

UNIVERSITY ENDOWMENT LANDS

LAND USE, BUILDING AND COMMUNITY ADMINISTRATION BYLAW

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**UNIVERSITY ENDOWMENT LANDS LAND USE, BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

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BYLAW AMENDMENTS:

- Amended by Bill 12 – 2008, Musqueam Reconciliation, Settlement and Benefits Agreement Implementation Act, March 31, 2008
- Amended by Ministerial Order M096, Development Approval Information Area, April 9, 2013
- Amended by Ministerial Order M205, August 12, 2013
- Amended by Ministerial Order M008, January 15, 2014
- Amended by Ministerial Order M220, June 10, 2016
- Amended by Ministerial Order M453, November 16, 2016
- Amended by Ministerial Order M164, April 6, 2021
- Amended by Ministerial Order M97, March 30, 2022
- Amended by Ministerial Order M112, April 14, 2022
- Amended by Ministerial Order M192, June 28, 2023
- Amended by Ministerial Order M322, October 18, 2023
- Amended by Ministerial Order M292, August 21, 2024
- Amended by Ministerial Order M294, August 21, 2024

- Amended by Ministerial Order M332, September 16, 2024
- Amended by Ministerial Order M324, October 21, 2025

1.0 INTRODUCTION

- 1.1. This Bylaw is made pursuant to the University Endowment Land Act.
- 1.2. The Schedules and Appendices to this Bylaw form part of the Bylaw. (*Amended by Ministerial Order M453, November 16, 2016.*) This Bylaw applies to the area defined as follows: District Lot 140 and that part of Lot 6494, shown on Plan 11469, Group 1, New Westminster District. This area shall be known as the "University Endowment Lands".
- 1.3. The Manager referred to in this Bylaw is the Manager of the University Endowment Lands or their designated representative. The Inspector is the Manager or their designated representative.
 - a) The Manager is granted the authority to enforce this Bylaw.
 - b) The Manager or their representative shall have the right of entry and may enter onto any land or into any building at all reasonable hours in order to inspect the same and to ascertain whether the provisions of applicable Bylaws are being or have been carried out. Except in an emergency that threatens life or property, or if invited by the property owner or their authorized representative, the Manager or their representative shall provide at least 24 hours notice before entering onto any private land or into any private building.

Any person interfering with or obstructing the entry of the Manager or their representatives onto any such land or into any such building, to which said entry is made or attempted pursuant to the provisions of an applicable Bylaw, shall be deemed to be guilty of an infraction of the Bylaw.
 - c) In the granting or refusal of applications or permits, and in the granting of relaxations or the imposition of conditions, due regard shall be given to the spirit and intent of the Bylaw.

2.0 DEFINITIONS

Definitions of words and phrases used in this Bylaw that are not included in the list of definitions in this

section shall be as defined in the National Building Code and related documents or shall have the meanings which are commonly assigned to them in the context in which they are used in this Bylaw.

Term	Definition
A	
Accessory building	“accessory building” means: a building, the use of which is ancillary to that of the principal building situated upon the same lot, but does not include an additional dwelling unit but that, except for a cabana, does not contain toilet, bath, or shower facilities.
Accessory Dwellings Unit (ADU)	“accessory dwelling unit (ADU)” means a building containing a maximum of two (2) dwelling units, located in the rear yard of the principal building and clearly subordinate to the principal building situated on the same lot.
Accessory use	<p>“accessory use” means:</p> <ul style="list-style-type: none"> (a) a use which is ancillary to the principal building, or use of the principal building, situated on the same lot, or (b) a use which is ancillary to the principal use being made of the lot upon which such accessory use is located.
Adaptable dwelling unit	“adaptable dwelling unit” means a dwelling unit that is constructed to comply with the standards specified in Schedule 17. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
Advisory Design Panel	“Advisory Design Panel” <i>(Amended by MO 2008005, effective February 1, 2008)</i> means the committee established pursuant to section 4.2 of the Official Community Plan, 2005.

<p>Affordable housing</p>	<p>“affordable housing” means, for the purposes of the CD-2: Comprehensive District, a mixed use development in which the ground floor is commercial and Floors 2,3,4 and 5 are residential rental units constructed by the Owner pursuant to a Housing Agreement entered into by the Owner and the Crown pursuant to Section 12 (2) of the University Endowment Land Act RSBC 1996 c.469 ensuring that all of the said residential rental units will be provided to moderate income working households applying BC Housing’s (British Columbia Housing Management Commission’s) Housing Income Limits for the planning area of Vancouver. <i>(Amended by Ministerial Order M453, November 16, 2016)</i></p>
<p>Amenity space</p>	<p>“amenity space means a self-contained unit, with kitchen and washroom facilities.</p> <p>(a) “residential amenity space” means the use of premises by the residents for meetings, recreation (swimming pool, fitness facility, jacuzzi, sauna), and social functions, or other similar uses but, not sleeping accommodation.</p> <p>(b) community village space means the use of the premises by the UEL <i>Community Advisory Council (Amended by MO 2008005, effective February 1, 2008)</i>, the UEL Tenants Society or other groups approved by the UEL <i>Community Advisory Council (Amended by MO 2008005, effective February 1, 2008)</i> or the Tenants Society for community meetings, or other similar uses but, not for sleeping accommodation.</p>
<p>Anchor tenant</p>	<p>“anchor tenant” means, for the purposes of the CD-2: Comprehensive District, a commercial tenant that occupies a minimum of 929 square metres of gross floor space. <i>(Amended by Ministerial Order M453, November 16, 2016)</i></p>

Area	<p>“Area” means:</p> <ul style="list-style-type: none"> (a) “Area A” means the SF 1 district bounded by Chancellor Boulevard, the easterly property line of properties on the east side of Acadia Road, University Boulevard and Wesbrook Crescent/Mall. (b) “Area B” means the SF 1 district bounded by Chancellor Boulevard on the south and Marine Drive on the north and the easterly property line of properties on the east side of Acadia Road. (c) “Area C” means the SF1 district bounded by the City of Vancouver on the north and east, Tasmania Road on the west and University Golf Course on the south.
B	
Balcony	“balcony” means a cantilevered deck that projects from a building and that except for a guard rail is not enclosed.
Basement	“basement” means space between two floors, with the floor of the storey above being located less than 1.22 metres above the average grade.
Bay window	“bay window” means a projection from the wall of a building that contains a window, is wholly above the level of the adjacent floor surface and does not result in any projection of the adjacent floor structure.
Bicycle Parking, Class A	“Bicycle Parking, Class A” means long-term parking and storage space for bicycles that is provided for building residents or employees in a secured location. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
Bicycle Parking, Class B	“Bicycle Parking, Class B” means short-term parking space for bicycles provided on a rack. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>

Block F Lands	“Block F Lands” means the lot of land located in the University Endowment Lands, British Columbia, legally described as: PID 013-769-938 Block F, District Lot 140, Group 1, New Westminster District, and all lots into which Block F may be subdivided. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
Building	“building” means any structure designed, erected, or intended for the support, enclosure, or protection of persons or property, the use of which requires permanent location on the ground (when a building is divided into separate parts by unpierced fire walls extending from the ground up, each part shall be deemed a separate building).
Building envelope	“building envelope” means the three dimensional shape within which a building may be located, as determined by this Bylaw.
C	
Cannabis	Cannabis as defined in the <i>Cannabis Control and Licensing Act</i> .
Cannabis Accessory	Has the same meaning as in the <i>Cannabis Control and Licensing Act</i> .
Cannabis Retail Store	The use of a building or portion of a building for the sale, distribution or dispensing of cannabis for consumption off-premises.
Child day care facility	“child day care facility” means a facility providing a child minding, nursery school, child group day care, specialized day care, kindergarten or out-of-school day care, but does not include the provision of day care for a maximum of five children in a dwelling unit.
Community Advisory Council	“Community Advisory Council” <i>(Amended by MO 2008005, effective February 1, 2008)</i> means the Association referred to in the Community Plan Bylaw.
Community centre	“community centre” means any building used for purposes of community assembly which are approved by the manager.

Community Plan	“Community Plan” means the Community Plan Bylaw for University Hill that is adopted pursuant to the University Endowment Land Act.
Corner lot	“corner lot” means a lot at the intersection or junction of two or more streets, or of a street and a lane which is not less than 6.10 metres in width.
D	
Duplex	means a principal building designed, constructed, and occupied or intended to be occupied as two separate dwelling units, of approximately the same size, structurally adjoined by a common wall and can include secondary suites and other accessory uses.
Dwelling Unit	“dwelling unit” means one or more connected habitable rooms containing cooking facilities, eating, living, and sleeping areas and bathroom facilities, and occupied or constructed to be occupied by a person or persons living together as a single household unit.
F	
Farmers market	“farmers market” means an outdoor use by vendors for the display and retail sale of primarily locally grown or prepared foods and products. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
Floor space ratio	“floor space ratio” means the figure obtained when the area of the floors, excluding floor area exemptions, of all buildings on a lot, including accessory buildings, is divided by the area of the lot.
Food truck	“food truck” means the use of a vehicle with a self-contained kitchen for the preparation and serving of food to the public from a temporary location, and includes a mobile food cart capable of dispensing food, and requires a University Endowment Lands business license. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
Fraternity or sorority house	“fraternity or sorority house”. See lodging house.

<p>Frequent Transit</p>	<p>“frequent transit” means a bus stop served by at least one bus route in respect of which a bus is scheduled to stop at the bus stop as follows:</p> <ul style="list-style-type: none"> i. Monday to Friday: A bus must stop at least every 15 minutes, on average, between the hours of 7 a.m. and 7 p.m.; and, ii. Saturday and Sunday: A bus must stop at least every 15 minutes, on average, between the hours of 10 a.m. and 6 p.m.
<p>Front yard</p>	<p>“front yard” means a yard extending across the full width of the lot to the front wall of the building. In the case of a corner lot, an irregularly shaped lot, or a through lot, the front yard shall be the yard with the largest required setback; if the required setbacks are equal, the front yard shall be that part of the lot lying between the ultimate front property line and the front of the principal building, extending across the full width of the site or designated by the Manager.</p>
<p>Full service restaurant</p>	<p>“full service restaurant” means a facility, located in the CD-1 District, whose sole business is to provide fresh and/or prepared foods to customers seated within its premises. No more than 15 percent of its business is to be derived from take-out Orders without the prior approval of the manager of the University Endowment Lands.</p>
<p>G</p>	
<p>Garage</p>	<p>“garage” means a building, or part thereof, used or intended to be used for the shelter, storage, or repair of automobiles.</p>
<p>Gasoline service station</p>	<p>“gasoline service station” means a building or land used or equipped to be used for the retail sale of motor fuels and lubricants but does not include a gasoline self- service station, and may include as accessory uses the sale of automotive accessories and other merchandise and such minor repairs to motor vehicles as muffler installing, brake relining, carburetor and ignition servicing, wheel balancing, front end realignment, and similar servicing.</p>

Grade, average	“grade, average” means the sum of the average of the lesser of natural or finished grade at each side of the structure divided by the number of sides of the structure.
Grade, natural	“grade, natural” means the level of ground undisturbed by human action, or where there is evidence of disturbance by human action, the level of ground as determined by the Building Inspector.
Grade, finished	<p>“grade, finished” means the final ground elevation around the perimeter of the building after development but excluding:</p> <ul style="list-style-type: none"> (a) light wells providing they do not: <ul style="list-style-type: none"> (i) extend more than 0.91 metres from the building; (ii) exceed in length 25% of the length of the wall. (b) basement stairs inside yards providing they do not: <ul style="list-style-type: none"> (i) extend more than 1.22 metres from the building; (ii) exceed 4.57 metres in length. (c) sunken patios or basement stairs in rear yards providing they do not: <ul style="list-style-type: none"> (i) exceed an area of 13.94 square metres; (ii) extend more than 3.05 metres from the building; (iii) exceed a length of 4.57 metres along the wall; (iv) are not located on the same side of the building as a depressed vehicle access.

Grocery market	<p>“grocery market” means a single shopping facility, of at least 464.52 square metres, whose primary business is to offer fresh produce, fresh and/or frozen deli-meats, packaged goods, canned goods, baked goods and dairy products. The amount of floor area dedicated to the sale of candy, canned/bottled beverages, take-out foods, newspapers and magazines would not exceed 10 percent of the total floor area.</p> <p style="text-align: center;">OR</p> <p>a combination of speciality food retailers offering one or more of the grocery store type items listed above. The combination of stores must at least provide a good selection of baked goods, fresh produce, dairy products, deli-meats and condiments.</p>
H	
Half storey	<p>“half storey” means a story under a gable, hip, or gambrel roof, the wall-plates of which on at least two opposite exterior walls are not more than 0.61 metres above the floor of such storey.</p>
Height	<p>“height” means the vertical distance between the highest point of a building, or structure, excluding antennae, chimneys and similar appurtenances, and the average grade.</p>
Highest point	<p>“highest point” means:</p> <ul style="list-style-type: none"> i. the highest point of a flat roof, a roof generally perpendicular to the supporting wall; ii. the highest point of a mansard roof; iii. the mean height level between a point 2.44 metres above the top floor and the ridge of a gable, hip, or gambrel roof. A flat portion of a gable, hip or gambrel roof cannot cover more than 10 percent of the roof area viewed directly from above; iv. the highest point of structure.

Home occupation	“home occupation” means a craft or occupation conducted as an accessory use subordinate to the principal residential use of a dwelling unit.
Hotel	“hotel” means a building occupied as the temporary abiding place of individuals who are lodged with or without meals, and in which there are more than 15 sleeping-rooms and with no provision for cooking in any room so occupied.
Housekeeping unit	“housekeeping unit” means a room or rooms provided with sleeping and cooking facilities.
Houseplex	“houseplex” means a principal building which contains no less than three (3) and no more than six (6) self-contained dwelling units, with at least half of the total dwelling units having direct access to the outside for ingress and egress.
I	
Impermeable Area	“impermeable area” means the total area of a lot where stormwater is unable to penetrate directly down into the ground, diverted by buildings, structures, hard surfaces, landscaping elements or similar which impede the entry of water into the soil causing water to run off the surface in greater quantities than in natural conditions prior to development.
Interior lot	“interior lot” means a lot other than a corner lot.
Institution of a religious, philanthropic, or charitable character	"institution of a religious, philanthropic, or charitable character" means a building used by a group registered under the Society Act to further the spiritual, moral or physical improvement of others, but does not mean a church, a hospital or a special needs residential facility or a building used purely for administrative purposes
Irregularly shaped lot	“irregularly shaped lot” means a lot that is not approximately rectangular or square in shape or with greater than four (4) lot lines or a lot that has a larger frontage than depth.
L	

Lane	“lane” means a public way which affords only a secondary means of access to a lot at the side or rear.
Lock-off unit	“lock-off unit” means an accessory dwelling unit that forms part of the principal townhouse dwelling unit that has direct exterior access through a lockable door, and which shall contain a bathroom and a kitchen facility. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
Lot	“lot” means an area of land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Registry Office.
Lot area	“lot area” means the area defined by the total exterior boundary of a lot.
Site coverage	“site coverage” means the percentage of the lot covered by buildings and structures, excluding accessory dwelling units, based on the projected area of the outside of the outermost walls of all buildings including accessory buildings and covered decks and patios; but excluding steps, eaves not exceeding 0.9 metres, and decks or portions of decks built above ground level not exceeding a height of 0.6 metres above the higher of natural or finished grade below such deck.
Lot lines	“lot lines” means the lines bounding a lot.
M	
Manager	“Manager” means a person appointed by the Minister pursuant to the University Endowment Land Act and the Community Plan Bylaw for University Hill to administer the Land Use, Building and Community Administration Bylaw and the Community Plan Bylaw.
Multiple dwelling	“multiple dwelling” means a principal building, divided into three (3) or more dwelling units.
N	

Nonconforming use	“nonconforming use” means a use of a building or land which does not conform with the prescribed use regulations of the district in which it is situated.
Non full-service restaurant	“non full-service restaurant” means a facility, located in the CD-1 District, with limited or no seating whose primary business is to sell fresh or prepared foods which require little or no kitchen preparation. The majority of its business would be derived from over-the-counter sales.
O	
Office	“office” means the use of a building or portion of a building for the carrying on of a business, the practice of a profession, or the administration of an industry and includes financial institutions, real-estate offices, medical and dental clinics, but excludes the sale, rental, servicing and repair of goods, the manufacturing or processing of a product or any principal service related to drug or alcohol detoxification or rehabilitation. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
P	
Parking space	“parking space” means a permanently surfaced space for the parking of one standard-sized automobile either outside or inside a building or structure, but does not include manoeuvring aisles, driveways and other areas providing access to the space.
Permeable area	“permeable area” means the total area of the site covered by pervious surfaces that allow stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, native vegetation areas, and permeable pavers.

