

WELCOME!

TO THE UNIVERSITY ENDOWMENT LANDS

BLOCK F

PUBLIC OPEN HOUSE

UEL The UEL & Block F

Site Location



For More Information:

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tel: 604-660-1810

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Address:

5495 Chancellor Boulevard
Vancouver, BC
V6T 1E2

What is the UEL?

The University Endowment Lands (UEL) is a separate jurisdiction from the City of Vancouver and the University of British Columbia.

As an unincorporated area, the UEL does not have an elected municipal council. Instead, the provincial government is the governing body, and the UEL is administered through the Ministry of Community, Sport and Cultural Development under the University Endowment Land Act. The Community Advisory Council, elected by UEL residents, provides advice to the UEL Administration Manager.

Why is the UEL hosting this event?

The UEL is reviewing a rezoning application submitted by Colliers International on behalf of the Musqueam Indian Band, which is seeking amendments to the UEL Official Community Plan and Land Use Bylaw to permit a comprehensive mixed-use development on Block F. The proposed plan is shown in order to seek your input.

What is Block F?

Block F is a 21.44 acre parcel of land located along University Boulevard, bounded by Acadia Road to the west, Toronto Road to the north and Ortona Avenue to the south.

The land was transferred to the Musqueam Indian Band as part of the Reconciliation Agreement, which stipulated that the zoning of the lands be MF-1: Multiple Dwelling, and that a 3.0 acre park be dedicated to the community at or before subdivision of the land.

How can you participate?

- Review the application materials, including the plans, statistics, and 3D views and renderings.
- Ask questions of both UEL Administration and the Applicant team.
- Fill out a comment form, available at this event, or fill it out online or in print form. See the UEL website for more information.
- Review the UEL website for materials and content.
- Visit the UEL office to view the application and provide comment.
- The UEL will hold a Public Consultation Meeting at a later date for any bylaw amendments.

www.universityendowmentlands.gov.bc.ca

UNIVERSITY ENDOWMENT LANDS

LAND USE, BUILDING AND COMMUNITY
ADMINISTRATION BYLAW

May 1989

The Honourable Jenny W.C. Kwan
Minister
Municipal Affairs

Amended: July 09, 1999

(Consolidated for convenience only to February 4, 2014)

This document has been consolidated for convenience only. Every effort is made to ensure this bylaw is accurate but we cannot guarantee the accuracy of the bylaw. This document should not be relied upon as being an authoritative text of the law. The original bylaw and any amending bylaws are available for public inspection during normal business hours at the University Endowment Lands Administration Office, 5495 Chancellor Boulevard, Vancouver, BC V6T 1E2, Monday to Friday from 8:30 am to 4:30 pm, except for Statutory Holidays.

Block F
Community Amenities:

The Applicant has proposed a series of community amenities, including:

- Community Amenity Building (~15,000 sq.ft)
- Operating costs associated with the Amenity Building for 4 years
- Enhanced UEL park and open spaces
- 43,750 sq.ft below-market workforce housing (~55 units)
- 40 space childcare facility

What is the current zoning?

The site is currently zoned MF-1: Multiple Dwelling, which allows for 4-story buildings and a maximum Floor Area Ratio of 1.45.

The application has proposed that the allowable density under MF-1 be determined by subtracting the dedicated roads and dedicated park from the overall site area, yielding a maximum Gross Floor Area (GFA) of 1,027,934 square feet.

What does the application propose?

The proposal is for a mixed-use development, including:

- A variety of building types and uses, totaling 1,246,684 square feet of development, representing an increase in density of 218,750 square feet beyond that which is allowed;
- Approximately 1,250 residential units, in townhomes, low-rise apartments (up to 6 storeys) and high-rise apartments (up to 18 storeys);
- 30,000 square feet of commercial uses;
- A 3.1 acre dedicated UEL park;
- A new ~15,000 square foot community amenity building;
- A new 40 space childcare facility; and
- 4.93 acres of privately owned and maintained publicly accessible open spaces, including a new civic plaza, wetland and greenways.

What are the Community Amenities associated with the application?

Community Amenities are intended to meet a range of social, cultural, recreational, and infrastructure needs of the community. In reviewing the proposed Block F rezoning application, UEL Administration met with the Applicant to discussed the amenities that are best suited to the site’s context and community needs.

