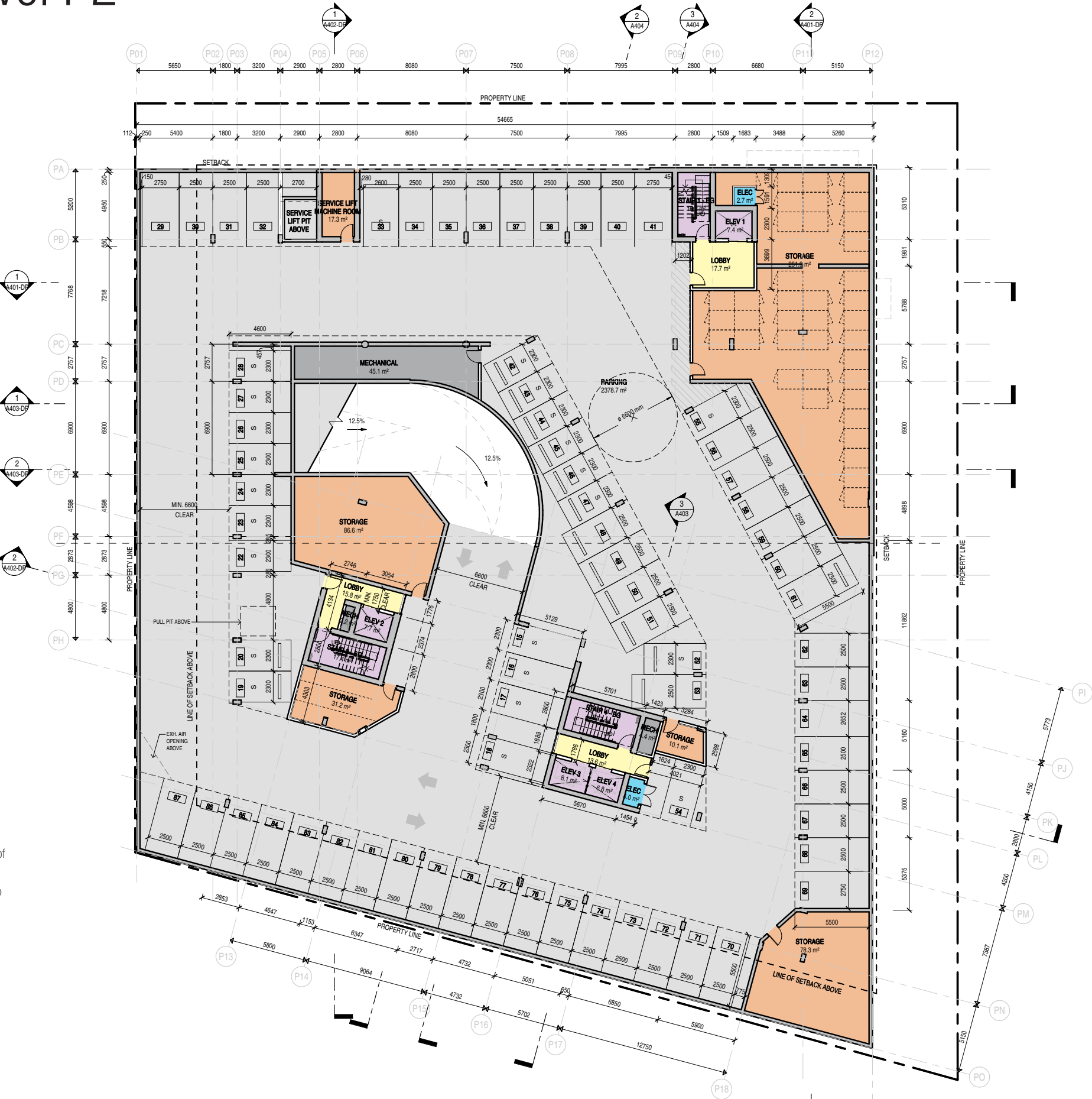
Landscape Concept Plan L1



Floor Plan Level P2



- Circulation
- Communal Space
- Electrical
- Mechanical
- Parking
- Storage



PARKING NOTES:

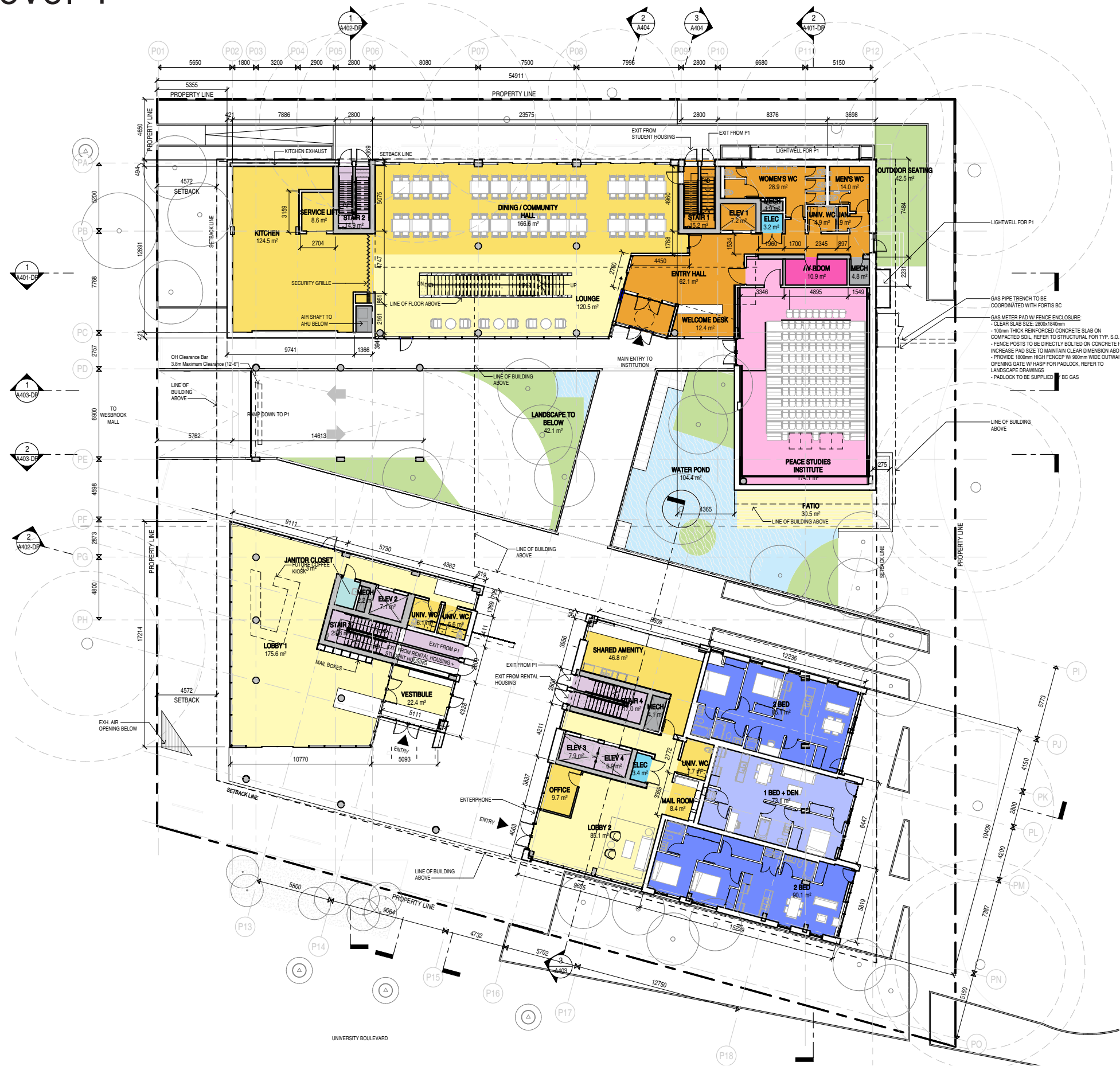
- Power connection / Charger will be provided at each group of 4 parking stalls, such that the power connection / charger is accessible to all 4 stalls. This will provide charging access to all parking stalls throughout the project.

An analog clock face with a single hand pointing to the 10 o'clock position. The clock face is a circle with a vertical line at the top and a horizontal line at the bottom. The hand is a thick black line starting from the center and pointing towards the 10 o'clock position.