Personal service	<p>“personal service” means the use of a building or portion of a building for the provision of personal services to an individual that are related to the care and appearance of the body, or the cleaning and repair of personal effects and includes barbershops, hairdressers, beauty salons, tailors, shoe repair shops, and dry cleaners, but does not include massage parlours, laundromats or cannabis retail store.</p> <p><i>(Amended by Ministerial Order M453, November 16, 2016)</i></p>
Principal	<p>“principal” means the essential nature or basic and determined characteristic as applicable to any building structure or use.</p>
Principle building	<p>“principal building” means a building in which takes place the principal use of the lot on which the building is located.</p>
Private garage	<p>“private garage” means a garage accessory to a dwelling on the same building lot.</p>
Professional Designer	<p>“professional designer” means an Architect or a Professional Engineer registered in the Province of British Columbia.</p>
Purpose-built rental	<p>“purpose-built rental” means a residential building that is not subdivided by strata plan, and in which all of the dwelling units have been purposely built to be rented or leased under a tenancy agreement for either periodic or fixed-term tenancies as defined under the Residential Tenancy Act.</p> <p><i>(Amended by Ministerial Order M453, November 16, 2016)</i></p>
R	
Rear line of the building	<p>"rear line of the building" means the extended line of the wall of the building (or any projecting portion of the building, except steps, sills, belt courses, cornices, eaves, and fire-escapes) which faces the rear line of the lot.</p>
Rear yard	<p>“rear yard” means a yard extending across the full width of the lot from the rear line of the building to the rear line of the lot.</p>

Residential storage space	“residential storage space” means floor area within or accessory to a dwelling unit, used to store personal items such as recreation equipment, tires, barbeques, suitcases, miscellaneous household articles and similar items, but does not include floor area for clothes closets, linen closets, or kitchen or bathroom cupboards.
Residential rental tenure housing	“residential rental tenure housing” means the occupation of a dwelling unit for a minimum of thirty consecutive calendar days and where the dwelling unit is not owned by the occupant but regular payment is made to the owner of the dwelling unit by the occupant in exchange for occupation of the dwelling unit. <i>(Amended by Ministerial Order M164, April 6, 2021)</i>
Residential rental tenure zoning	“residential rental tenure zoning” means the inclusion of provisions within a land use district which limit the form of tenure to Residential Rental Tenure Housing in relation to a specific number, portion, or percentage of housing units in a multi-family residential use building. <i>(Amended by Ministerial Order M164, April 6, 2021)</i>
Restaurant	“restaurant” means for the purposes of the CD-2: Comprehensive District, an establishment primarily engaged in providing, preparing and selling food to the public. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
Retail	“retail” means the use of a building or portion of a building for the sale or rental of goods, and for the servicing and repair of goods that are sold, but excludes the sale or rental of motor vehicles, cannabis retail store, liquor stores and convenience stores. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
S	
Secondary suite	“secondary suite” means a smaller dwelling unit, with separate external access, located within and accessory to a larger single-family dwelling or duplex.

Side yard	“side yard” means a yard extending from the front yard to the rear yard and measured between the side line of the lot and the side line of the building, or any projection thereof (see "yard").
Single-family dwelling	“single-family dwelling” means a principal building designed, constructed, and occupied or intended to be occupied as one (1) dwelling unit and can include one (1) or more secondary suites and other accessory uses.
Site Coverage	“site coverage” means the percentage of the lot covered by buildings and structures, excluding accessory dwelling units, based on the projected area of the outside of the outermost walls of all buildings including accessory buildings and covered decks and patios; but excluding steps, eaves not exceeding 0.91 metres, and decks or portions of decks built above ground level not exceeding a height of 0.61 metres above the higher of natural or finished grade below such deck.
Social Service Centre	<p>“social service centre” means the following uses of premises by a non-profit society:</p> <ul style="list-style-type: none"> (a) providing drop-in or activity space; or (b) dispensing aid in the nature of food or clothing; or (c) providing information, referral, counselling, advocacy or health care services; but does not include premises used for residential, or drug and alcohol detoxification or rehabilitation purposes. <p><i>(Amended by Ministerial Order M453, November 16, 2016)</i></p>

<p>Special Needs Residential Facility</p>	<p>"special needs residential facility" means:</p> <ul style="list-style-type: none"> (a) a community care facility licensed under the Community Care Facility Act of British Columbia, (b) a Child Welfare Facility which has more than 5 children in the care of the Superintendent of Child Welfare, (c) a Group Living Facility which has more than 5 persons in any of the following categories: <ul style="list-style-type: none"> (i) physically disabled persons. (ii) mentally retarded persons. (iii) persons with a drug or alcohol problem. (iv) persons under the legal custody of the Crown. (v) persons in emergency or crisis situations.
<p>Storey</p>	<p>“storey” means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it, but does not mean or include a basement or cellar.</p>
<p>Structure</p>	<p>“structure” means any construction fixed to, supported by, or sunk into land or water; including swimming pools, decks, or platforms greater than 0.60 metres above grade, but excluding fences and walls less than 1.2 metres in height, concrete and asphalt paving, electrical transformers and their supporting pads and enclosing screens.</p>
<p>Student Housing</p>	<p>“student housing” means rental residential accommodation that is provided by an educational institution to its students, faculty and staff, together with family members, where permitted by the institution. <i>(Added by Ministerial Order M008, January 15, 2014)</i></p>
<p>Substantial Completion</p>	<p>“substantial completion” means for the purposes of the CD-2: Comprehensive District, that point in time of development where construction of any building or structure has reached the stage at which the architect will certify that a building or structure is sufficiently complete for occupation and use for its intended use after written concurrence of the University Endowment Lands Manager and Fire Chief. <i>(Amended by Ministerial Order M453, November 16, 2016)</i></p>

T	
Temporary Sales Office	“temporary sales office” means the use of a building or part of a building for a period of up to three years, with an option to extend the period for up to an additional three-years, subject to the approval of the Manager, for the sole purpose of marketing, selling or leasing dwelling units or commercial retail units associated with a residential or mixed use development and may include related administrative purposes and temporary surface parking. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
Through lot	“through lot” means a lot having a frontage on two parallel, or approximately parallel, streets.
Townhouse Dwelling	“townhouse dwelling” means, for the purposes of the CD- 2: Comprehensive District, a multiple dwelling containing more than two dwelling units where each dwelling unit shares at least one party wall and has a separate exterior entrance either at or near Finished Grade or to the roof deck of an Underground Parking structure, and may include an accessory lock-off unit. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
Transit-Oriented Areas (TOAs)	“transit-oriented areas (TOAs)” means an area as defined in Schedule 13 of this Bylaw.
U	
Underground Parking	“underground parking” means, for the purposes of the CD-2: Comprehensive District, the provision of off-street parking spaces that are wholly contained in an underground structure, no part of which shall project greater than 1.0 metre above the finished grade of the lot. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
W	

Wetlands	“wetlands” means any area of land, which is used or intended to be used for stormwater management and for educational purposes relating to the environment, habitats, plants, wildlife, and/or species at risk and which may support structures such as boardwalks, fencing, trails and trail signage. <i>(Amended by Ministerial Order M453, November 16, 2016)</i>
Y	
Yard	“yard” means a part of the lot which is unoccupied and unobstructed by buildings.

2.1. CD-4 Comprehensive District Zone Definitions

For the purpose of the CD-4 Comprehensive District Zone, the following words and phrases shall have the following meanings:

- (1) **“CD-4 Lands”** means the area identified as Lot 1 on the Survey Plan EPP138663, a copy of which is included in Appendix 5 Building Siting, Form and Character Comprehensive District 4 Zoning Lot.
- (2) **“Housing Agreement”** means a housing agreement entered into by the owner of the CD- 4 Lands and His Majesty the King in the Right of the Province of British Columbia, pursuant to Section 12(2) of the University Endowment Land Act, RSBC 1996, c 469 relating to the provision of affordable dwelling units on the CD- 4 Lands.

3.0 APPEAL

- 3.1. Any person who considers that any refusal to issue a permit, or any refusal to grant approval of an application, or any order issued to them under this Bylaw will cause them undue hardship shall have a right of appeal to the Minister.
- 3.2. Any person who considers that action on any permit granted is likely to materially affect

the value of property owned or leased by them under a registered lease shall have a right of appeal to the Minister.

- 3.3. Any person exercising the right of appeal to the Minister shall file with the Manager, a written notice of appeal. The appellant shall therein give an address to which all notices may be mailed. The notice of appeal shall be submitted to the Manager within 10 days of the refusal or issuance of the permit in question, in the form prescribed by the Manager.
- 3.4. The Minister may reject an appeal, if in their opinion, the grounds for appeal:
 - (a) are not clearly stated; or
 - (b) are frivolous or petty.
- 3.5.
 - (a) If the issuance of a Building Permit is appealed to the Minister pursuant to Section 3.2, the Manager shall notify the building permit holder, who shall take no action with respect to the building permit until the Minister rules on the appeal.
 - (b) If the issuance of a Development Permit is appealed to the Minister pursuant to Section 3.2, the Manager shall take no action with respect to a building permit application for the proposed development or use until the Minister rules on the appeal.
- 3.6. Where they considers it advisable, the Minister may refer the matter of the appeal to the Advisory Design Panel (*Amended by MO 2008005, effective February 1, 2008*) for comment and may decide that there will be a hearing in respect of the appeal and shall then set a date for such hearing. Not less than one week's notice of the said hearing shall be forwarded by registered mail to the appellant, posted to the address given in the said notice of appeal, and also to such other persons as the Minister may deem necessary.
- 3.7. The Minister will provide a ruling on the appeal within 30 days of receiving written notice of appeal and such ruling shall be final and binding.

4.0 NON-CONFORMING USE

- 4.1. A building or use shall be non-conforming if it does not conform with the prescribed regulations of the Land Use District in which it is situated.
- 4.2. A building or use shall be deemed to conform with the requirements of the Land Use District in which it is situated if the building or use conforms with the terms of a Development Permit which authorized any alteration in the requirements or if an alteration of the Bylaw has been made.
- 4.3. Non-conforming uses shall be subject to *Sections 528-534 of the Local Government Act*.

5.0 PENALTY

- 5.1. Where any requirement of this Bylaw is not carried out or a prohibited action is taken, and the offence is not immediately rectified by the party concerned when so notified by the Manager, the Manager may take remedial action and charge the cost to the offender, which charge shall become collectable and registrable against the property.
- 5.2. Any person who violates any provision of this Bylaw, shall be guilty of an offence and shall be liable on summary conviction to a penalty as indicated in Schedule 2.

6.0 COMMUNITY ADMINISTRATION

- 6.1. Before adopting or amending a bylaw that pertains to any portion of University Hill, the Minister will refer the proposed bylaw or amendment to the Directors of the *Community Advisory Council (Amended by MO 2008005, effective February 1, 2008)* and to the *Advisory Design Panel. (Amended by MO 2008005, effective February 1, 2008)* except for bylaws in respect of which a public hearing is prohibited or not required under Division 13, Section 464 of the Local Government Act.
- 6.2. An up-to-date copy of all Bylaws in force in the University Endowment Lands shall be available for inspection at the Manager's office during its normal business hours.

7.0 DEVELOPMENT PERMITS

- 7.1. A Development Permit must be obtained, prior to the commencement of any construction, alteration, excavation, or fill, by any person wishing to:
- (a) erect or alter any single-family dwelling that would be outside the allowable building envelope in the R-4/R-6 Land Use District;
 - (b) erect, demolish or alter the building envelope as defined in Section 27.4.1 in a multiple dwelling structure in the MF-1 or MF-2 Land Use Districts;
 - (c) obtain approval for any Conditional Approval Use in any Land Use District;
 - (d) obtain approval for a variance in the accessory building regulations for an irregularly shaped lot in the R-4/R-6 Land Use District, pursuant to Section 28.9(7).
 - (e) obtain approval for alteration of the height or yard regulations in the R-4/R-6 Land Use District, pursuant to Section 28.8(2) or Section 28.14(1).
 - (f) obtain approval for projections into the front yard of lots in the MF-1 Land Use District, pursuant to Section 29.6(2), or in the MF-2 Land Use District, pursuant to Section 30.7(2).
 - (g) obtain approval for alteration of the yard regulations in the MF-1 Land Use District, pursuant to Section 29.15(1).
 - (h) obtain approval for an increase in maximum building height in the C Land Use District, pursuant to Section 31.6(2).
 - (i) obtain approval for a variance of the regulations for accessory buildings in the C Land Use District, pursuant to Section 31.15(1).
 - (j) obtain approval for the outdoor display of retail goods in the C Land Use District, pursuant to Section 31.15(2).

- (k) obtain approval for the construction of a structure for weather protection that extends beyond the property line of a lot in the C Land Use District, pursuant to Section 31.15(3).
 - (l) erect, demolish or replace a commercial building in the Commercial Land Use District.
 - (m) erect, demolish or replace a building in the Comprehensive District (CD-1).
 - (n) erect, demolish or replace an institutional building in the Institutional and Public Use District or the I-A: Institutional and Public Use District (A). *(Added by Ministerial Order M008, January 15, 2014)*
 - (o) erect, demolish or replace a building in the CD-2: Comprehensive District. *(Added by Ministerial Order M453, November 16, 2016)*
 - (p) erect, demolish or replace a building in the Comprehensive District (CD-4)
- 7.2. An application for a Development Permit shall be made in the manner prescribed in Schedule 11 and shall be accompanied by the fee prescribed in the UEL Fees Bylaw. *(Amended by Ministerial Order M97, March 30, 2022)*
- 7.3. Notwithstanding the issuance of a Development Permit, all other permits or approvals required by these Regulations must be obtained prior to the commencement of any construction, alteration, excavation, or fill.
- 7.4. Any Development Permit issued shall be void 6 months after the date of issue, unless the development authorized by the permit has meanwhile been commenced, or the Development Permit has been extended, or a building permit for the development has been issued and is unexpired.
- 7.5. Any Development Permit issued shall be void 24 months after the date of issue unless the development authorized by the permit has been completed in full compliance with all conditions attached to the Development Permit.

- 7.6. The Manager may allow an extension or extensions of the periods specified in Sections 7.4 and 7.5 if, in the Manager's opinion, the extension is warranted by the circumstances.
- 7.7. No Building Permit issued for any purpose for which a Development Permit is required shall be valid unless a Development Permit has been issued.
- 7.8. The Manager shall conduct a preliminary technical review of the Development Permit application. If the application is complete and the proposed development complies with all applicable Bylaws, the Manager shall accept the application for consideration.
- 7.9. Upon accepting the Development Permit application for consideration, the Manager shall notify the applicant.
- 7.10. After being notified that the application has been accepted pursuant to Section 7.8, the applicant will cause to be erected, at the applicant's expense, a sign or signs on the property that is the subject of the application. The size and format of the sign(s) shall be determined by the Manager. The applicant shall advise the Manager, in writing, that the sign has been erected.
- 7.11. Upon confirming that the sign has been erected, the Manager shall notify in writing the owners of properties adjacent to, or across a street or lane from, the property that is the subject of the application, and any other property owners that the Manager deems may be affected, that the application has been received. The notice shall describe the nature of the proposed application. Notice shall be considered to have been given four days after mailing for the purposes of Section 7.12(a) and Section 27.6(2).
- 7.12. If the Development Permit application is for any of the purposes described in Section 7.1(b) through 7.1(o), the Manager shall:

(Deleted first sentence and replaced by Ministerial Order M453, November 16, 2016)

- (a) accept written comments on the application from any person, whether or not they received written notice, up to 30 days from the date of notification pursuant to Section 7.11,

- (b) refer the Application to the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*, together with written comments received pursuant to Section 7.12(a)
- (c) accept written comments and recommendations from the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)* up to 30 days from the date the application was referred to the Committee, pursuant to Section 7.12 (b),
- (d) after giving due consideration to any recommendations of the Advisory Design Panel *(Amended by MO 2008005, effective February 1, 2008)*, the applicable design guidelines *(Added by Ministerial Order M453, November 16, 2016)* and to potential impacts of the proposed development on other properties, decide whether to approve or reject the application. If they approve the application, the Manager shall issue a Development Permit.

7.13. If the Development Permit application is for the construction or alteration of a dwelling or accessory building in the SF-1 Land Use District that would be outside the allowable building envelope, then the Manager shall follow the procedure in Sections 27.6 (1) to 27.6(9) of this Bylaw.

7.14. If an applicant fails to comply with any of the requirements of this Bylaw, the Manager shall not approve the application.