The amenities that are associated with the project are described in greater detail on the Applicant boards. They are based on the Official Community Plan, and on an evaluation of those features that will help mitigate the impacts of the development and increased density.

There are two UEL bylaws that provide the policy and regulatory context for the Block F site:

UEL Official Community Plan

The OCP is a broad statement of objectives and policies to guide land use priorities and decisions, in order to manage growth throughout the UEL community. It represents the community's vision, goals and aspirations for the future.

The OCP includes the following policies that are relevant to the Block F site:

- Environment
 - ◆ Tree preservation is a priority, ensuring safety as a primary concern.
- Building Forms, Density & Design
 - ◆ Flexibility in medium-density building patterns can be considered.
 - ◆ Allow regulated secondary suites.
 - ◆ Building Guidelines should focus on building form, followed by location and landscaping.
 - ◆ Achieving a human-scaled streetscape is a fundamental design directive.
- Community Amenities
 - ◆ 20% of any increase in density above that allowed under the existing zoning will be below-market price and/or special needs (including seniors).
- Transport & Infrastructure
 - ◆ Implement traffic calming and encourage bicycle use.
 - ◆ Require safe, secure and convenient bicycle storage.
 - ◆ The costs associated with any proposed development that requires off-site servicing upgrades should be paid by the developer.
 - ◆ Storm water should be managed through groundwater recharging or retention, and guidelines that limit impervious surfaces.

Land Use Bylaw

Multiple Dwelling District (MF-1)

The Land Use, Building and Community Administration Bylaw establishes the regulations regarding development within the UEL. It is similar with other jurisdictions' Zoning Bylaws, and identifies: permitted uses; maximum building height, density and coverage; setbacks; parking; signage; and other regulations.

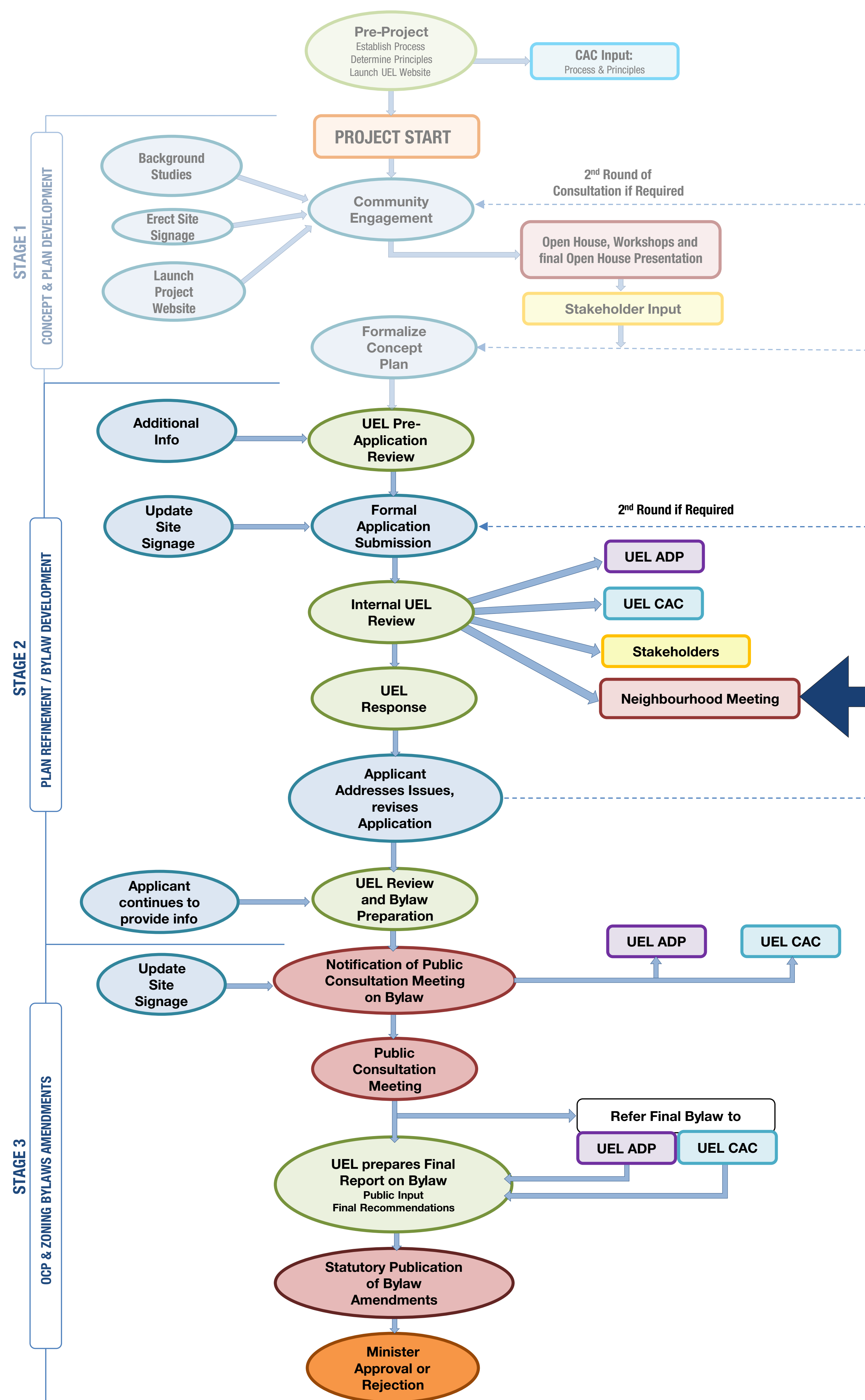
The Block F site is currently identified as MF-1: Multiple Dwelling District, which has the following regulations:

- Intended to permit medium density residential, including townhouses and low-rise apartments;
- Permitted Uses:
 - ◆ Outright: multiple dwelling; accessory
 - ◆ Conditional: civic facilities; institutional uses; tourist accommodations; special needs and below-market housing
- Maximum building height: 4 storeys (45 feet)
- Density:
 - ◆ Outright: 1.0 Floor Area Ratio (FAR)
 - ◆ Increase of 0.25 for large frontage lots
 - ◆ Increase of 0.2 if parking is provided underground
- Setbacks (minimum):
 - ◆ Front: 20 feet
 - ◆ Side: 15 feet; 20 feet for corner lots
 - ◆ Rear: 30 feet
- Parking:
 - ◆ 1.6 stalls / residential apartment
 - ◆ 1.75 stalls / residential townhouse

UEL Bylaw Amendment Process

The current proposed plan includes refinements and modifications to the original application, which was submitted in December 2013.

UEL Bylaw Amendment Flow Diagram



Process to Date

- A formal application was submitted in August, 2013
- UEL Administration requested changes
- A second application was submitted in December, 2013
- A number of meetings between the Applicant, the UEL Administration, and the CAC Block F Working Group have occurred on this application.
- The revised application was accepted on May 21, 2015

We are here

Legend

- Applicant
- UEL
- Ministry
- Stakeholders
- Public
- Community Advisory Council (CAC)
- Advisory Design Panel (ADP)

UEL Application Evaluation

UEL Administration have been guided by the following in reviewing this proposal:

UEL Official Community Plan (OCP)

The UEL Official Community Plan provides policy guidance regarding development within the community. Policies relevant to the Block F proposal include:

- Community Participation
- Neighbourhood character
- Greenspace & tree management
- Livability & affordability
- Transportation
- Sustainable development

Good Planning Practices

The plan has been reviewed relative to several widely recognized planning practices and principles, including:

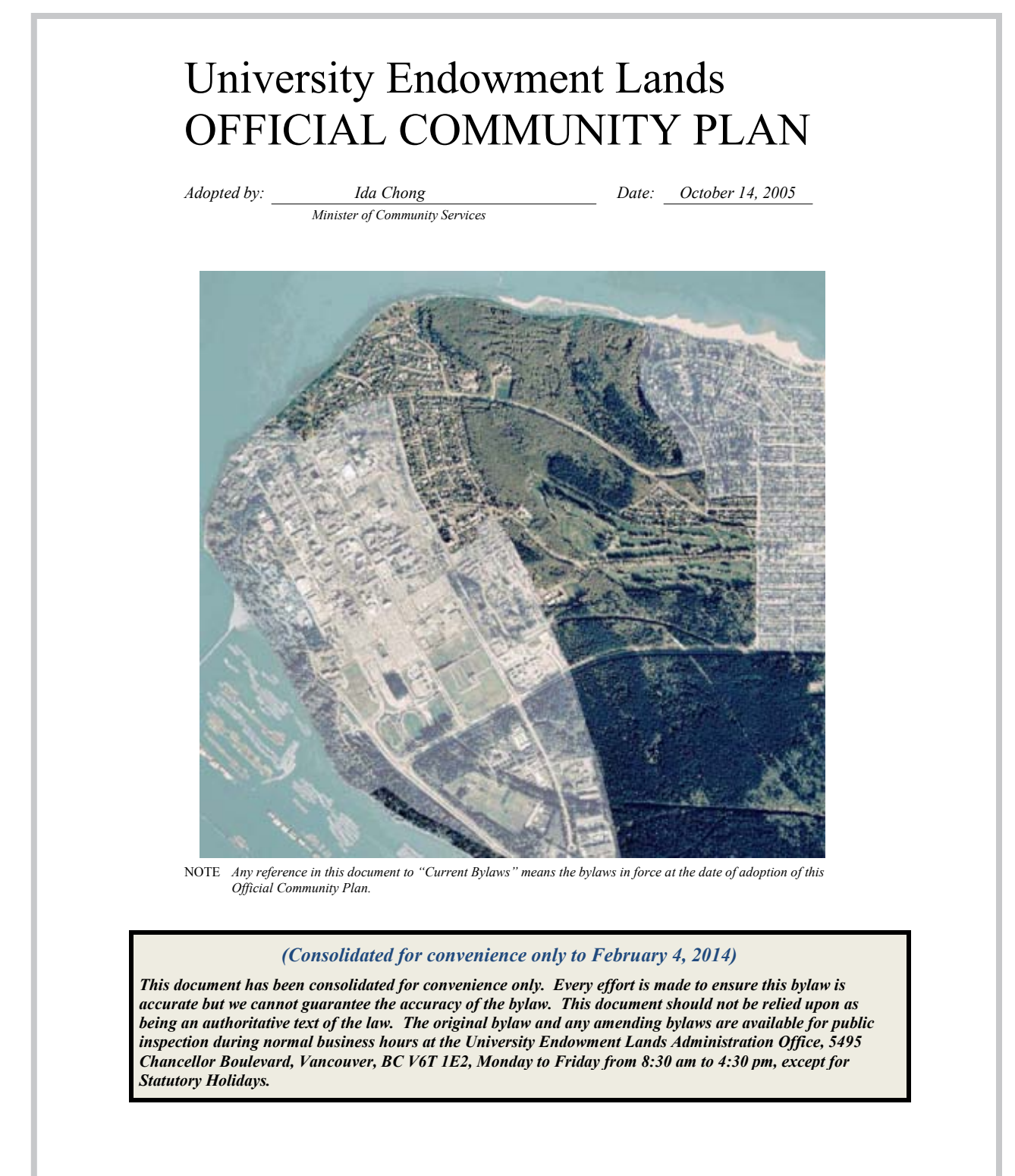
- Forward thinking: meets the needs of current residents and those to come
- Sustainable: social, economic and environmental
- Diverse: a range of housing types and tenures creates an inclusive community
- Porous: enhanced pedestrian and bike linkages within and beyond the project boundary
- Transit Oriented: density near major transit stops
- Inclusive: public comments inform plan development
- Design Guidelines: ensure quality buildings and landscape
- Informed: plan supported by current technical information
- Compliant: in line with Provincial legislation and policy

Community Input

The Applicant held 3 preliminary open houses, informing the original design concept and submission.

The UEL held subsequent meetings with the Community Advisory Council (CAC), the CAC Block F Working Group, the Advisory Design Panel (ADP), and other stakeholders. UEL Administration received two reports from the CAC regarding the Block F project.

This event is an opportunity for you to comment on the Block F application. The various ways for you to provide your feedback to the current application are listed to the right.



Your feedback!

You can provide feedback by June 30, 2015:

In person – fill out a comment form tonight, or drop by the UEL administration building

On-line – fill out the comment form available on the UEL website

Email – send comments to: uel@gov.bc.ca

In writing – mail comments: 5495 Chancellor Boulevard
Vancouver, BC
V6T 1E2

UEL Where Do You Live?



Other Location in Metro Vancouver