Floor Plan Level 1

- 1 Bed Apartment
- 2 Bed Apartment
- Back of House
- Circulation
- Communal Space
- Electrical
- Garbage
- Institutional
- Landscape
- Mechanical
- Shared Amenity
- Water Pond



Floor Plan Level 2

- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Bed Units
- Circulation
- Communal Space
- Electrical
- Mechanical
- Shared Amenity



Floor Plan Level 3



- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Bed Units
- Circulation
- Communal Space
- Electrical
- Garbage
- Mechanical
- Shared Amenity





Floor Plan Level 5

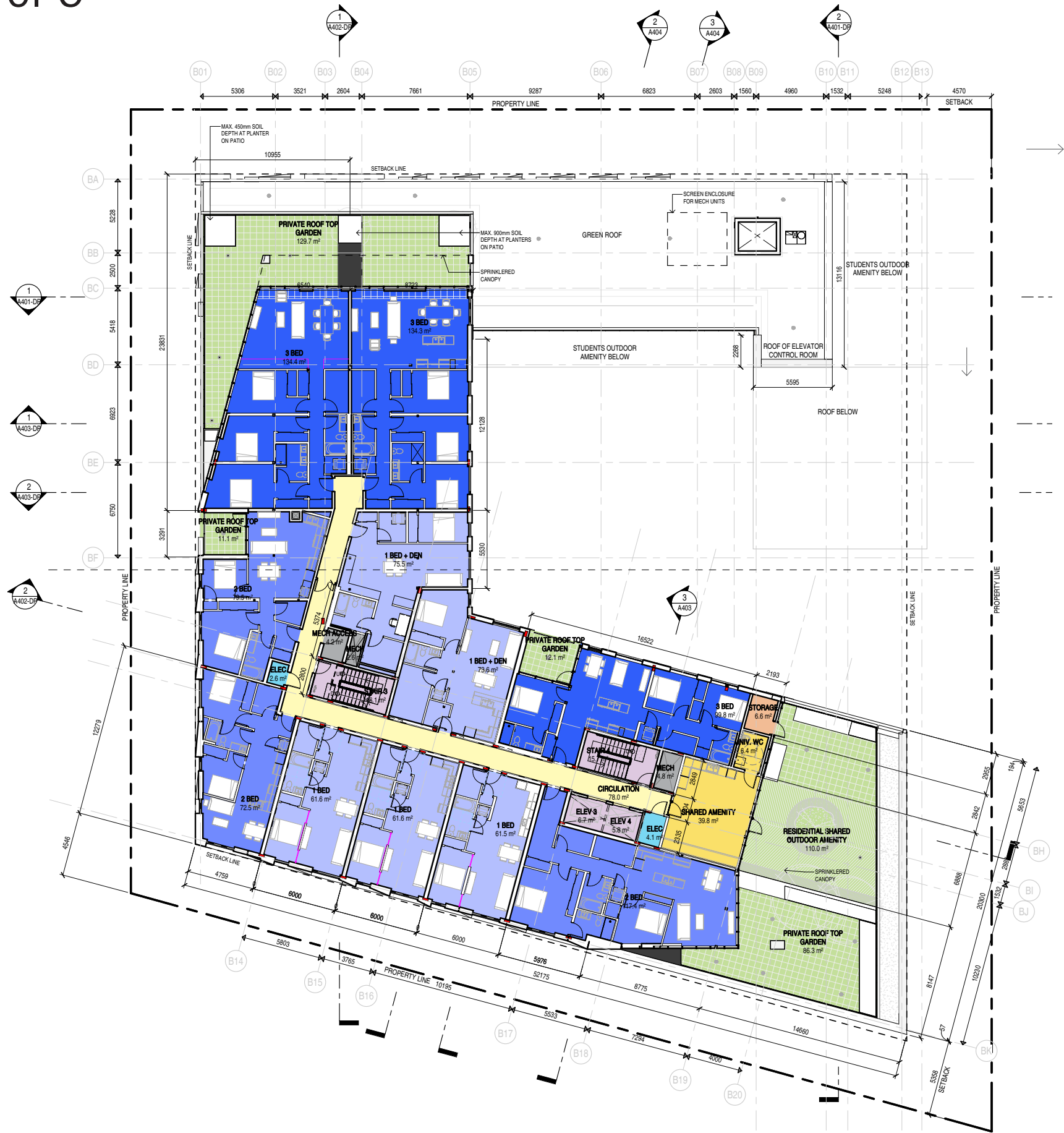


- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Bed Units
- Circulation
- Communal Space
- Electrical
- Landscape
- Mechanical
- Shared Amenity