8.0 BUILDING PERMITS

8.1. No building or structure shall be erected contrary to this Bylaw.

8.2. There shall not be erected, constructed, located or made on any site within the University Endowment Lands any structure or other improvement, or any addition thereto or alteration thereof, nor shall any removal, demolition, fill or excavation be commenced, unless and until a building permit has first been obtained and a period of ten days has elapsed from the date of issuance of the building permit, provided that no appeal has been filed pursuant to Section 3.0.

8.3. No Tenant improvements shall be made to any structure unless a building permit has

first been obtained and a period of 10 days has elapsed from the date of issuance.

- 8.4. Where development necessitates the demolition of existing residential rental accommodation within the MF-1 Multiple Dwelling District, no building permit shall be issued for the demolition unless and until:
 - (a) a Development Permit authorizing the new development has been issued;
 - (b) notice of the proposed demolition, and the notice of the end of the tenancy agreement to the tenant, shall not be issued unless and until the Development Permit has been issued; and
 - (c) all tenants have vacated the building voluntarily or six months have elapsed since notice of the proposed demolition has been given to all tenants.
- 8.5. To apply for a building permit, there shall be submitted to the Manager at the Administration Office of the University Endowment Lands an application in triplicate, including plans and specifications, as required by the Manager.
- 8.6. If the allowable building envelope for a building or structure is defined by Section 27.4.1 the application for a building permit shall include a statement carrying the seal of a Registered Architect or Professional Engineer certifying, or, if the house has been designed by a person other than a registered architect a statement, that the building envelope(s) defined by the plans and specifications submitted pursuant to Section 8.5 does not deviate from the allowable building envelope(s) defined by Section 27.4.1.
- 8.7. If a Development Permit has been issued pursuant to Section 27.6, the application for a building permit shall include a statement carrying the seal of a Registered Architect or Professional Engineer certifying, or, if the house has been designed by a person other than a registered architect a statement, that the building envelope(s) defined by the plans and specifications submitted pursuant to Section 8.5 does not deviate from the building envelope(s) approved in the Development Permit.
- 8.8. Plans and specifications for buildings and structures or portions thereof, not covered by Part 9 of the current edition of the B.C. Building Code must carry the seal of a

Registered Architect or a Professional Engineer.

8.9. *(Repealed by Ministerial Order M220, effective June 10, 2016)*

8.10. The fee or fees specified in the UEL Fees Bylaw *(Amended by Ministerial Order M97, March 30, 2022)* shall be payable by all applicants for permits before the issuance of any permit or permits in respect of the work for which an application is made. The fees payable for the issuance of a permit for the erection, addition, alteration, repair, removal or demolition of any building or structure, or any part thereof, shall be as indicated in the UEL Fees Bylaw. *(Amended by Ministerial Order M97, March 30, 2022)*

8.11. Effective January 1, 2021, any Part 3 building permit application submitted for new construction for a property in the Area D Neighbourhood Plan Area must demonstrate compliance with and be constructed to meet the BC Energy Step Code as outlined in Part 10 of the British Columbia Code and in accordance with the table below:

Table 1:

OCCUPANCIES	STEP CODE REQUIREMENTS FOR PART 3 BUILDINGS IN THE AREA D NEIGHBOURHOOD PLAN AREA			
	Prior to January 1, 2021/Currently	January 1, 2021	January 2, 2023	January 1, 2025
Group C (Residential)	STEP 2	STEP 3	STEP 3	STEP 4
Group D (Business and Personal Services)	n/a	STEP 2	STEP 3	
Group E (Mercantile)	n/a	STEP 2	STEP 3	

¹Any building permit applications submitted prior to adoption of the bylaw would not be subject to this provision.

(Amended by Ministerial Order M164, April 6, 2021)

9.0 PLUMBING, ELECTRICAL, GAS, AND OIL PERMITS

9.1. Before any plumbing or oil installation is begun within the University Endowment

Lands there shall be submitted to the Manager the information, required by the Manager, together with the fee as indicated in the UEL Fees Bylaw. (*Amended by Ministerial Order M97, March 30, 2022*)

- 9.2. No electrical or gas installation shall begin unless all necessary permits have first been obtained from the appropriate regulatory body.
- 9.3. Under no circumstances shall work commence prior to the issuance of the necessary permit.

10.0 SWIMMING POOLS

- 10.1. Before construction or installation of any swimming pool is commenced, an application for a permit shall be made to the Manager. Such application shall be in accordance with Schedule 9.
- 10.2. Accessory buildings related to a swimming pool shall comply with the Accessory Buildings regulations of the Land Use District in which the pool is situated.
- 10.3. Construction or installation of any swimming pool shall not commence until a permit has been issued.
- 10.4. The waste water shall be disposed of as set forth in Schedule 9.
- 10.5. All swimming pools must be fenced as set forth in Schedule 9.
- 10.6. The fee for the permit shall be as indicated in the UEL Fees Bylaw. (*Amended by Ministerial Order M97, March 30, 2022*)
- 10.7. Where the proposed swimming pool is to be located entirely below grade, the pool may be located within the side or rear yards of the property, providing it does not come closer than a minimum of 1.52 metres from side or rear lot lines. Where it is proposed to locate a pool in the front yard and the pool is to be entirely below grade, the minimum set-back from the front property-line shall be 15.24 metres and not less than 6.10 metres from the side lot-line. Where the proposed swimming pool is located above grade, it must comply

with applicable accessory building regulations, except that in no case shall the pool be closer than a minimum of 1.52 metres from side or rear lot lines. Any cabana, furnace room, or related structures above ground must comply with applicable accessory building regulations.

10.8. Swimming pools must be designed, installed and operated in conformity with the provisions of Schedule 9.

11.0 AUTHORITY TO EXTEND, WITHHOLD, CANCEL OR SUSPEND A PERMIT

11.1. Except as provided in Section 11.2, a building permit shall expire and the rights of the owner under the permit shall terminate if in the opinion of the Manager:

- (a) the work authorized by the permit is not commenced within 6 months from the date the permit was issued;
- (b) the work although commenced is not continuously and actively carried out;
- (c) the work has been substantially discontinued for a period of 6 months.

11.2. The Manager may, on written request of the owner accompanied by the required extension fee, extend the permit for an additional 6 months provided that, in the meantime, no applicable amendments have been made to the Bylaw(s).

11.3. The Manager may withhold a permit for, or order the removal of, any structure, the existence of which is in their opinion contrary to public interest. In deciding whether or not to withhold a permit, the Manager shall consider any recommendations of the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*. The Manager in their order for removal shall name a time, not to exceed 90 days, by which such structure shall be removed, and give the reasons for requiring said removal.

11.4. A Building, Plumbing or Development Permit is non-transferable without the approval of the Manager.

11.5. The Manager may cancel or suspend a Building, Plumbing or Development Permit

where the property for which the permit is issued is in violation of any other provision of this Bylaw.

- 11.6. Before cancelling or suspending a Building, Plumbing or Development Permit the Manager shall give to the permit holder 14 days written notice of the alleged violation or non-compliance with the Bylaw.

12.0 RECORDS OF PERMITS

- 12.1. The Manager shall keep a register of all applications and permits made or issued pursuant to this Bylaw and enter therein the terms upon which a permit is issued, or the reasons for refusing the same, as the case may be, with respect to each application or permit. The register shall be available for public inspection at the Manager's office during its normal business hours.

13.0 BUILDING, PLUMBING, ELECTRICAL, GAS AND OIL REGULATIONS AND INSPECTIONS

- 13.1. All buildings, swimming pools or other construction will be required to be designed and constructed in accordance with the most current Building Regulations of British Columbia.
- 13.2. Electrical installations shall be in accordance with the Electrical Safety Act and Regulations.
- 13.3. Gas installations shall be in accordance with the Gas Safety Act and Regulations of the Province of British Columbia.
- 13.4. Oil-burning installations shall be in accordance with the B.C. Fire Code for the installation of oil burning equipment.
- 13.5. Inspections are required in accordance with Schedule 8 and it is the responsibility of the owner or the owner's representative to request the Manager to arrange for such inspections.

14.0 FIRE REGULATIONS AND INSPECTIONS

14.1. Fire regulations shall be in accordance with the British Columbia Fire Services Act. In addition, the Minister may establish a Schedule of fire safety standards (including fire code standards) for the University Endowment Lands.

15.0 REQUIREMENT FOR PROFESSIONAL DESIGNER

15.1. Notwithstanding any other provision contained in this Bylaw, the Manager may require as a condition precedent to the issuance of a building permit that all drawings, specifications and plot plans, or any part thereof, be prepared, sealed and signed by and the construction carried out under the supervision of a Professional Designer where the Manager determines that the site conditions, size or complexity of the proposed work warrant this requirement.

15.2. The Manager may also require the Professional Designer to confirm in writing that they have prepared the submissions in accordance with the current edition of the B.C. Building Code, and further to sign an undertaking that they will be responsible for the supervision of construction to completion.

15.3. The Manager may also require the Professional Designer to provide documents or letters of assurance in a form acceptable to the Manager.

16.0 SURVEY CERTIFICATE

16.1. The owner shall, after the foundation of the building has been placed and prior to constructing any portion of the building on the foundation submit to the Manager for their approval a plan prepared by a British Columbia Land Surveyor showing:

- (a) the shortest distances from the surfaces of the foundation to all parcel lines;
- (b) an elevation of the top of the finished concrete wall or in the case of a dwelling constructed on a concrete slab an elevation at the top of the concrete slab. All elevations shall be measured from geodetic datum.

17.0 STOP WORK ORDER

- 17.1. The Manager may direct the immediate suspension or correction of all or any portion of the work on any building by attaching a notice on the building whenever it is found that the work is not being performed in accordance with the B.C. Building Code or any bylaw of the University Endowment Lands.
- 17.2. The owner shall within 48 hours of attaching a notice under Section 17.1 secure the work area and the lands and premises surrounding the work area so as to make it safe in all respects.
- 17.3. The owner shall not remove any notice provided for in Section 17.1 until such time as any non-compliance with the building code and bylaw has remedied.
- 17.4. Subject to Section 17.2, no work other than the required remedial measures shall be carried out on the parcel of land affected by the notice referred to in Section 17.1 until the notice has been removed by the Manager.

18.0 DRIVEWAYS

- 18.1. Any person wishing to construct or alter a driveway to any property must first obtain permission from the Manager. Only one driveway is permitted per property except:
- (a) properties with a minimum street frontage of 38.10 metres may have a second driveway;
 - (b) where a property may gain access from a lane, driveways must be located from the lane;
 - (c) a maximum of two driveways are permitted in a single-family district.

19.0 PLANTING AND YARDS

- 19.1. The planting of trees, shrubs, and flowers of all kinds suitable to this climate and the local contours of the ground is encouraged. However, large trees and shrubs, or any planting likely to grow up and reduce the penetration of direct sunlight on neighbouring property or limit important views from neighbouring property, must be kept cut back.

- 19.2. No tree, shrub, or other growth shall be allowed to grow where it may interfere in any way with underground or overhead services or encroach on sidewalks or roadways so as to impede pedestrian or vehicle traffic.
- 19.3. Where, in the opinion of the Manager a hedge, tree, or shrub is planted or maintained, or any garden ornament or other structure is placed or maintained, so as to interfere with an adjacent property owner in the full enjoyment of their property, the Manager may order the removal of said hedge, tree, shrub, garden ornament or other structure and may set a time- limit for such removal.
- 19.4. All setbacks shall be open and unobstructed to the sky, except for:
- 19.4.1. projections not exceeding 0.61 metres, of cornices, sills, belt courses and chimneys;
 - 19.4.2. eaves, not exceeding 0.91 metres where the distance to the lot line from the projection remains at least 0.91 metres;
 - 19.4.3. landscaping elements;
 - 19.4.4. steps in front yards;
 - 19.4.5. basement steps in side yards;
 - 19.4.6. steps and fire-escapes in rear yards;
 - 19.4.7. accessory buildings not exceeding 3.66 metres in height occupying not more than 20 per cent of the area of a rear yard;
 - 19.4.8. structures for the support of plants and vines, such as open pergolas or trellises, and not exceeding 2.44 metres in height;
 - 19.4.9. accessory buildings not exceeding 3.66 metres in height where permitted in a side yard;
 - 19.4.10. colonnades, porticos, canopies and other similar structures over walkways

and entrances, where permitted in front yards.

19.4.11. Bay windows in Area A and Area C may intrude into the front and rear yard setback providing they:

- (a) do not exceed 75% of the width of the room;
- (b) have a maximum depth of 0.61 metres; and
- (c) do not extend continuously for 2 storeys.

19.4.12. Light wells, if the light wells do not extend more than 0.91 metres into the required side yards.

20.0 GRADING, FENCES AND TENNIS COURTS

20.1. Before grading of the lot, or the erection of any fences or walls, a plan or sketch of same showing the proposed general layout with elevations and details of fencing and walls shall be approved by the Manager. Except as provided for in Section 20.3, no fence or wall shall be greater than 6 ft. in height at any point, and along a side lot-line for a distance from the street equal to the required front yard and along a front lot-line the fence or wall shall not be greater than 4 ft. in height at any point.

20.2. Notwithstanding the foregoing, no fence or similar structure in the required front yard shall exceed 4 ft. in height.

20.3. Where a fence is constructed around a tennis court, the maximum height of such fence shall not exceed 10 ft. above the playing surface of the tennis court. The fencing material and any material attached to it must have the appearance of being virtually transparent when viewed from any lot boundary and any planted material or growth that may reduce this transparency must be kept cut back. Tennis courts may not be artificially illuminated and may not be located in a front yard.

20.4. On any corner lot on which a front yard is required by this Bylaw, no wall, fence, hedge, or other structure shall be erected to a greater height than 1.07 metres along each street

from a distance from the corner equal to the depth of the required front yard, and no hedge, shrub, or other growth shall be maintained within such required front-yard space so as to obstruct vision clearance to traffic.

21.0 SEWERS

(Repealed by Ministerial Order 220, effective June 10, 2016)

22.0 WATER SERVICES

(Repealed by Ministerial Order M220, effective June 10, 2016)

23.0 HOME OCCUPATIONS

- 23.1. No person other than a member of the family residing on the premises shall be engaged in a home occupation on the premises.
- 23.2. No products or material shall be sold from or within the dwelling unit.
- 23.3. There shall be nothing to indicate from the exterior of the dwelling unit or building that it is being used for any purpose other than its principal or approved use.
- 23.4. No products or materials shall be stored outside of the dwelling unit, building or accessory building.
- 23.5. No offensive noise, odour, vibration, smoke, heat, light or other objectionable effect shall be produced as a result of the home occupation.

24.0 BUSINESS LICENCE

- 24.1. No business shall operate from premises within the University Endowment Lands until a Business Licence has been issued for the business by the Manager.
- 24.2. No business licence shall be issued by the Manager for any business which does not fully comply with all applicable Bylaws and Regulations.
- 24.3. The fees for business licenses shall be as set out in the UEL Fees Bylaw. *(Added by*

25.0 OTHER RESTRICTIONS

- 25.1. Except on parcels or lots which have been designated for multi-family development, not more than one dwelling for one family, shall be erected on any one parcel or lot, and no residence, building or parcel of land may be partitioned, subdivided, or let with the intent or purpose that any parts there of shall be used or occupied, nor shall the same be used or occupied by more than one family.
- 25.2. No part of any building in a Single Family Dwelling District shall be used for the purpose of accommodating a secondary housekeeping unit.
- 25.3. No water from any pond, stream, watercourse, ditch or culvert shall be diverted or drained, nor shall the water flow be interfered with in any way without written consent from the Manager.
- 25.4. The restrictions and stipulations contained herein shall not in any way be interpreted as a release from any of the obligations or liabilities imposed by statute or the common law on owners or tenants of property, or from any of the restrictions embodied in the agreements of sale or leases.
- 25.5. The limitation in respect to the height of buildings specified in this Bylaw shall not apply to the domes and spires of churches, providing the same do not exceed 10 per cent of the area of the main building.

26.0 LAND USE DISTRICTS

- 26.1. For the purposes of this Bylaw, the area contained within the boundary of the Community Plan is divided into the following Land Use Districts:
 - (a) R-4/R-6 Residential Infill District (R-4/R-6).
 - (b) Multiple Dwelling District, Low-Rise (MF-1).

(c) Multiple Dwelling District, High-Rise (MF-2).

(d) Local Commercial District (C).

(e) Institutional District (I).

(f) I-A: Institutional and Public Use District (A).

(Added by Ministerial Order M008, January 15, 2014)

(g) CD-2: Comprehensive District.

(Added by Ministerial Order M453, November 16, 2016)

(h) CD-4: Comprehensive District.

