

July 2010

UEL Residents and Stakeholders

Re: Draft Land Use and Development Bylaw (July 2010) - For Review

1. Introduction

As you know, the University Endowment Lands Administration has been working on an update to the 1989 Land Use, Building and Community Administration Bylaw. This work will modernize the bylaw and ensure that the technical, regulatory rules we apply conform to the vision for the community set out in the 2005 Official Community Plan.

As part of this review, the bylaw is being modernized and simplified by creating a number of different bylaws including, zoning, building, process and procedures, fees and charges, community administration.

This letter and the attached package address the first phase of this project, new zoning regulations for the UEL. The package consists of two components:

- Land Use and Development Bylaw – Draft 3.3
- Comparison of Existing and Proposed Zoning Bylaws.

Over the last year during the preparation of the bylaw, for those who are interested there is additional material that has been prepared and is available at the UEL Office including:

- A Summary of Major Changes (January 2010 and May 2010);
- New Approach for Development Permits (January 2010 and May 2010)
- Report to Community Advisory Committee and Advisory Design Panel (January 2010)
- Letter to Focus Groups (April 2010)

Work continues on the preparation of other bylaws, including Building and Plumbing, Fees and Charges, Development Application Procedures, and Community Administration. This will be the focus of the bylaw review workplan in 2011.

2. What we have done to date

A draft zoning bylaw (the “Land Use and Development Bylaw”) was reviewed by both the Community Advisory Council (CAC) and the Advisory Design Panel (ADP) early this year. In preparation for broader public discussion of the proposed new Zoning Bylaw, the CAC recommended that the Administration hold a number of smaller meetings – one for each area in the UEL – to discuss key policy issues that have arisen in the course of drafting the bylaw.

Each “focus group” included ADP Neighbourhood Panellists and area residents who have been selected in consultation with each area’s CAC representative.

Each focus group met at least once. The Area C focus group met twice – once to consider general provisions and once to consider special zoning provisions to address issues specific to that Area. A joint Area A and B focus group met following the last Area C meeting to consider a proposal to replace development permits with clear prescriptive bylaws. Much of the advice we received from focus group members is reflected in the major changes outlined below. Notes from the Focus Groups are attached.

3. What are the major changes that have been incorporated within the new draft bylaw?

The attached comparison sheet identifies a number of changes that are being proposed. The most significant changes can be characterized as follows:

- Creation of separate zones for Areas A, B, and C;
- Creation of new zoning regulations for houses in Area C that address the size of second stories and the elimination of the requirement for Development Permits other than for cases when a variance is applied for;
- Permission of accessory suites within Areas A, B, and C and the creation of specific regulations;
- Consolidation and revision of regulations pertaining to accessory buildings;
- Insertion of additional regulations pertaining to home based businesses;
- Creation of new Development Permit guidelines for Areas A, B, and C and requiring Development Permits for all new houses and major additions in Areas A and B; and
- Elimination of Conditional Uses and Consolidation of Permitted Uses in the Commercial and CD zones.

4. Now we would like to hear from you

Public review of the bylaw will not involve line by line consideration of every clause, but will focus on key policy questions and major substantive changes, helping to ensure its provisions are in line with the community’s vision as expressed in the OCP. Please let us know what you think about the major changes that have been proposed above.

We are especially interested in your views on changes to the Development Permit requirements for single family homes proposed for Area C. The draft bylaw contains additional regulatory provisions that will govern the development of single family homes in Area C. If an application meets all of the requirements and does not require a variance, a Development Permit will no longer be required.

- If you live in Area C, do you support the replacement of DP’s with prescriptive regulations?
- If you live in Areas A or B, what do you think about using this approach in your area? If so, what specific things do you think should be included in the regulation?
- If you live in or own property in Area D, what do you think of the minor changes that are being proposed?

You can provide feedback to us by:

- Email: Patricia.Kereiff@gov.bc.ca
- Fax: 604-660-1874
- Mail: 5495 Chancellor Blvd.
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Please ensure we receive your feedback by September 20, 2010.

5. What next?

This package has been posted on our website (www.universityendowmentlands@gov.bc.ca). An update on the bylaw review process is included in the summer update that is being mailed to all residents in the UEL. Hard copies of the package are available at the UEL Administration Office for residents to take home. Supporting material can be reviewed at the office. The Office is located at 5495 Chancellor Boulevard (at the corner of Acadia) and is open from 8:30 a.m. to 4:30 p.m., Monday to Friday.

The deadline for written feedback is Monday, September 20, 2010.

The next step will be for us to bring the focus groups back together to review what we have heard from you after September 20th. Based on your feedback and their advice, a package will be prepared for a public meeting to be held late in the fall. This will be the final opportunity for residents to comment on the package before it is submitted to the Minister for approval. Subsection 12(5) of the *UEL Act* sets out the additional steps that the Minister must follow prior to enactment of the new bylaw. This includes public notification and an opportunity for the public to inspect the bylaw.

I would like to take this opportunity to thank the members of the CAC, ADP and focus groups for the time they have taken to review drafts of the bylaw and provide us with feedback. I look forward to hearing from you by September 20, 2010.

Best regards,

Margaret Eckenfelder
Manager
University Endowment Lands