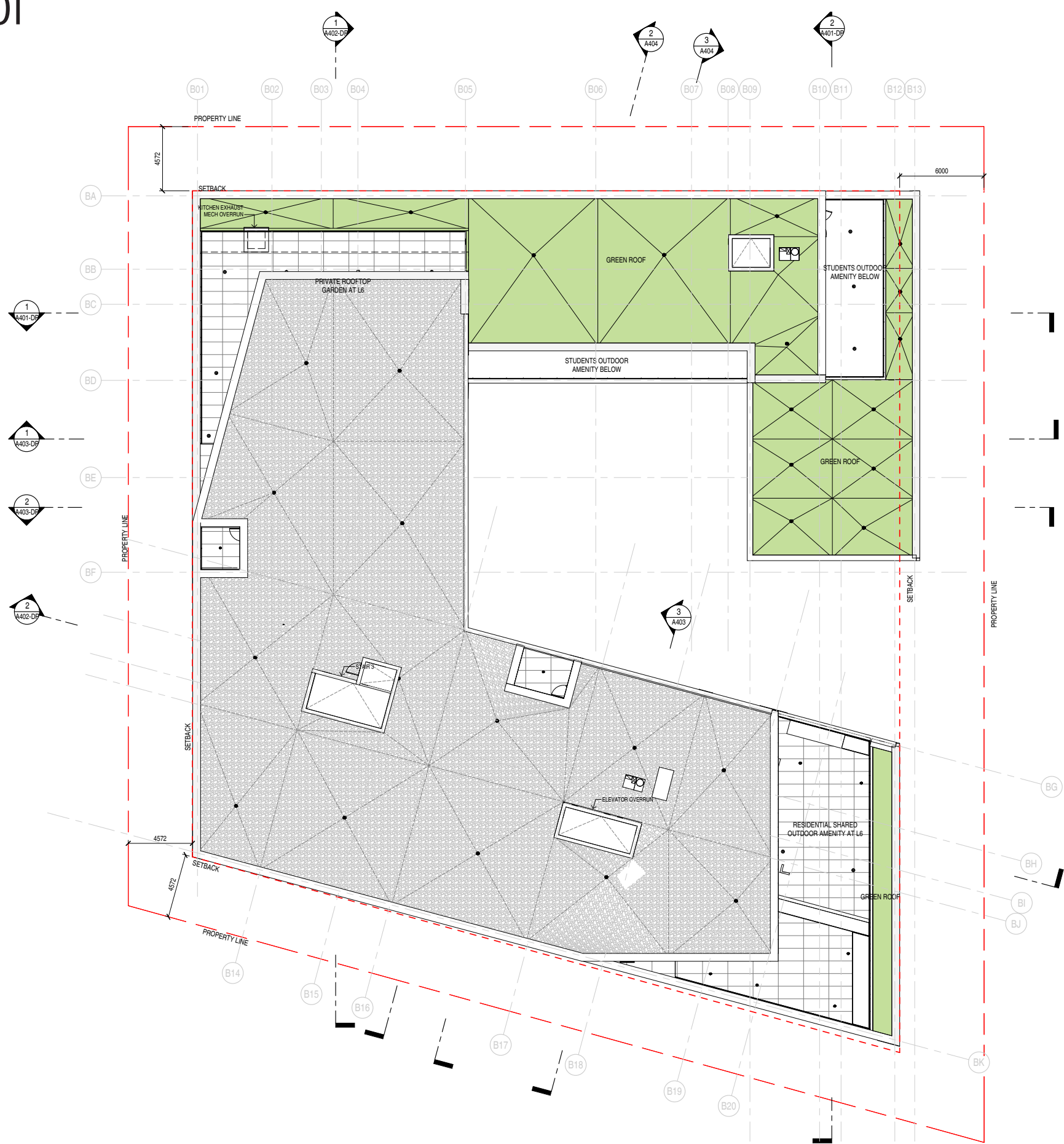
Floor Plan Level 6

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Circulation
- Communal Space
- Electrical
- Landscape
- Mechanical