26.2. The boundaries of these Land Use Districts are shown on Schedule 1.

26.3. A person wishing to request a change in a Land Use District may make application to the Minister in accordance with Schedule 11.

27.0 R-4/R-6 RESIDENTIAL INFILL DISTRICT

27.1 INTENT

The intent of the R-4/R-6 District is to permit residential infill development in an existing low density residential area. R-4 permits the development of up to four (4) dwelling units on a lot. R-6 permits the development of up to six (6) dwelling units on a lot near frequent transit. This District is intended to provide flexibility in the type and form of residential dwelling units.

27.2 OUTRIGHT APPROVAL USES

Subject to all other provisions of this Bylaw, the uses listed in Section 27.2.1 shall be permitted in this District.

27.2.1 Uses

(a) Accessory dwelling unit

- (b) Duplex
- (c) Houseplex
- (d) Multiple dwelling
- (e) Purpose-built rental
- (f) Secondary suite
- (g) Single family dwelling
- (h) Accessory buildings, ancillary to principal buildings containing dwelling units.

27.3 ALLOWABLE BUILDING ENVELOPE

27.3.1

- (a) Subject to the provisions of Sections 27.3.4 and 27.3.5, and unless a Development Permit is obtained, the allowable building envelope for a single-family dwelling shall be defined as:

Subject to Section 27.3.2, the three dimensional surface formed by the exact shape, location and elevation of the dwelling unit and accessory buildings that existed on the site as of the date this bylaw is enacted plus an additional 0.91 metres measured horizontally from each applicable point on the exterior walls, porches, sundecks, and stairways of the dwelling unit and accessory buildings, and an additional 0.30 metres measured vertically from each applicable point on the roof, porch, sundeck and stairway. The measurements shall be the perpendicular distance from the applicable surface.

- (b) unless a Development Permit is obtained, any renovation or changes to the existing single-family dwelling must be fully contained within the allowable building envelope and must fully comply with all applicable Bylaws.
- (c) notwithstanding 27.3.1 (b) an accessory building less than 9.29 square metre in floor area does not require a Development Permit providing it fully complies with all other applicable Bylaws.

27.3.2

- (a) For the purpose of defining the allowable building envelope for Section 27.3.1, each owner of a single-family dwelling in this District may provide a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the dwelling and all accessory buildings that existed on the site as of July 1, 1989.
- (b) For properties for which no drawing is provided for the purposes of Section 27.3.2 (a) the drawings and plans on file in the Manager's office for existing structures shall be presumed to be correct and shall be used for the purpose of defining the allowable building envelope for Section 27.3.2 (a)

27.3.3

- (a) An application may be made to the Manager for a Development Permit to construct a single-family dwelling that is outside the allowable building envelope defined in Section 27.3.1, or for which a building envelope cannot be defined using Section 27.3.1.
- (b) The Manager shall accept written statements of objection to the application from any person, whether or not they received written notice, up to 30 days from the date of notification pursuant to Section 7(11). The statements of objection shall clearly state the reasons for the objection.
- (c) If the Manager receives no written statements pursuant to Section 27.3.3 (b), they shall issue a Development Permit.
- (d) If the Manager receives any written statements pursuant to 27.3.3 (b), the Manager shall notify the applicant.
- (e) If requested by the applicant, the Manager shall convene a meeting to which they will invite the applicant, the applicant's designer and any persons who submitted a written statement of objection pursuant to Section 27.3.3 (b). The purpose of this meeting will be to review the proposed development and to identify and, if possible, resolve any concerns regarding size, style, architectural compatibility, light penetration, reduction of privacy. Any invited person who does not attend this meeting or who is not represented at this meeting by a duly authorized representative, shall be conclusively

deemed to have no objections for the purposes of Section 27.3.3 (d), even if such person(s) subsequently files a statement(s) of objection pursuant to Section 27.3.3 (d).

- (d) If, as a result of a meeting convened pursuant to Section 27.3.3 (c), the applicant decides to modify the proposal, a new application must be submitted. The application shall be made in the manner prescribed by the Manager but it need not be accompanied by the fee prescribed in the Fees Bylaw.
- (e) If, following the meeting, the applicant decides to proceed with the application without any modification, they must advise the Manager of their intention and the Manager will notify, in writing, the people who attended, or were represented at, the meeting. Within 10 days of the date of this notice, any notified person may give the Manager a written statement indicating that they object to the issuance of a permit and describing the reasons for the objection. If no written statements of objection are received by the Manager, they shall issue a Development Permit.
- (f) If the applicant does not request a meeting pursuant to Section 27.3.3 (c), or if any written statements of objection are received by the Manager pursuant to Section 27.3.3 (e), the Manager shall refer the matter to the **Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)**. The **Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)** shall, within 30 days of the date the matter was referred to it, recommend either that the application be approved or rejected and shall explicitly state its reasons in writing.
- (g) After receiving the recommendations of the **Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)**, and giving due consideration to:
 - (i) the recommendations of the **Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)**;
 - (ii) information provided by interested parties regarding the potential impacts of the proposed development on other properties, in terms of size, style, architectural compatibility, view, sunlight penetration, privacy, or property value, and
 - (iii) the intent of the Bylaw and applicable design guidelines for University Hill single detached dwellings.

The Manager shall decide whether to approve or reject the application. If he approves the application the Manager shall issue a Development Permit.

- 27.3.4 Notwithstanding Section 27.3.3, no Development Permit or Building Permit shall be issued for any building that does not comply with the provisions of Sections 27.4 through 27.14.
- 27.3.5 If a Development Permit is issued pursuant to Section 27.3.3, for the purposes of Section 27.3.1, the allowable building envelope shall be defined as the three dimensional surface formed by the dwelling and accessory buildings approved in the Development Permit, plus an additional 0.91 metre measured horizontally from each applicable point on the exterior walls, porches, sundecks, and stairways of the single-family dwelling, and an additional 0.30 metres measured vertically from each applicable point on the roof, porch, sundeck and stairway. The measurements shall be the perpendicular distance from the applicable surface.

27.4 NUMBER OF PERMITTED PRINCIPAL BUILDINGS AND DWELLING UNITS

- (1) A maximum of one (1) principal building is permitted per lot, except where otherwise permitted in this Bylaw.
- (2) Accessory dwelling units, secondary suites, and dwelling units in multiple dwellings and houseplexes shall be purpose-built rentals.
- (3) The following number of dwelling units are permitted per lot:
 - (a) a maximum of four (4) dwelling units
 - (b) a maximum of six (6) dwelling units for lots wholly or partially within 400 metres of frequent transit.
 - (c) more than six (6) dwelling units are permitted on lots located within a transit oriented area (TOA) as shown in Schedule 13.
 - (d) Notwithstanding Subsection 27.3 (3) (a) and (b):
 - i. A maximum of two (2) secondary suites per lot are permitted
 - ii. A maximum of two (2) accessory dwelling units are permitted in the

rear yard of a principal building, contained within a maximum of two (2) buildings, separated by a fire wall.

(4) The minimum size of a dwelling unit shall be:

- (a) 40 square metres for a studio;
- (b) 50 square metres for a one (1) bedroom;
- (c) 70 square metres for a two (2) bedroom; and
- (d) 85 square metres for a three (3) bedroom.
- (e) The first accessory dwelling unit or secondary suite permitted for any property shall be two (2) bedrooms or greater.

(5) The maximum floor space for an accessory dwelling unit shall be:

- (a) 150 square metres in Areas A and C; and
- (b) 200 square metres in Area B.

27.5 HEIGHT

- (1) The height of a single-family dwelling or duplex in all Areas shall not exceed two (2) storeys or 7.6 metres.
- (2) The height of a multiple dwelling in Area A and C shall not exceed two (2) storeys or 7.6 metres.
 - (a) Notwithstanding Subsection 27.4 (2), a multiple dwelling on a lot located within a TOA area, shown in Schedule 13, shall have the maximum height provided in Schedule 13.
- (3) The height of a multiple dwelling in Area B shall not exceed two and a half (2.5) storeys or 9.5 metres.
- (4) The height of an accessory dwelling unit shall:
 - (a) Not exceed one and a half (1.5) storeys in Areas A and C, to a maximum of 5.8 metres where the roof pitch is less than 7:12, and to a maximum of 6.7 metres where the roof pitch is greater than 7:12, measured from average grade

to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof.

- (b) Not exceed one (1) story in Area B, to a maximum of 3.6 metres in height measured from average grade to the highest point of a flat roof, which is a roof with a maximum slope of 2 percent.

27.6 SETBACKS

27.6.1 All single-family dwellings shall comply with the building envelopes as defined in Schedule 5.

27.6.2 Notwithstanding the setback requirements outlined in this section, in the case of an irregularly shaped lot, the Manager may vary the setback requirements.

27.6.3 The required separation distance between buildings on a lot shall be:

- (0) 12.0 metres between the principal building and the accessory dwelling unit(s) or accessory building(s) in Areas A and B, measured from building face to building face;
- (1) 8.0 metres between the principal building and the accessory dwelling unit(s) or accessory building(s) in Area C, measured from building face to building face.
- (2) 1.5 metres between accessory dwelling unit(s) and accessory building(s).

27.6.4 The main entrance of an accessory dwelling unit shall not be located more than 45 metres from the street curb adjacent to the lot.

27.6.5 Projections into the required setbacks or outside the building envelope defined in Schedule 5, a are permitted as follows:

- (1) Covered porches shall be permitted to project into the front yard setback a maximum of 1.5 metres, provided that:
 - (a) Such projection is limited to 30 percent the width of the building;
 - (b) The porch shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the B.C. Building Code;
 - (c) The porch is located at the basement or first storey; and
 - (d) The roof height does not exceed 3.6 metres measured from the porch floor.
- (2) Bay windows in Area A and Area C may intrude into the front and rear yard

setback, provided that:

- (a) The width of the window is less than 75 percent of the width of the room;
 - (b) The window may project a maximum of 0.3 metres; and
 - (c) The window does not extend continuously for two (2) storeys.
- (3) On a corner site, a building may project into the required exterior side yard setback, provided that:
- (a) The extension is located no closer to the front of the building than the lesser of 9.0 metres or the required front yard setback;
 - (b) The extension may project a maximum of one third (1/3) of the required depth of the side yard setback;
 - (c) The portion extending into the exterior side yard is limited to one storey;
 - (d) The extension does not extend into the required rear yard setback; and
 - (e) The exterior side yard is not reduced to less than 6.0 metres.

27.6.6 FRONT YARD

- (4) A front yard shall have a depth of not less than:
- (a) 5.0 metres for buildings in Area C; and
 - (b) 12.0 metres for buildings in Areas A and B.

27.6.7 SIDE YARD

- (1) A side yard shall have a width of not less than:
- (a) 5.0 metres for principal buildings and 1.5 metres for accessory dwelling units in Areas A and B; and
 - (b) 1.5 metres for principal buildings and accessory dwelling units in Area C.

27.6.8 REAR YARD

- (5) A rear yard shall have a depth of not less than:
- (a) 12.0 metres for principal buildings in Areas A and B;

- (b) 8.0 metres for principal buildings in Area C; and
- (c) 1.5 metres for accessory dwelling units.

27.7 BUILDING DEPTH

- (1) The distance between the external face of the front wall and the external face of the rear wall of a principal building shall not exceed 23.0 metres.
- (2) Where a habitable room, other than a living room, is located adjacent to a side or rear property line, the entire face of the habitable room shall be located a minimum 5.0 metres from the side or rear property line or, in the case of windows facing habitable room windows in an adjacent accessory dwelling unit, there shall be a minimum 5.0 metre separation between the entire habitable room face and a privacy fence or blank wall between them.

27.8 OUTDOOR AMENITY SPACE

- (1) Each dwelling unit on a lot shall be provided with a minimum of 10 square metres of outdoor common amenity space provided for on the same lot.

27.9 ACCESSORY DWELLING UNITS

- (1) Where a one and a half (1.5) storey accessory dwelling unit has a roof pitch of 3:12 or more, the upper floor may be up to 60 percent of the lower floor area. Where the roof pitch is less than 3:12, the upper floor may be up to 50 percent of the lower floor area.
- (2) Where the accessory dwelling unit roof pitch is 7:12 or more, the face of any dormer walls must be inset a minimum of 0.6 metres from the eaves. Where the roof pitch is less than 7:12, all upper floor walls must be inset a minimum of 0.6 metres.
- (3) For a pair of one and a half (1.5) storey accessory dwelling units sharing a party wall in a building, stairs to the upper floor shall be located along the party wall. For a pair of accessory dwelling units stacked on top of one another in a building, up to 35 percent of one exterior wall may be flush with the lower floor to accommodate stairs.
- (4) Basements shall be permitted in accessory dwelling units provided the area of the basement does not project beyond the extents of the floor above.

27.10 SECONDARY SUITES

- (1) Secondary suite entrances shall be limited to 40 percent of the face of the wall on which the entrance is located on the principal building.

27.11 ACCESSORY BUILDINGS

- (1) The use of an accessory building must be ancillary to that of the principal building, but it may not include one or more dwelling units.
- (2) Accessory building(s) may be in the rear yard and in one of the side yards providing the accessory building(s) are not less than:
 - (a) 1.5 metres from any side lot-line;
 - (b) 1.2 metres from a rear lot-line where there is a rear lane abutting the rear lot-line;
 - (c) 1.5 metres from a rear lot-line where there is no rear lane.
- (3) The total floor area, measured to the extreme outer limits of the building, of all accessory buildings shall not be greater than the larger of 20 percent of the required rear yard or 46 square metres.
- (4) Not more than 50 percent of the width of the rear yard may be occupied by accessory buildings.
- (5) Accessory buildings or portions thereof located in a required side yard shall not have floor areas exceeding a total of 28 square metres.
- (6) No accessory building shall exceed 3.6 metres in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip, or gambrel roof, provided that no portion of an accessory building may extend more than 4.6 metres above the average grade.
- (7) In the case of an irregularly shaped lot, the Manager may vary the accessory building requirements.

27.12 FLOOR SPACE RATIO

- (1) The floor space ratio shall not exceed the lesser of the requirements outlined in Table 1

below:

Area A	
0.27 of the lot area or 390 square metres	
Area B	
Lots with an area less than 1,830 square metres	0.27 of the lot area or 460 square metres
Lots with an area between 1,830 square metres and 3,250 square metres	0.25 of the lot area or 650 square metres
Lots with an area greater than 3,250 square metres	0.20 of the lot area or 836 square metres
Area C	
0.35 of the lot area or 246 square metres	

- (2) Notwithstanding Section 27.11 (1), lots located within a TOA, as shown in Schedule 13, shall have the permitted floor space ratio as provided in Schedule 13
- (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, 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 included in the measurements for each floor at which they are located.
 - (c) where the distance from a floor to the floor above or where there is no floor above to the top of the roof joists exceeds 3.6 metres, an amount equal to the area of the floor below the excess height.
 - (d) portions of basement that project beyond the extents of the floor above.
- (4) The following shall be excluded in the computation of floor space ratio:
 - (a) open balconies, open sundecks, and any other appurtenances which, in the opinion of the Manager are like the foregoing;
 - (b) covered balconies, covered sundecks, and any other appurtenances which, in the opinion of the Manager, are like the foregoing, provided that the total area of

- these exclusions does not exceed 8 percent of the permitted floor area;
- (c) where floors are used for off-street parking and loading or uses which, in the opinion of the Manager are like the foregoing, those floors or portions thereof not exceeding 53 square metres so used which:
 - i. are in an accessory building and any portions of a principal building which comply with the accessory building regulations, or
 - ii. are within a portion of the principal building which does not otherwise comply with the accessory building regulations, up to a maximum of 56 square metres.
 - (d) areas of undeveloped floors located above the highest storey or half - storey, or adjacent to a half-storey with a ceiling height of less than 1.2 metres, and to which there is no permanent means of access other than a hatch.
 - (e) Basements, cellars, and other spaces below floor surfaces located less than 1.5 metres above average grade.

27.13 SITE COVERAGE

- (1) The maximum permitted site coverage shall be as outlined in Table 2 below:

TABLE 2				
	Four (4) dwelling units or greater	Less than four (4) dwelling units	Two (2) dwelling units or greater	Less than two (2) dwelling units
Area A	35 percent	30 percent	n/a	n/a
Area B	35 percent	30 percent	n/a	n/a
Area C	n/a	n/a	50 percent	40 percent

- (2) Notwithstanding Subsection 27.12 (1), an additional 20 percent of the lot area can be impermeable area.

27.14 OFF-STREET PARKING AND SIGNS

- (1) Off-street parking shall be provided and maintained in accordance with the provisions of Schedule 3.
- (2) Any signs in this District must conform with the provisions of Schedule 4.