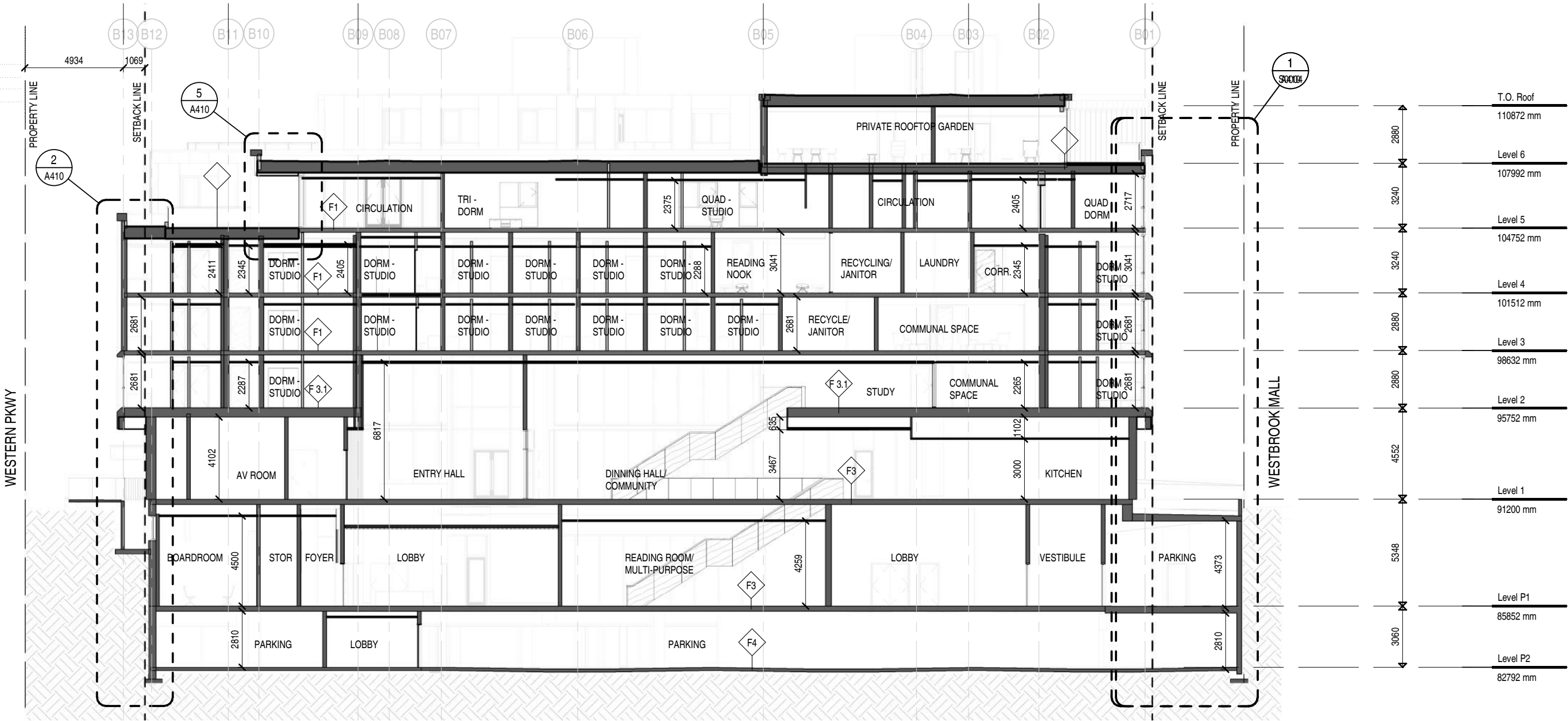
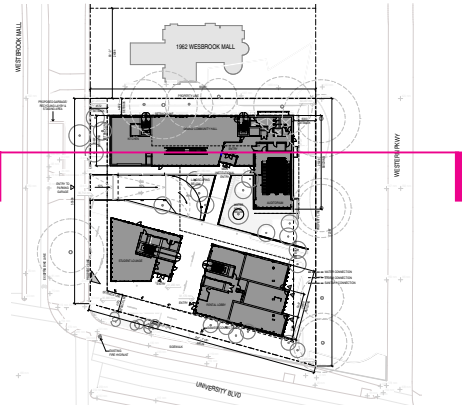