27.15 ALTERATION OF REGULATIONS

- (1) The Manager may alter the height, yard, and building depth provisions of this District where, due to conditions unique to the site, the existing building or to the proposed development, literal enforcement would result in unnecessary hardship, provided that:
 - (a) the Manager first considers applicable design guidelines for University Endowment Lands residential infill dwellings;
 - (b) the Manager notifies adjacent property owners and residents they deem may be affected;
 - (c) in no case shall the height be increased to more than 10.6 metres; and
 - (d) the Manager considers the existing building depth.

28. SF-2: SINGLE FAMILY DWELLING DISTRICT

(Deleted by Ministerial Order M292, effective August 21, 2024)

29. MF-1: MULTIPLE DWELLING DISTRICT

29.1. INTENT

- (1) The intent of MF-1 is to permit medium density residential development, including townhouses and low-rise apartment buildings, and to encourage underground parking and limited lot assembly through floor area bonus incentives.

29.2. OUTRIGHT APPROVAL USES

- (1) Subject to all other provisions of this Bylaw, the uses listed in Section 29.2.1 shall be permitted in this District.

29.2.1 Uses:

- (a) Multiple dwelling;

- (b) Accessory Buildings customarily ancillary to any of the uses listed in this Section;
- (c) Accessory Uses customarily ancillary to any of the uses listed in this Section.

29.3. CONDITIONAL APPROVAL USES

- (1) Subject to all other provisions of this Bylaw, the Manager may approve any of the uses listed in Section 29.3.1, including such additional conditions as they may decide, provided that before making a decision they:
 - (a) consider the intent of the Bylaw and the recommendations of the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*; and
 - (b) notifies such adjacent property owners and residents they deem may be affected.

29.3.1 Conditional Uses

- (a) Bed and Breakfast Accommodation.
- (b) Boarding or Lodging House.
- (c) Child Care Facility.
- (d) Church.
- (e) Club or Lodge (fraternal), provided that no commercial activities are carried on.
- (f) Community Centre.
- (g) Home Occupation (*Amended by Ministerial Order M164, April 6, 2021*)
- (h) Park or Playground.
- (i) Parking Area ancillary to a principal use on an adjacent lot.
- (j) Public Authority Building or Use essential in this District.
- (k) Public Utility.

- (l) School (public or private)
- (m) Social Service Centre operated by a non-profit society.
- (n) Special Needs Residential Facility
- (o) Accessory Buildings customarily ancillary to any of the uses listed in this Section.
- (p) Accessory uses customarily ancillary to any of the uses listed in this Section.

29.4. LOT AREA

- (1) The minimum lot area for a multiple dwelling or rooming house shall be 650.32 square metres.

29.5. HEIGHT

- (1) The height of a building shall not exceed four storeys nor 13.72 metres, provided that no portion of the building shall extend more than 14.63 metres above the average grade.

29.6. FRONT YARD

- (1) A front yard with a minimum depth of 6.10 metres shall be provided.
- (2) At the discretion of the Manager, colonnades, porticos, canopies and other similar structures over walkways and entrances may project into the required front yard.

29.7. SIDE YARDS

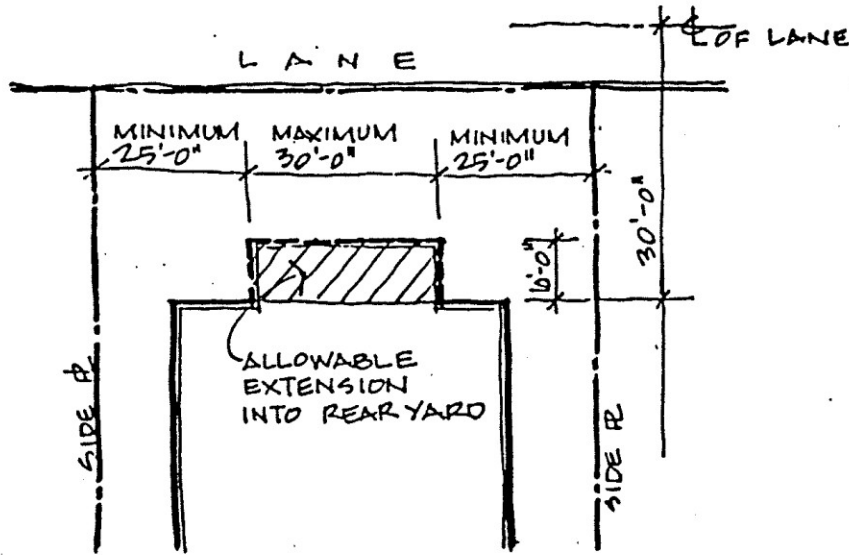
- (1) A side yard with an average width of 4.57 metres shall be provided on each side of the principal building, but in no case shall the side yard be less than 1.52 metres.
- (2) In the case of a corner lot, the exterior side yard shall not be regulated by Section 29.7(1) but shall be 6.10 metres in width.

29.8. REAR YARD

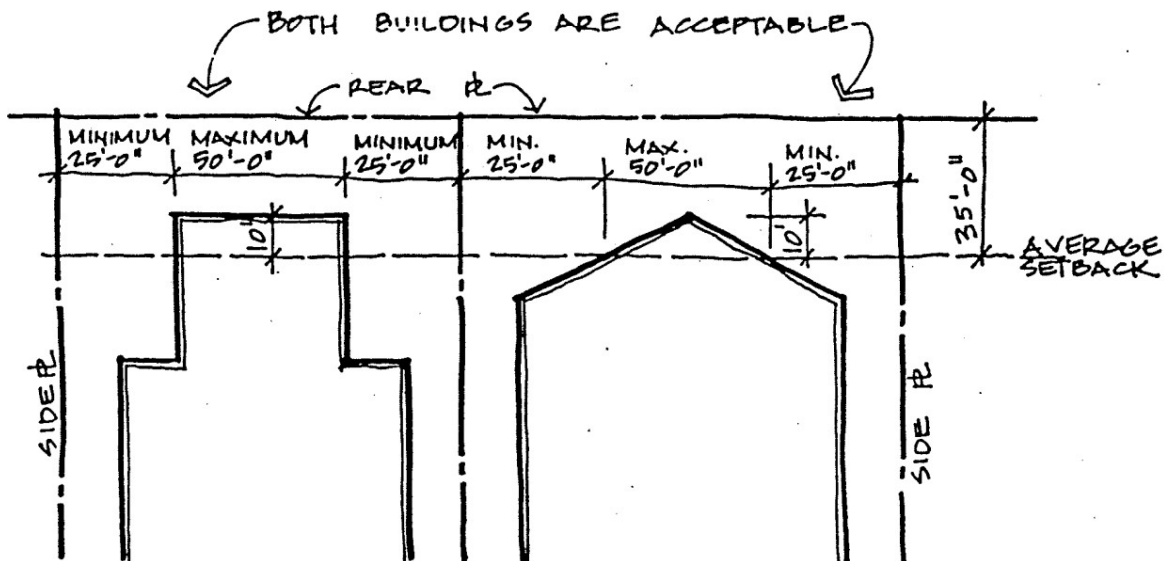
- (1) A rear yard with a minimum depth of 9.14 metres shall be provided, except that where the rear of the lot abuts a lane, this required minimum depth shall be

decreased by the lane width between the rear property line and the ultimate centre line of the lane up to a maximum reduction of 3.05 metres.

- (2) Where the principal building or any portion thereof abutting the rear yard is 9.14 metres or less in width and is located 7.62 metres or more from an adjoining lot, it may extend up to 3.05 metres into the required rear yard.



- (3) Where the principal building or any portion thereof abutting the rear yard is 15.24 metres or less in width and is located 7.62 metres or more from an adjoining lot, and where the average distance from the building to the rear property line is 10.67 metres taken across the full width of the lot, the building or that portion thereof may extend up to 3.05 metre into the required rear yard.



29.9. ACCESSORY BUILDINGS

- (1) The use of an accessory building must be ancillary to that of the principal building, but it may not include one or more dwelling units.
- (2) No accessory building shall exceed 3.66 metres in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may extend more than 4.57 metres above the average grade.
- (3) All accessory buildings shall be located in the rear yard and in no case shall an accessory building be located less than the width of the required side yard from a flanking street;
- (4) The total floor area, measured to the extreme outer limits of the building, of all accessory buildings shall not be greater than 30 percent of the minimum rear yard prescribed for this District.

29.10. FLOOR SPACE RATIO

- (1) The maximum floor space ratio shall be 1.00 provided, however, that this amount may be increased as follows:
 - (a) where the area of a lot exceeds 1,114.84 square metres and the frontage of such lot is 24.38 metres or more, an amount equal to 0.25 may be added.
 - (b) where parking spaces are provided within the outermost walls of a building or underground (but in no case with the floor of the parking area above the highest point of the finished grade around the building), an amount equal to .20 multiplied by the ratio of the number of parking spaces provided which are completely under cover to the total number of required parking spaces may be added, but in no case shall this increase exceed a figure of 0.20.

- (2) The following shall be included in the computation of floor space ratio:
- (a) all floors having a minimum ceiling height of 1.22 metres, including earthen floor, both above and below ground level, 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.
- (3) The following shall be excluded in the computation of floor space ratio:
- (a) uncovered balconies, uncovered sundecks, and any other appurtenances which, in the opinion of the Manager, are similar to the foregoing;
 - (b) covered balconies, covered sundecks, 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 eight percent of the permitted floor area;
 - (c) floors or portions thereof which are located at or below grade and which are used for off-street parking and loading, heating and mechanical equipment, or uses which, in the opinion of the Manager, are similar to the foregoing, provided that a parking space does not have a length of more than 7.32 metres for the purpose of exclusion from the floor space ratio computation;
 - (d) floors or portions thereof which are located above grade and which are used for off-street parking provided that:
 - (i) the parking spaces are located in an accessory building or buildings situated in the rear yard; and

- (ii) a parking space does not have a length of more than 7.32 metres for the purpose of exclusion from floor space ratio computation;
- (e) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Manager is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (f) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.22 metres, and to which there is no permanent means of access other than a hatch.

29.11. SITE COVERAGE

- (1) Except where the principal use of the lot is a parking area, the maximum site coverage for any portion of the lot used as parking area shall be 30 percent.

29.12. OFF-STREET PARKING, LOADING SPACES AND SIGNS

- (1) Off-street parking and loading spaces shall be provided and maintained in accordance with the provisions of Schedule 3.
- (2) Any signs in this District must conform with the provisions of Schedule 4.

29.13. ADAPTABLE DWELLING UNITS

(Amended by Ministerial Order M164, April 6, 2021)

- (1) At least 25% of all multiple dwelling units, affordable housing units and purpose-built rental units, but not including townhouse dwellings, which employ public interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.

29.14. RESIDENTIAL RENTAL TENURE ZONING

(Amended by Ministerial Order M164, April 6, 2021)

- (1) Applications for redevelopment or major renovations to existing purpose-built and/or market rental units located within a multiple dwelling building that result in the permanent relocation of tenants must include the items specified in Schedule 19.
- (2) When the demolition or change of use or occupancy of a rental housing unit is proposed on any lot with three or more existing rental housing units, a minimum ratio of 1:1 replacement of the rental housing units is required.
- (3) At least 20% of any additional new housing units included within a multiple dwelling development shall be provided as Residential Rental Tenure Housing secured through Residential Rental Tenure Zoning.

29.15. ALTERATION OF REGULATIONS

- (1) The Manager may alter the yard provisions of this District where, due to conditions peculiar to the lot or an existing building, literal enforcement would result in unnecessary hardship, provided that:
 - (a) they first consider applicable design guidelines for University Hill multi-family residential development;
 - (b) they notify such adjacent property owners and residents they deem may be affected; and
 - (c) in no case shall the yard requirements be reduced to less than 60 percent of the amount specified in this District.

30. MF-2: MULTIPLE DWELLING DISTRICT

30.1 INTENT

- (1) The intent of MF-2 is to permit medium-density residential development, including low-rise and high-rise apartment buildings and to encourage a higher quality of parking, open space and daylight access through floor area bonus

incentives.

30.2 OUTRIGHT APPROVAL USES

- (1) Subject to all other provisions of this Bylaw, the uses listed in Section 30.2.1 shall be permitted in this District.

30.2.1 Uses

- (a) Multiple Dwelling.
- (b) Accessory Buildings customarily ancillary to any of the uses listed in this Section.
- (c) Accessory Uses customarily ancillary to any of the uses listed in this Section.

30.3 CONDITIONAL APPROVAL USES

- (1) Subject to all other provisions of this Bylaw, the Manager may approve any of the uses listed in Section 30.3.1 including such additional conditions as they may decide, provided that before making a decision they:

- (a) consider the intent of the Bylaw, and the recommendations of the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*; and
- (b) notify such adjacent property owners and residents as they deem may be affected.

30.3.1 Conditional Uses

- (a) Ambulance Station.
- (b) Bed and Breakfast Accommodation.
- (c) Boarding or Lodging House.
- (d) Child Care Facility.

- (e) Church.
- (f) Club/ Lodge (fraternal), provided that no commercial activities are carried on.
- (g) Community Centre.
- (h) Home Occupation (*Amended by Ministerial Order M164, April 6, 2021*)
- (i) Hospital, including a conversion from an existing building but not including a mental or animal hospital.
- (j) Institution of a religious, philanthropic or charitable character.
- (k) Park or Playground.
- (l) Parking Area ancillary to a principal use on an adjacent lot.
- (m) Public Authority Building or use essential in this District.
- (n) Public Utility.
- (o) School (public or private)
- (p) Social Service Centre operated by a non-profit society.
- (q) Special Needs Residential Facility
- (r) Accessory Buildings customarily ancillary to any of the conditional uses listed in this Section.
- (s) Accessory uses customarily ancillary to any of the uses listed in this Section.

30.4 LOT AREA

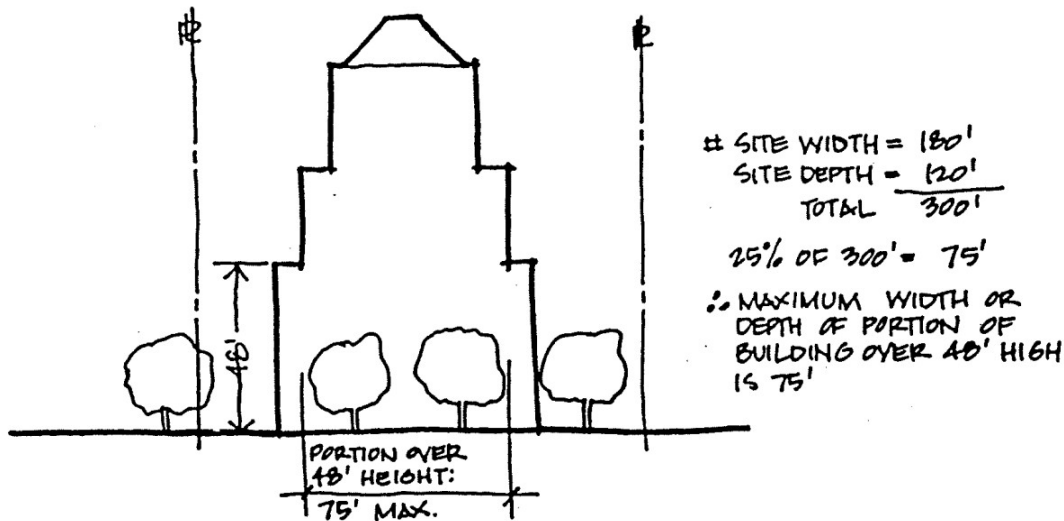
- (1) The minimum lot area for a multiple dwelling or rooming house shall be 1,858.06 square metres.

30.5 FRONTAGE

- (1) Not applicable

30.6 HEIGHT AND LENGTH

- (1) On any lot the maximum height of a building shall be 41.15 metres, provided, however, that where any portion or portions of a building extend more than 14.63 metres above the average grade, neither the length nor the width of any such portion or portions combined shall exceed an amount equal to 25 percent of the sum of the average depth of the lot and the average width of the lot.



- (2) For the purposes of Section 30.6, where it is proposed to erect a building in two or more parts (towers), a lot may be interpreted as two or more lots as the case may be, provided that the area of each lot created is 2,322.57 square metre or more, and parts of the building (towers) are not less than 24.38 metres apart.

30.7 FRONT YARD

- (1) A front yard with a minimum depth of 6.10 metres shall be provided.
- (2) At the discretion of the Manager, colonnades, porticos, canopies and other similar structures over walkways and entrances may project into the required front yard.

30.8 SIDE YARDS

- (1) A side yard with an average width of 4.57 metres shall be provided on each side of the principal building, but in no case shall the side yard be less than 1.52 metres.

- (2) In the case of a corner lot, the exterior side yard shall not be regulated by Section 30.8(1) above but shall be 6.10 metres in width.

30.9 REAR YARD

- (1) A rear yard with a minimum depth of 9.14 metres shall be provided, except that where the rear of the lot abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane up to a maximum reduction of 3.05 metres.

30.10 ACCESSORY BUILDINGS

- (1) The use of an accessory building must be ancillary to that of the principal building, but it may not include one or more dwelling units.
- (2) No accessory building shall exceed 3.66 metres in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may extend more than 4.57 metres above the average grade.
- (3) All accessory buildings shall be located in the rear yard and in no case shall an accessory building be located less than the width of the required side yard from a flanking street.
- (4) The total floor area, measured to the extreme outer limits of the building, of all accessory buildings shall not be greater than 30 percent of the minimum rear yard prescribed for this District.

30.11 FLOOR SPACE RATIO

- (1) The maximum floor space ratio shall be 1.25 provided, however, this amount may be increased as follows:
 - (a) where parking spaces are provided within the outermost walls of a

building or underground (but in no case with the floor of the parking area above the highest point of the finished grade around the building), an amount equal to .20 multiplied by the ratio of the number of parking spaces provided which are completely under cover to the total number of required parking spaces may be added, but in no case shall this increase exceed a figure of 0.20;

- (b) where the site coverage is 50 percent or less, an amount equal to 0.012 may be added for each one percent or fraction thereof by which such coverage is reduced below 50 percent.

(2) The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.22 metres, including earthen floor, both above and below ground level, 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.

(3) The following shall be excluded in the computation of floor space ratio:

- (a) uncovered balconies, uncovered sun decks, and any other appurtenances which in the opinion of the Manager, are similar to the foregoing;
- (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 eight percent of the permitted floor area;
- (c) floors or portions thereof which are located at or below grade and which are used for off-street parking and loading, heating and

mechanical equipment, or uses which, in the opinion of the Manager, are similar to the foregoing, provided that a parking space does not have a length of more than 7.32 metres for the purpose of exclusion from the floor space ratio computation;

- (d) floors or portions thereof which are located above grade and which are used for off-street parking provided that:
 - (i) the parking spaces are located in an accessory building or building situated in the rear yard; and
 - (ii) a parking space does not have a length of more than 7.32 metres for the purpose of exclusion from floor space ratio computation;
- (e) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Manager is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (f) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.22 metres, and to which there is no permanent means of access other than a hatch.

30.12 SITE COVERAGE

- (1) Except where the principal use of the lot is a parking area, the maximum site coverage for any portion of the lot used as parking area shall be 30 percent.

30.13 OFF-STREET PARKING, LOADING SPACES AND SIGNS

- (1) Off-street parking and loading spaces shall be provided and maintained in accordance with the provisions of Schedule 3.
- (2) Any signs in this District must conform with the provisions of Schedule 4.

30.14 VERTICAL ANGLE OF DAYLIGHT

- (1) In the case of buildings over 14.6 metres in height, no part thereof shall project above lines extending over the site at right angles from:
 - (a) all points along the ultimate centre line of any street in front of the site and inclined at an average angle of 25 degrees to the horizontal;
 - (b) all points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an average angle of 25 degrees to the horizontal;
 - (c) all points along any interior side boundary of the site at ground level and inclined at an average angle of 30 degrees to the horizontal;
 - (d) in the case of a corner site, all points along the ultimate centre line of the flanking street or lane and inclined at an average angle of 25 degrees to the horizontal.
- (2) For the purpose of computing the average angles of daylight on each side of the site, each angle shall be multiplied by the length of the applicable portion of the building or site over which such angle applies, and the sum of these products (angle times length applicable) shall be divided by the total length of the corresponding site boundary.

30.15 ADAPTABLE DWELLING UNITS

(Amended by Ministerial Order M164, April 6, 2021)

- (1) At least 25% of all multiple dwelling units, affordable housing units and purpose-built rental units, but not including townhouse dwellings, which employ public interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.

30.16 RESIDENTIAL RENTAL TENURE ZONING

(Amended by Ministerial Order M164, April 6, 2021)

- (1) Applications for redevelopment or major renovations to existing purpose-built and/or market rental units located within a multiple dwelling building that result in the permanent relocation of tenants must include the items specified in Schedule 19.
- (2) When the demolition or change of use or occupancy of a rental housing unit is proposed on any lot with three or more existing rental housing units, a minimum ratio of 1:1 replacement of the rental housing units is required.
- (3) At least 20% of any additional new housing units included within a multiple dwelling development shall be provided as Residential Rental Tenure Housing secured through Residential Rental Tenure Zoning.

31.0 C: COMMERCIAL DISTRICT

31.1 INTENT

- (1) The intent of this District is to provide for a wide range of commercial activities and services that require central locations to serve nearby neighbourhoods and the University of B.C. non-resident day population.

31.2 OUTRIGHT APPROVAL USES

- (1) Subject to all other provisions of this Bylaw and to compliance with Section 31.2.2 and all other applicable Regulations, the uses listed in Section 31.2.1 shall be permitted in this District.

31.2.1 Uses

- (a) Accessory Buildings customarily ancillary to any of the uses listed in this Section.
- (b) Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to Section 31.2 of this Bylaw, the total floor area of all

- a. accessory uses is not greater than 25 percent of the gross floor area of the principal use, and all accessory uses are located within the principal building.
- (c) Appliance Repair Shop.
- (d) Barber Shop or Beauty Parlour.
- (e) Business School.
- (f) Clinic or Office for medical, dental or similar purposes, including associated laboratory facilities, but not including any such use where the principal services rendered are related to drug or alcohol detoxification or rehabilitation.
- (g) Financial Institution.
- (h) Laundromat or Dry Cleaning Establishment with a floor area not exceeding 278.71 square metres.
- (i) Office.
- (j) Parking Area, subject to the provisions of Section 31.13 of these Regulations.
- (k) Parking Garage, subject to the provisions of Section 31.13 of these Regulations.
- (l) Photography Studio.
- (m) Messenger or Telegraph Service.
- (n) Radio Broadcasting and Receiving Station to facilitate the movement of vehicles on land, water or air.
- (o) Restaurant, but not including a drive-in restaurant.

(p) Retail or Service outlets catering to the needs of neighbourhood residents and the non-resident day-time population of the University, except those specifically identified as Conditional Uses in Section 31.3.1.

(q) Shoe Repair Shop.

(r) Swimming Pool not operated by a public authority.

31.2.2 Conditions of Use

(a) All occupied ground floor space must be occupied by retail or service outlets (including restaurants, barber shop, beauty parlour, dry cleaner, laundromat) catering to the needs of neighbourhood residents and the non- resident day-time population of the University or financial institutions.

(b) All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(i) parking and loading facilities;

(ii) restaurant;

(iii) display of flowers, plants, fruits and vegetables.

31.3 CONDITIONAL APPROVAL USES

(1) Subject to all other provisions of this Bylaw and all other applicable Regulations, the Manager may approve any of the uses listed in Section 31.3.1, subject to the conditions of Section 31.3.2 and including such conditions or additional regulations as they may decide, provided that before making a decision they:

(a) considers the intent of the Bylaw and the recommendations of the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*; and

- (b) notify such adjacent property owners and residents they deems may be affected.

31.3.1 Conditional Uses

- (a) Accessory Uses to any of the uses listed in this Section.
- (b) Ambulance Dispatchers.
- (c) Animal Hospital.
- (d) Antennae and Masts for the commercial transmission and reception of radio and television signals.
- (e) Appliance Repair Shop.
- (f) Automotive Repair Shop.
- (g) Bed and Breakfast Accommodation.
- (h) Child Day Care Facility.
- (i) Club or Lodge (fraternal).
- (j) Collection Agency.
- (k) Community Centre.
- (l) Dwelling Units in conjunction with any of the uses listed in this section except that no portion of the first storey of a building to a depth of 10.67 metres from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- (m) Gasoline Self-Service Station.
- (n) Gasoline Service Station.

- (o) Electric Repair Shop.
- (p) Hall.
- (q) Health Club or Spa.
- (r) Hotel or Motel.
- (s) Jewellery Manufacturing Shop.
- (t) Liquor Store.
- (u) Lithography or Print Shop.
- (v) Pet Shop.
- (w) Public Authority Building or use.
- (x) Public Utility.
- (y) Recreational Facility, including a Bowling Alley, Racket or Ball Court, or similar facility for public use.
- (z) School (professional, vocational
- (aa) School (public or private).
- (bb) School or Academy for the teaching of drama, music, art, dance, meditation, self-defence, self-improvement and similar arts.
- (cc) Sign and Showcard Shop.
- (dd) Social Service Centre operated by a non-profit society.
- (ee) Special Needs Residential Facility.
- (ff) Temporary Parking Area.
- (gg) Theatre, but not including a drive-in theatre.

- (hh) Any other use which is not specifically listed in this or any other Land use District in this Bylaw but which the Manager considers comparable in nature to the uses listed for this District, having regard to the intent of this Land Use District.
- (ii) Accessory Uses customarily ancillary to any of the uses listed in this Section.

31.3.2. Conditions of Use

All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

- (a) parking and loading facilities;
- (b) gasoline service station and gasoline self-service station.

31.4 SITE AREA

- (1) The minimum site area in this District shall be 185.81 square metres.

31.5 FRONTAGE

- (1) Not applicable.

31.6 HEIGHT

- (1) The maximum height of a building shall not exceed three storeys nor 13.72 metres.
- (2) The Manager may permit an increase in the maximum height of a building with respect to any development, provided they first notify such property owners and residents as they may deem to be affected and takes into account the following:
 - (a) the height, bulk and location of the building and its effects on the site, surrounding buildings and streets, and existing views; and
 - (b) the amount of open space, including plazas, and the effects of

overall design on the general amenity of the area; and

- (c) the intent of this Land Use District and the relationship of the development with nearby residential areas.

31.7 FRONT YARD SETBACK

- (1) No front yard shall be required and, if provided, no front yard shall be used for parking.

31.8 SIDE YARDS AND SETBACK

- (1) No side yard shall be required except where the site adjoins, without the intervention of a street or lane, a site located in a Residential District, in which case a side yard, not less than 3.05 metres in width, shall be provided on the side adjoining such Residential District.
- (2) Where a side yard is provided, although not required, the minimum width shall be 0.91 metres.
- (3) In the case of a corner site, a setback of 1.22 metres from the side property line abutting the flanking street shall be required for any parking area.

31.9 REAR YARD AND SETBACK

- (1) A rear yard with a minimum depth of 3.05 metres shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.
- (2) Where any portion of a building contains residential uses, that portion shall be set back a minimum of 7.62 metres from the rear property line across the full width of the building, except that where the rear of the site abuts a lane, this required minimum setback shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

31.10 ACCESSORY BUILDINGS

- (1) The use of an accessory building must be ancillary to that of the principal building, but it may not include one or more dwelling units.
- (2) No accessory building shall exceed 3.66 metres in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may extend more than 4.57 metres above the average grade.
- (3) All accessory buildings shall be located in the rear yard.
- (4) The total floor area, measured to the extreme outer limits of the building, of all accessory buildings shall not be greater than 15 percent of the total area of the site.

31.11 FLOOR SPACE RATIO

- (1) The floor space ratio shall not exceed 2.5 except that where any portion of a building is used for residential purposes, each 0.092 square metres of that residential portion shall be counted as 0.232 square metres for the purpose of this section.
- (2) The following shall be included in the computation of floor space ratio:
 - (a) all floors having a minimum ceiling height of 1.22 metres, including earthen floor, both above and below ground level, 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.
- (3) The following shall be excluded in the computation of floor space ratio:

- (a) open balconies, open sun decks, and any other appurtenances which, in the opinion of the Manager, are similar to the foregoing;
- (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 eight per cent of the permitted floor area;
- (c) areas of floors used for heating and mechanical equipment or uses which in the opinion of the Manager are similar to the foregoing;
- (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Manager is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) areas of floors below grade that are used for off-street parking or loading, provided that a parking space does not have a length of more than 7.32 metres for the purpose of exclusion from the floor space ratio computation.

31.12 SITE COVERAGE

- (1) Not applicable.

31.13 OFF-STREET PARKING AND LOADING

- (1) Off-street parking and loading spaces shall be provided and maintained in accordance with the provisions of Schedule 3.

31.14 SIGNS

- (1) Any signs in this District must be in accordance with the provisions of Schedule 4 and should consider the provisions of applicable design guidelines for the University Hill village commercial area.

31.15 ALTERATION OF REGULATIONS

- (1) The Manager may alter the maximum height, floor area and location requirements for accessory buildings and accessory uses except that the altered height shall not, in any event, exceed the maximum prescribed in Section 31.6 and the floor space shall not exceed 33.33 percent of the gross floor area of the principal use.
- (2) The Manager may exempt an individual business or class of businesses from the use conditions of Sections 31.2.2 and 31.3.2 to permit the outdoor display of retail goods, and may include such other conditions as they deem necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this District including a condition that the exemption shall expire at a specific time.
- (3) The Manager may approve the construction of a canopy, awning or other structure for the purpose of weather protection that extends beyond the private property line into a public right-of-way, provided that they consider applicable design guidelines and further provided that the design of the canopy, awning or other structure and its support devices carry the seal of a Professional Engineer.

32.0. I: INSTITUTIONAL AND PUBLIC USE DISTRICT

32.1 INTENT

- (1) The intent of this District is to permit institutional and public authority uses.

32.2 OUTRIGHT APPROVAL USES

- (1) Subject to all other provisions of this Bylaw, the uses listed in Section 32.2.1 shall be permitted in this District.

32.2.1 Uses

- (a) Accessory Buildings customarily ancillary to any of the uses listed in this Section.
- (b) Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval

use pursuant to Section 32.2.1 of this Bylaw, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use, and all accessory uses are located within the principal building.

- (c) Ambulance Station.
- (d) Child Care Facility.
- (e) Church.
- (f) Club or Lodge (fraternal), provided that no commercial activities are carried on.
- (g) Community Centre.
- (h) Hospital, including a conversion from an existing building but not including a mental or animal hospital.
- (i) Institution of a religious, philanthropic or charitable character.
- (j) Park or playground.
- (k) Parking Area ancillary to a principal use on an adjacent site.
- (l) Public Authority Building or use.
- (m) Public Utility.
- (n) School (public or private).

32.3 CONDITIONAL APPROVAL USES

- (1) Subject to all other provisions of this Bylaw, the Manager may approve any of the uses listed in Section 32.3.1 including such conditions or additional regulations as they may decide, provided that before making a decision they:

- (a) consider the intent of the Bylaw and the recommendations of the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*; and
- (b) notify such adjacent property owners and residents they deem may be affected.

32.3.1 Conditional Uses

- (a) Accessory Uses to any of the uses listed in this Section.
- (b) Animal Hospital.
- (c) Clinic or Office for medical, dental or similar purposes, including associated laboratory facilities, but not including any such use where the principal services rendered are related to drug or alcohol detoxification or rehabilitation.
- (d) Financial Institution.
- (e) Hall.
- (f) Health Club or Spa.
- (g) Hotel or Motel.
- (h) Parking Garage.
- (i) Radio Broadcasting and Receiving Station to facilitate the movement of vehicles on land, water or air.
- (j) Retail Store catering to the needs of neighbourhood residents and the non- resident day-time population of the University.
- (k) Restaurant, but not including a drive-in restaurant.
- (l) Social Service Centre operated by a non-profit society.

- (m) Special Needs Residential Facility.
- (n) School or Academy for the teaching of drama, music, art, dance, meditation, self-defence, self-improvement and similar arts.
- (o) Offices.

32.3.2 Conditions of Use

All commercial uses listed in this section shall be carried out wholly within a completely enclosed building except for the following:

- (a) parking and loading facilities;
- (b) restaurant.

32.4 SITE AREA

- (1) The minimum site area in this district shall be 2,787.09 square metres.

32.5 FRONTAGE

- (1) Not applicable.

32.6 HEIGHT

- (1) The height of a building shall not exceed four storeys nor 13.72 metres provided that no portion of the building extends more than 14.63 metres above the average grade.

32.7 FRONT YARD

- (1) A front yard with a minimum depth of 12.19 metres shall be provided.

32.8 SIDE YARD

- (1) A side yard with an average width of 4.57 metres shall be provided on each side of the principal building, but in no case shall the side yard be less than 1.52 metres.

- (2) In the case of a corner site, the exterior side yard shall not be regulated by Section 32.8(1) above but shall be 6.10 metres in width.