Floor Plan Roof

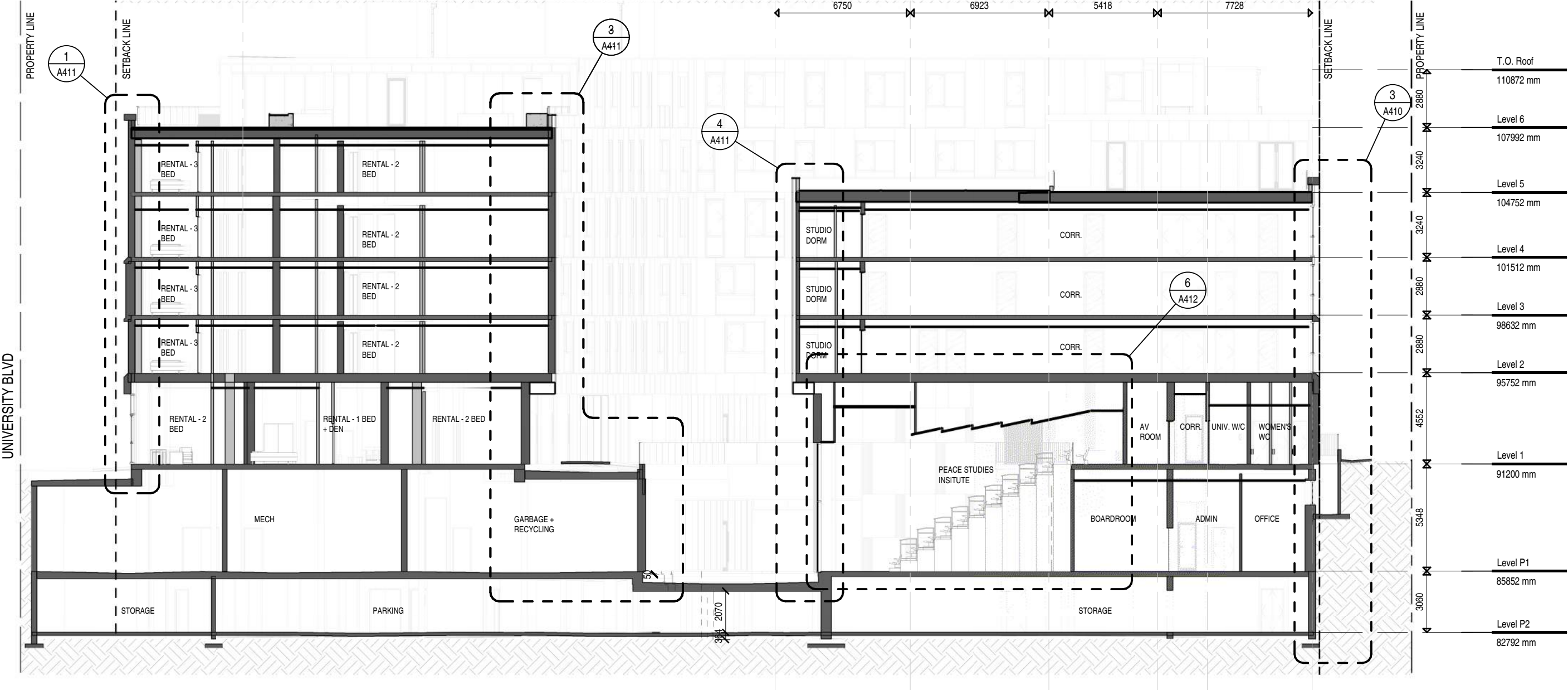
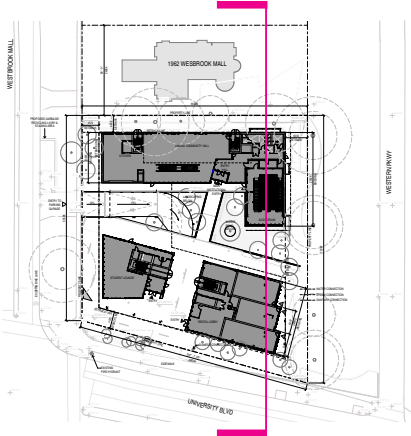
All rooftop mechanical equipment will be installed with proper vibration isolation and will be screened to control noise.