32.9 REAR YARD

- (1) A rear yard with minimum depth of 9.14 metres shall be provided, except that where the rear of the site abuts on lane or road, this required minimum depth shall be decreased by the lane or road width between the rear property line of the lane or road up to a maximum reduction of 3.05 metres.
- (2) Notwithstanding Section 32.9(1), for through sites abutting Western Parkway and Wesbrook Crescent, the rear of the site shall be the portion abutting Western Parkway, and a rear yard with a minimum depth of 3.66 metres shall be provided.

32.10 ACCESSORY BUILDINGS

- (1) The use of an accessory building must be ancillary to that of the principal building, but it may not include one or more dwelling units.
- (2) No accessory building shall exceed 3.66 metres in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may extend more than 4.57 metres above the average grade.
- (3) All accessory buildings shall be located in the rear yard and in no case shall an accessory building be located less than the width of the required side yard from a flanking street;
- (4) The total floor area, measured to the extreme outer limits of the building, of all accessory buildings shall not be greater than 15 percent of the total area of the site.

32.11 FLOOR SPACE RATIO

- (1) The maximum floor space ratio shall be 1.25 provided, however, this amount may

be increased as follows:

- (a) where parking spaces are provided within the outermost walls of a building or underground (but in no case with the floor of the parking area above the highest point of the finished grade around the building), an amount equal to .20 multiplied by the ratio of the number of parking spaces provided which are completely under cover to the total number of required parking spaces may be added, but in no case shall this increase exceed a figure of 0.20.
- (2) The following shall be included in the computation of floor space ratio:
- (a) all floors having a minimum ceiling height of 1.22 metres, including earthen floor, both above and below ground level, 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.
- (3) The following shall be excluded in the computation of floor space ratio:
- (a) uncovered balconies, uncovered sundecks and any other appurtenances which in the opinion of the Manager are similar to the foregoing;
 - (b) covered balconies, covered sundecks, 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 eight percent of the permitted floor area;
 - (c) floors or portions thereof which are located at or below grade and which are used for off-street parking and loading, heating and mechanical equipment, or uses which in the opinion of the Manager

are similar to the foregoing, provided that a parking space does not have a length of more than 7.32 metres for the purpose of exclusion from the floor space ratio computation;

- (d) floors or portions thereof which are located above grade and which are used for off-street parking provided that:
 - (i) the parking spaces are located in an accessory building or buildings situated in the rear yard; and
 - (ii) a parking space does not have a length of more than 7.32 metres for the purpose of exclusion from floor space ratio computation.
- (e) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Manager is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (f) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.22 metres and to which there is no permanent means of access other than a hatch.

32.12 SITE COVERAGE

- (1) Except where the principal use of the lot is a parking area, the maximum site coverage for any portion of the lot used as parking area shall be 30 percent.

32.13 OFF-STREET PARKING AND LOADING SPACES

- (1) Off-street parking and loading spaces shall be provided and maintained in accordance with the provisions of Schedule 3.

32.14 SIGNS

- (1) Any signs in this District must conform with the provisions of Schedule 4.

COMPREHENSIVE DISTRICT (CD-1)

UEL BLOCK 97 “THE VILLAGE”

**Amendment to the Land-Use, Building and Community
Administration By-Law for University Hill.**

December 19, 1997

Adopted, January 22, 1998

Signed by Michael Farnworth

Honourable Michael Farnworth
Minister of Municipal Affairs & Housing

33.0 COMPREHENSIVE DISTRICT (CD-1)

33.1. INTENT

- (1) The intent of this district is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve the local neighbourhoods and to provide for dwelling uses designed compatibly with commercial uses. The design guidelines shall be used in conjunction with the by-law and the intent of the guidelines shall be adhered to.

33.2. OUTRIGHT APPROVAL USES

- (1) The shaded area shown on Schedule “1” attached hereto, shall be more particularly described as CD-1, and the only uses permitted within the outlined area, subject to all other provisions of this by-law and to compliance with Section 33.2.1 and all other applicable regulations permitted in this District, and the only uses for which development permits will be issued are:

33.2.1. Uses:

- (a) Bank or Financial Institution.
- (b) Barber/Beauty Parlour.
- (c) Business School or Commercial School.
- (d) Community Village Space.
- (e) Clinic or Office for medical, dental or similar purposes, including associated laboratory facilities, but not including any such use where the principal services rendered are related to drug or alcohol detoxification or rehabilitation.
- (f) Electric Repair Shop.

- (g) Grocery Market.
- (h) Multiple Family Dwellings.
- (i) Office.
- (j) Outdoor Plaza and Courtyard.
- (k) Parking Area, subject to the provisions of Section 33.12(1) of these regulations.
- (l) Photography Studio or Photograph Gallery.
- (m) Residential Amenity Space.
- (n) Full-Service Restaurant.
- (o) Retail or Service outlets catering to the needs of the local neighbourhood except those specifically identified as Conditional Uses in Section 33.3.1.
- (p) Shoe Repair shop.
- (q) Service Outlet for the collection and distribution of laundered or dry- cleaned articles but, not for the treatment, cleaning or processing of such articles.
- (r) Tailor Shop.

33.2.2. Conditions of Use

- (a) Lot 1, 2, 3, 4, 5, 13 & 14 (Parcel I)
 - (i) all ground floor space on Lot 1, 2,3 ,4 ,5, 13 &14 (Parcel I), shall only be occupied by lobby space for access to upper floors or by the uses listed in Section 33.2.1 above, other than uses specified in sub- paragraphs (e), (h), (i) and (m), or by

any uses approved in accordance with Section 33.3;

- (ii) all second-floor space shall only be occupied by the uses listed in Section 33.2.1 above, other than the uses specified in sub-paragraph (h), or by any uses approved in accordance with Section 33.3.

(b) Block M (Parcel II)

All ground floor space on Block M (*Parcel II*), shall only be occupied by lobby space for access to upper floors or the uses listed in Section 33.2.1 above, other than the uses specified in sub-paragraph (e), (h), (i) and (m); except for frontage along Dalhousie Road which may also be occupied by uses (e) and (i); or other uses approved in accordance with Section 33.3.

(c) Block N (Parcel III)

All ground floor space on Block N (*Parcel III*), shall only be occupied by the uses listed in Section 33.2.1 above, or by uses approved in accordance with Section 33.3.

(d) All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

- (i) loading facilities;
- (ii) outdoor restaurant seating;
- (iii) display of flowers, plants, fruits and vegetables.

(e) All buildings within this District shall:

- (i) provide an accessible, properly ventilated, garbage holding area within the building envelope of all new developments of sufficient size to contain garbage produced by the occupants

of the building.

- (ii) where a building contains more than 4 dwelling units, a recycling area of sufficient size to accommodate recyclable material produced by the occupants of the building, shall be provided within the building envelope.

33.3. 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 in Section 33.3.1, subject to the conditions of Section 33.3.2 and including such conditions or additional regulations the Manager may decide, provided that before making a decision the Manager:
 - (a) considers the intent of the By-law, the Design Guidelines, and the recommendations of the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*; and
 - (b) notifies such adjacent property owners and residents the Manager deems may be affected.

33.3.1. Conditional Uses:

- (a) Appliance Repair Shop.
- (b) Bed and Breakfast Accommodation.
- (c) Bowling Alley, Pool Hall, or similar facility for public use excluding a Video Arcade.
- (d) Child Day Care Facility.
- (e) Collection Agency.
- (f) Convenience Store.
- (g) Craft Manufacturing Shop with retail sales.

- (h) Health Club.
- (i) Home Occupation (*Amended by Ministerial Order M164, April 6, 2021*)
- (j) Hotel.
- (k) Liquor Store.
- (l) Non Full-Service Restaurant (Fast Food, Take-Out).
- (m) Pet Shop.
- (n) Place of Worship.
- (o) School (professional, vocational or trade).
- (p) School (public or private).
- (q) School or Academy for the teaching of drama, music, art, dance, meditation, self-defence, self-improvement and similar arts.
- (r) Social Service Centre.
- (s) Special Needs Residential Facility.
- (t) Temporary Parking Area.
- (u) U-Brew.
- (v) Any other use which is not specifically listed in this or any other Land- Use District in this bylaw but which the Manager considers comparable in nature to the uses listed for this District, having regard to the intent of this Land-Use District.

33.3.2. Conditions of Use

All conditions of section 33.2.2 shall apply.

33.4. FLOOR SPACE RATIO

- (1)
 - (a) Lot 1, 2, 3, 4, 5, 13 & 14 (Parcel I) shall have a maximum floor space ratio of 2.5.
 - (b) Block M (*Parcel II*) shall have a maximum floor space ratio of 2.5.
 - (c) Block N (*Parcel III*) shall have a maximum floor space ratio of 2.5.
- (2) The following will be included in the computation of floor space ratio:
 - (a) all floors having a minimum ceiling height of 1.22 metres, including earthen floor, both above and below ground level, to be measured to the outer limits of the glazing or where applicable to the centerline of the building walls;
 - (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.
- (3) The following will be excluded in the computation of floor space ratio:
 - (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Manager, are similar to the foregoing;
 - (b) open patios and roof gardens, provided that the Manager first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, bicycle storage, heating mechanical equipment, recycling facilities, garbage holding areas or uses which in the opinion of the Manager are similar to the foregoing, those floors or portions thereof so used, which:

- (i) are at or below the average grade, provided that the maximum exclusion for a parking space shall not exceed 7.32 metres in length.
- (d) community village space, residential amenity space, day care facilities, to a maximum total of 5 percent of the total building floor area;
- (e) areas of undeveloped floors which are located:
 - (i) above the highest storey or half storey and to which there can be no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey with a ceiling height of less than 1.22 metres.
- (f) residential storage space provided that where the space is provided at or above the average grade, the maximum exclusion shall be 3.72 square metres per dwelling unit.

33.5. FRONTAGE

- (1) The maximum frontage for each ground floor commercial unit shall not exceed 7.62 metres except:
 - (a) a grocery market which may be 15.24 metres or;
 - (b) any use approved by the Manager, after consulting with the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*.
- (2) Where residential dwellings are located above the first floor of retail or office space, ground floor lobby frontage is limited to 6.10 metres.

33.6. HEIGHT

- (1) The maximum height on Lot 1, 2, 3, 4, 5, 13 & 14 (*Parcel I*) shall not exceed 4

storeys or 13.72 metres but, the Manager, after consulting with the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*, may permit a maximum height of 4 storeys or 15.24 metres.

- (2) The maximum height on Block M (*Parcel II*) and Block N (*Parcel III*) shall not exceed 6 storeys or 21.34 metres.
- (3) The Manager, at their discretion, may permit a greater height than otherwise permitted 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 10 percent of the roof area on which they are located as viewed from directly above:
 - (a) architectural appurtenances such as towers, turrets, cupolas, trellises and roof garden access, provided:
 - (i) no additional floor area is created; and
 - (ii) no protrusion extends more than 1.22 metres above the height limitation.
 - (b) mechanical appurtenances such as elevator machine rooms;
 - (c) chimneys;
 - (d) items similar to any of the above.

33.7. SETBACKS

- (1) Street Setbacks
 - (a) All street front buildings shall be constructed at a setback (Build-to-Line) of 3.05 metres from the property line and have a frontage height of 3 storeys. Up to 50 percent of this frontage requirement may be further set back to achieve greater articulation in the facade;

- (b) The fourth and fifth floors of all street front buildings shall be constructed an average of 5.49 metres, with no portion closer than 3.05 metres, from the property line;
- (c) The sixth floor of all street front buildings shall be constructed an average of 7.92 metres with no portion closer than 5.49 metres from the property line;
- (d) Setbacks shall not apply to areas below grade;
- (e) Balconies and bay windows may intrude into the required setbacks;
- (f) The Manager, after consulting with the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)* may permit variances to the building setbacks to improve design articulation and building appearance.

(2) Lane Setbacks

- (a) Lot 1, 2, 3, 4, 5, 13 & 14 (*Parcel I*) shall have a minimum setback from Lane C of 1.22 metres;
- (b) Block M (*Parcel II*) shall have a minimum setback from Lane C of 1.22 metres;
- (c) Block N (*Parcel III*) shall have a minimum setback from the New Lane of 1.22 metres;
- (d) setbacks shall not apply to areas below grade.

33.8. LANES

- (1) Vehicle access to Lane B to and from University Boulevard shall be closed.
- (2) Lane C shall extend from Western Parkway to Allison Road.
- (3) Lane C shall be a minimum of 6.10 metres wide and the new lane shall be a

minimum of 7.32 metres wide.

33.9. PUBLIC EASEMENT

- (1) Block N shall have a 6.10 metres north/south public easement or statutory right of way in favour of the Crown registered as a charge on the land. The easement shall be located adjacent to the western property line, a pedestrian walkway with landscaping on either side shall be required within the easement.

33.10. OPEN SPACE REQUIREMENTS

- (1) Lot 1, 2, 3, 4, 5, 13 & 14 (***Parcel I***) shall have a publicly accessible plaza no less than 139.35 square metres located at the corner of Western Parkway and University Boulevard.
- (2) Block M (***Parcel II***) shall have a publicly accessible plaza no less than 278.71 square metres located mid-block, on Western Parkway, adjacent to the sidewalk; and shall have a mid-block publicly accessible east/west walkway connecting the plaza to the eastern property line.
- (3) Block N (***Parcel III***) shall have a landscaped inner courtyard no less than 371.61 square metres located immediately east of and adjacent to the north/south easement.

33.11. SITE COVERAGE

- (1) Lot 1, 2, 3, 4, 5, 13 & 14 (***Parcel I***) shall have a maximum site coverage of 75%.
- (2) Block M (***Parcel II***) shall have a maximum site coverage of 65%.
- (3) Block N (***Parcel III***) shall have a maximum site coverage of 65%.

33.12. PARKING PROVISIONS

Schedule 3: Parking Requirements are not applicable in the Comprehensive District (CD-1) with the exception of Schedule 3 (5.1) Electric Vehicle Parking and Charging Stations (***Amended by Ministerial Order M164, April 6, 2021***)

(1) On-Site Parking

- (a) Residential - a minimum of 1.1 spaces for every dwelling unit and one additional space for every 185.81 square metres of gross floor area, except that no more than 2.2 spaces for every dwelling unit need be provided;
- (b) Residential Guest Parking - a minimum of 1 space for every 5 dwelling units. Residential guest parking shall be located so that it is safe convenient and easily found and shall not be limited in its use by security gates or fencing;
- (c) Retail - a minimum of 0.50 spaces per 92.90 square metres of floor space;
- (d) Grocery Store - a minimum of 0.40 spaces per 92.90 square metres of floor space;
- (e) Office - a minimum of 2.00 spaces per 92.90 square metres of floor space;
- (f) Restaurant - a minimum of 0.50 spaces per 92.90 square metres of floor space.

Where floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the gross floor area of the building(s) excluding only floor space for community village space and floor space within the basement used to provide parking, including access aisles.

33.13.RESIDENTIAL DWELLINGS

(1) The minimum residential unit sizes shall be:

- (a) One bedroom – 60.39 square metres;
- (b) Two Bedroom – 78.97 square metres;

- (c) Three bedroom – 97.55 square metres.

33.14.SIGNAGE

Schedule 4: Sign Control requirements are not applicable in the Comprehensive District (CD-1)

- (1) Signs that are not expressly permitted in this bylaw are prohibited.
- (2) Visibility into shops from the street shall be maintained, any solid signage, advertising or blackout panels placed against the inside surfaces of store front glazing are prohibited. Clear glass shall be used for retail store fronts.
- (3) Prohibited Signs
 - (a) Billboards;
 - (b) Revolving signs;
 - (c) Banners, pennants, bunting, flags (other than national, provincial, municipal flags), balloons or other gas-filled inflatable devices;
 - (d) Roof signs;
 - (e) Changeable copy signs;
 - (f) Sandwich boards or any other temporary signs;
 - (g) Back-lit signs.
- (4) Permitted Signs
 - (a) projecting signs are permitted subject to the following regulations:
 - (i) minimum clearance of 2.44 metres above grade;
 - (ii) maximum 0.56 square metres in area;

- (iii) mounted in the middle one-third of the frontage of the premises and not more than 1.22 metres from the building face.
- (b) Signs on Awning Drops are permitted subject to the following regulations:
 - (i) maximum awning drop/skirt of 0.41 metres in depth;
 - (ii) painted on vinyl applied lettering or incised lettering with applied backing;
 - (iii) no rear lighting installed under awnings; and
 - (iv) no signage or graphic material on any sloped, curved or vertical portion of an awning other than on a drop, as described above.
- (c) Hanging Signs are permitted subject to the following regulations:
 - (i) minimum clearance of 2.44 metres above grade;
 - (ii) maximum area 0.56 square metres; and
 - (iii) mounted in the middle one-third of the frontage of the premises under awnings and canopies.
- (d) Window Signs are permitted subject to the following regulations:
 - (i) maximum area of 0.56 square metres;
 - (ii) paper, cardboard, plastic or fabrics are not permitted for window sign construction, with the exception of cut-out vinyl surface applied to inside of glazing; and
 - (iii) No back-lit signs, displays, or product machines may be visible through store windows.