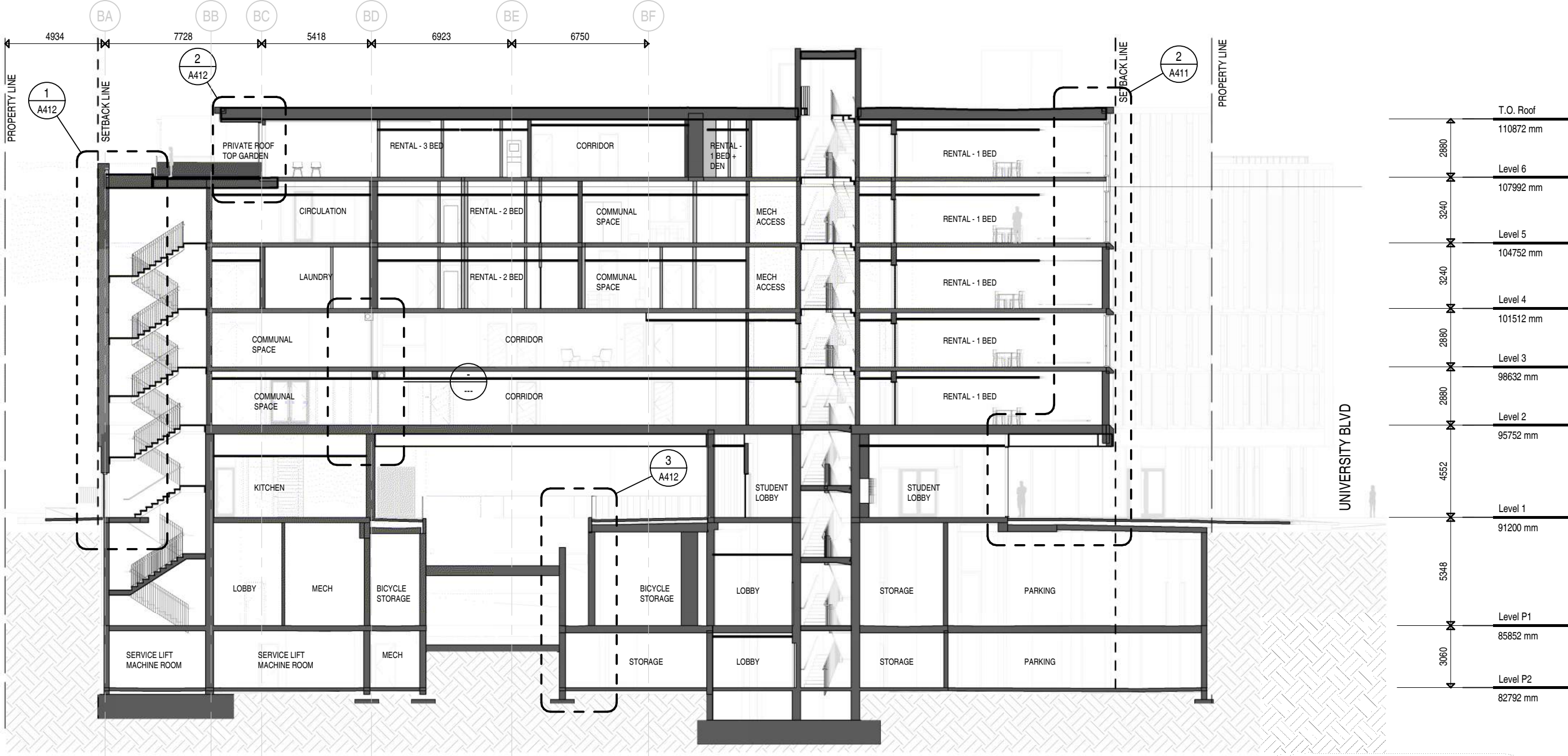
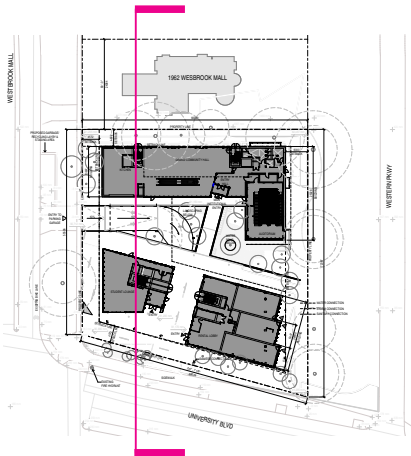
Building Section East-West Through North Wing



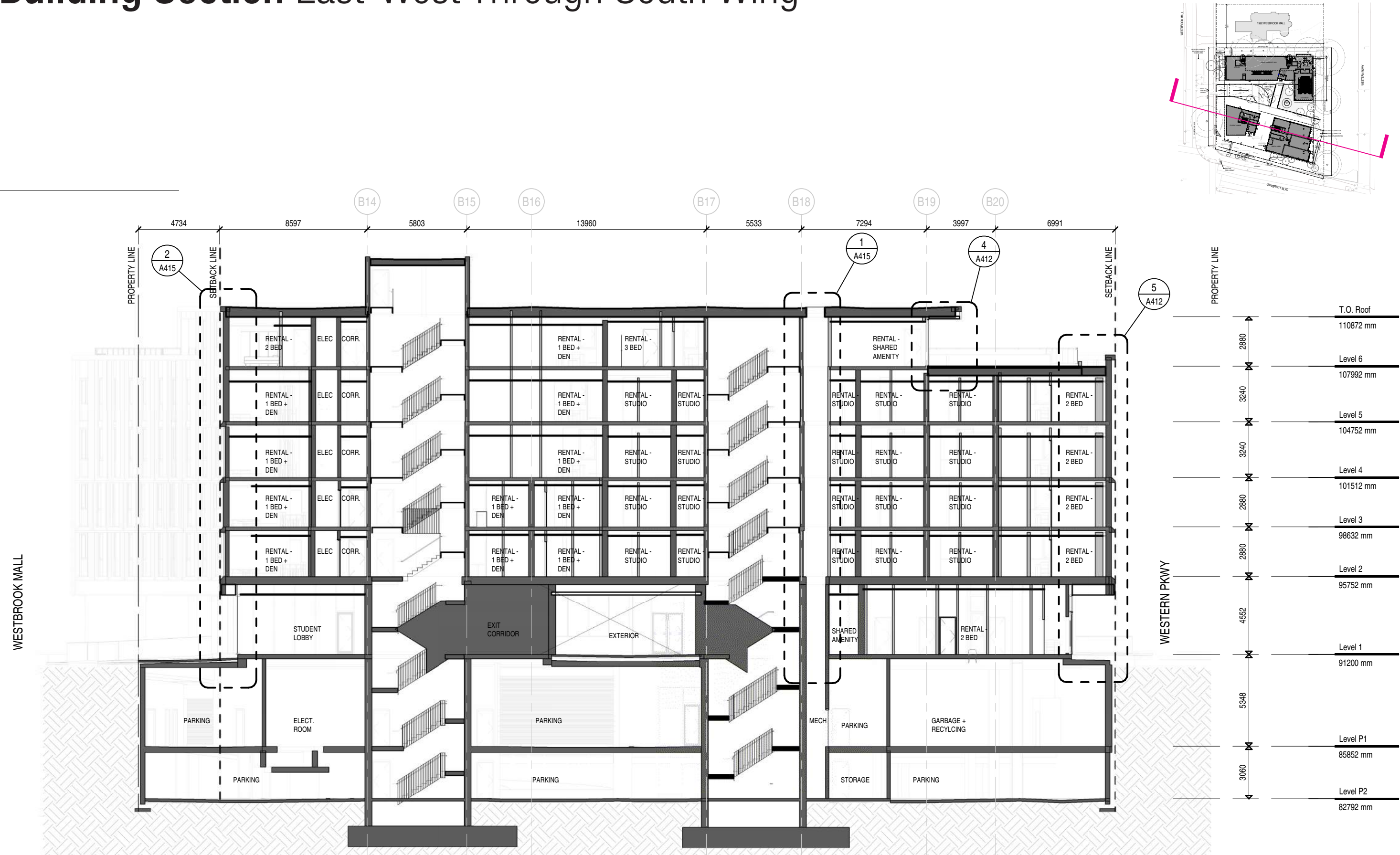
Building Section North-South Through Auditorium



Building Section North South Through West Wing



Building Section East-West Through South Wing



Building Elevation North Elevation



Building Elevation East Elevation



Building Elevation West Elevation



Building Elevation South Elevation