- (e) Building Directories are permitted subject to the following regulations
 - (i) maximum area of 0.56 square metres; and
 - (ii) located at the front entrance of building.

(5) Number of Signs

A maximum of two permanent signs are permitted per business frontage.

(6) Materials

Exposed surfaces of signs may be constructed of any material with the exception of plastic, fibreglass, plywood or particle board either painted or unfinished.

(7) Colour

Colour of signage must be coordinated with the building facade with which it is associated.

(8) Lighting

- (a) Signs may incorporate front-lighting for their illumination;
- (b) Limited use of rear lighting is permitted, provided it is restricted to:
 - (i) individually incised plastic or glass letters or symbols mounted in a solid, opaque sign face; and
 - (ii) individual halo-lit lettering or symbols mounted on a solid, opaque background;
 - (iii) neon signs are permitted as a form of illuminated signage.

(9) Height

- (a) Signs must be located no higher than the finished third floor level;

- (b) Signs located over pedestrian areas or sidewalks shall have a minimum clearance of 2.44 metres above grade.

(10) Lettering

- (a) The maximum permitted lettering size on any sign is 0.30 metres;
- (b) Symbols are encouraged, depicting the nature of the business occupation.

(11) Comprehensive Sign Plan

- (a) A comprehensive sign plan showing the size, type, location, and number of signs for each parcel. The design, placement and colour of the signs shall be coordinated with the architectural elements of the building and take into consideration the intent of the Design Guidelines;
- (b) No permanent sign shall be placed on the parcel until a Comprehensive Sign Plan has been submitted and approved by the Manager;
- (c) Prior to approving a Comprehensive Sign Plan the Manager shall consider:
 - (i) conformance of the proposed signs with the bylaw and design guidelines;
 - (ii) the consistency of the plan with signs on adjoining parcels;
and
 - (iii) the recommendation of the University Endowment Lands *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*;
- (d) When a Comprehensive Sign Plan is approved, all signs placed on a

parcel must be in compliance with the Comprehensive Sign Plan for that parcel.

(12) Application for Sign Permit

- (a) Before any person places, erects or alters a sign, that person shall make application in writing to the Manager and shall obtain a sign permit.
- (b) An application shall be on a form prescribed by the Manager and shall include:
 - (i) a statement by the owner confirming that they approve the application and that the proposed sign conforms with the Comprehensive Sign Plan;
 - (ii) drawings to scale for each side of the sign, giving all pertinent dimensions as well as the colour scheme, materials, copy and type face, and details of surrounding framework and structural mounting details; and
 - (iii) drawings to scale showing the position of the sign painted on or attached to the building or structure together with the location of any existing signs.

34.0.I-A: INSTITUTIONAL AND PUBLIC USE DISTRICT (A)

(Added by Ministerial Order M008, January 15, 2014)

34.1.INTENT

- (1) The intent of this District is to permit institutional and public uses and to accommodate specified related residential uses.

34.2.OUTRIGHT APPROVAL USES

- (1) Subject to all other provisions of this Bylaw, the uses listed in Section 34.2.1 shall be permitted in this District.

34.2.1. Uses

Ambulance Station.

- (a) Child Care Facility.
- (b) Church.
- (c) Club or Lodge (fraternal), provided that no commercial activities are carried on.
- (d) Community Centre.
- (e) Institution of a religious, philanthropic or charitable character.
- (f) Park or playground.
- (g) Parking Area ancillary to a principal use on an adjacent site.
- (h) Public Authority Building or use.
- (i) Public Utility.
- (j) School (public or private).
- (k) Student Housing in conjunction with any of the uses listed in this section except that no portion of the first storey of a building shall be used for Student Housing purposes except for entrances to the Student Housing portion.
- (l) Accessory Uses customarily ancillary to any of the uses listed in this section. Accessory uses may be located within the principal building or within an accessory building. The total floor area of all accessory uses must not be greater than 25 percent of the gross floor

area of the principal building. Accessory uses located within an accessory building are subject to Section 34.10 of this Bylaw.

34.3.CONDITIONAL APPROVAL USES

- (1) Subject to all other provisions of this Bylaw, the Manager may approve any of the uses listed in Section 34.3.1 including such terms and conditions as the Manager may impose, provided that before making a decision the Manager:
 - (a) considers the intent of the Bylaw and the recommendations of the Advisory Design Panel; and
 - (b) notifies such adjacent property owners and residents the Manager deems may be affected.

34.3.1. Conditional Uses

- (a) Clinic or Office for medical, dental or similar purposes, including associated laboratory facilities, but not including any such use where the principal services rendered are related to drug or alcohol detoxification or rehabilitation.
- (b) Financial Institution.
- (c) Hall.
- (d) Health Club or Spa.
- (e) Hospital, including a conversion from an existing building and including an animal hospital.
- (f) Hotel or Motel.
- (g) Parking Garage.
- (h) Retail Store catering to the needs of neighbourhood residents and the non- resident day-time population of the University of British

Columbia.

- (i) Restaurant, but not including a drive-in restaurant.
- (j) Social Service Centre operated by a non-profit society.
- (k) Special Needs Residential Facility.
- (l) School or Academy for the teaching of drama, music, art, dance, meditation, self-defence, self-improvement and similar arts.
- (m) Offices.
- (n) Accessory Uses to any of the uses listed in this Section.

34.3.2. Conditions of Use

- (a) All commercial uses listed in this section shall be accommodated within ground floor space.
- (b) All commercial uses listed in this section shall be carried out wholly within a completely enclosed building except for the following:
 - (i) Parking and loading facilities.
 - (ii) Outdoor restaurant seating.
 - (iii) Display of flowers, plants, fruits and vegetables.

34.4.SITE AREA

- (1) The minimum site area in this district shall be 2,787.09 square metres.

34.5.HEIGHT

- (1) The maximum height shall not exceed six (6) storeys or 21.34 metres.
- (2) The Manager may approve a greater height than otherwise permitted for the following items if they do not in total exceed one-third of the width of the building

as measured on any elevation drawings and do not in total, cover more than 10 percent of the roof area on which they are located:

- (a) architectural appurtenances such as towers, turret, cupolas, trellises and roof garden access, provided:
 - (i) no additional floor area is created; and
 - (ii) no protrusion extends more than 1.22 metres above the height limitation;
 - (b) mechanical appurtenances such as elevator machine rooms;
 - (c) chimneys; and
 - (d) items similar to any of the above.
- (3) The minimum floor-to-floor height for ground floor commercial units shall be 4.27 metres.

34.6.FRONT YARD

- (1) A front yard with a minimum depth of 12.19 metres shall be provided.

34.7.SIDE YARD

- (1) A side yard with an average width of 4.57 metres shall be provided on each side of the principal building, but in no case shall the side yard be less than 1.52 metres.
- (2) Where a building exceeds four above ground floors, any additional allowable floors shall be constructed an average of 5.49 metres from the side yard property lines, with no portion closer than 3.05 metres.
- (3) Notwithstanding Sections 34.7(1) and 34.7(2), in the case of a corner site, the exterior side yard shall not be less than 6.10 metres in width.

34.8.REAR YARD

- (1) A rear yard with minimum depth of 9.14 metres shall be provided, except that where the rear of the site abuts on a lane or road, this required minimum depth shall be decreased by the lane or road width up to a maximum reduction of 3.05 metres.
- (2) Notwithstanding Section 34.8(1), for through sites located between Western Parkway and Wesbrook Crescent or Western Parkway and Wesbrook Mall, the rear yard of the site shall be the portion abutting Western Parkway and a rear yard with a minimum depth of 3.66 metres shall be provided.

34.9.SETBACK EXCEPTIONS

- (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.

34.10. ACCESSORY BUILDINGS

- (1) The use of an accessory building must be ancillary to that of the principal building, but it may not include any dwelling units.
- (2) No accessory building shall exceed 3.66 metres in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may extend more than 4.57 metres above the average grade.
- (3) All accessory buildings shall be located in the rear yard and in no case shall an accessory building be located less than the width of the required side yard from a flanking street.
- (4) The total floor area, measured to the extreme outer limits of the building, of all accessory buildings shall not be greater than 15 percent of the total area of the site.

34.11. FLOOR SPACE RATIO

- (1) The maximum floor space ratio shall be 1.25 provided, however, this amount may be increased as follows:
 - (a) where parking spaces are provided within the outermost walls of a building or underground (but in no case with the floor of the parking area above the highest point of the finished grade around the building), an amount equal to .20 multiplied by the ratio of the number of parking spaces provided which are completely under cover to the total number of required parking spaces may be added, but in no case shall this increase exceed a figure of 0.20.
- (2) The following shall be included in the computation of floor space ratio:
 - (a) all floors having a minimum ceiling height of 1.22 metres, including earthen floor, both above and below ground level, 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.
- (3) The following shall be excluded in the computation of floor space ratio:
 - (a) uncovered balconies, uncovered sun decks and any other appurtenances which in the opinion of the Manager are similar to the foregoing;
 - (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 eight percent of the permitted floor area;

- (c) floors or portions thereof which are located at or below grade and which are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, recycling facilities, garbage holding areas, or uses which in the opinion of the Manager are similar to the foregoing, provided that a parking space does not have a length of more than 7.32 metres for the purpose of exclusion from the floor space ratio computation;
- (d) floors or portions thereof which are located above grade and which are used for off-street parking provided that:
 - (i) the parking spaces are located in an accessory building or buildings situated in the rear yard; and
 - (ii) a parking space does not have a length of more than 7.32 metres for the purpose of exclusion from floor space ratio computation;
- (e) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Manager is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (f) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.22 metres, and to which there is no permanent means of access other than a hatch.

34.12. SITE COVERAGE

- (1) Except where the principal use of the lot is a parking area, the maximum site coverage for any portion of the lot used as parking area shall be 30 percent.

34.13. OFF-STREET PARKING AND LOADING SPACES

- (1) Parking requirements apply as set out below:

USE OF BUILDING	REQUIRED PARKING SPACES	REQUIRED LOADING SPACES
Post-secondary education	a minimum of 0.5 spaces per employee	1 loading bay per 50,000 sq ft of gross floor area.
Student housing	a minimum of 0.4 spaces per unit	
Retail, personal service and restaurants	a minimum of 0.5 spaces for every 92.90 sq metres of gross floor area or fraction thereof.	
Car share incentive reduction	For every space designated as a car share space the number of required parking spaces shall be reduced by 5 spaces up to a maximum of 1 car share per 60 spaces.	N/A

(2) Schedule 3: Parking Requirements applies to all uses not listed in Section 34.13(1).

34.14. GARBAGE AND RECYCLING

- (1) All buildings within this District shall:
- (a) Provide an accessible, properly ventilated, garbage holding area within the building envelope of all new developments of sufficient size to contain garbage produced by the occupants of the building.
 - (b) Provide within the building envelope a recycling area of sufficient size to accommodate recycling material produced by the occupants of the building.

34.15. SIGNAGE

- (1) Schedule 4 Sign Control is not applicable in the I-A District.
- (2) Number of signs: A maximum of two permanent signs are permitted per business frontage.

(3) The following sign types shall be permitted:

- (a) Projecting signs, where the sign projects not more than 1.22 metres from the building face.
- (b) Awning signs, where the maximum awning drop/skirt is 0.41 metres in depth and there is no signage or graphic material on any sloped, curved or vertical portion of an awning other than on the drop.
- (c) Hanging signs.
- (d) Fascia signs.
- (e) Window signs that are not constructed of paper, cardboard, or fabrics.
- (f) Building Directories, where the directory is located at an entrance to the building.
- (g) All other forms of signs are prohibited, including but not limited to billboards, revolving signs, roof signs, banners, balloons or other gas- filled inflatable devices, sandwich boards and other forms of temporary signs.

(4) Size and placement

- (a) The maximum permitted sign size, with the exception of awning signs, is 0.56 square metres per sign.
- (b) The maximum permitted lettering size on any sign is 0.30 metres.
- (c) Signs located over pedestrian areas and sidewalks shall have a minimum clearance of 2.4 metres above grade.

(5) Visibility

- (a) Visibility into shops from the street shall be maintained. Any solid

signage, advertising or blackout panels placed against the inside surface of the storefront glazing are prohibited. Clear glass shall be used for retail storefronts.

(6) Materials, colour and symbols

- (a) Notwithstanding Section 34.15(3)(e), exposed surfaces of signs may be constructed of any material with the exception of plywood or particle board.
- (b) Colour of signage must be coordinated with the building façade with which it is associated.
- (c) Symbols are encouraged, depicting the nature of the business occupation.

(7) Lighting

- (a) Signs may incorporate front-lighting for their illumination.
- (b) Limited use of rear (unenclosed) lighting is permitted, provided it is restricted to:
 - (i) individually incised plastic or glass letters or symbols mounted in a solid, opaque sign face; or
 - (ii) individual halo-lit lettering or symbols mounted on a solid, opaque background;
- (c) No rear (unenclosed) lighting may be installed under awnings.
- (d) Enclosed backlit signs are prohibited.

(8) Application for Sign Permit

- (a) Before any person places, erects or alters a sign, that person shall make an application to the Manager for a sign permit.

- (b) An application shall be on a form prescribed by the Manager and shall include:
 - (i) a statement by the owner confirming that they approve the application;
 - (ii) drawings to scale for each side of the sign, giving all pertinent dimensions as well as the colour scheme, typeface, and details of surrounding framework and structural mounting; and
 - (iii) drawings to scale showing the position of the sign painted on or attached to the building or structure together with the location of any existing signs.

34.16. STORMWATER REQUIREMENTS

- (1) Lots within this zone shall be limited in the amount of stormwater discharged from the lot into the public stormwater system. All new development within the University Endowment Lands must implement on-site stormwater management provisions to limit the conveyance of stormwater to University Endowment Lands owned facilities to the Maximum Stormwater Flow Rate. The UEL Maximum Stormwater Flow Rate is no more than 25 litres per second for each 1.0 hectare of lot area during a five-year storm event.
- (2) In the case of redevelopment, renovation or expansion of a previously developed lot not currently in conformance with this regulation, the UEL Maximum Stormwater Flow Rate will be applied, however may be applied only to the portion of the lot to be redeveloped, subject to the discretion of the Manager.
- (3) Prior to the issuance of a development permit, a stormwater flow model must be submitted to the Manager to verify that projected stormwater flows are in compliance with this regulation. This model must be prepared by a qualified engineer based on the proposed development permit drawings. The installation of flow monitoring devices is required to confirm the performance of on-site

stormwater management systems.

34.17. OPEN SPACE REQUIREMENTS

- (1) The site shall provide a publicly accessible courtyard of no less than 232.26 square metres on the southern portion of the site, and shall have a mid-block publicly accessible east/west walkway connecting the courtyard to the property lines at Wesbrook Mall and Western Parkway.

34.18. ADAPTABLE UNITS

(Amended by Ministerial Order M164, April 6, 2021)

- (1) At least 25% of all multiple dwelling units, affordable housing units and purpose-built rental units, but not including townhouse dwellings, which employ public interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.

34.19. RESIDENTIAL RENTAL TENURE ZONING

(Amended by Ministerial Order M164, April 6, 2021)

- (1) Applications for redevelopment or major renovations to existing purpose-built and/or market rental units located within a multiple dwelling building that result in the permanent relocation of tenants must include the items specified in Schedule 19.
- (2) When the demolition or change of use or occupancy of a rental housing unit is proposed on any lot with three or more existing rental housing units, a minimum ratio of 1:1 replacement of the rental housing units is required.
- (3) At least 20% of any additional new housing units included within a multiple dwelling development shall be provided as Residential Rental Tenure Housing secured through Residential Rental Tenure Zoning.

35.0. CD-2: COMPREHENSIVE DISTRICT

(Added by Ministerial Order M453, November 16, 2016)

35.1. This CD-2: Comprehensive District regulates the Block F Lands, as shown on Schedule A, and the development of residential, commercial, parks and open space, community facilities, and accessory uses on the zoning Lots A, B, C1, C2, D, E, F, G, H, I, J, K, L and M. For the purposes of subdivision the lots shall conform with Schedule 18: CD-2: Comprehensive District Zoning Lots and have the minimum lot area indicated on Table 1 and for the purposes of development, the floor space ratio on each lot shall conform to the floor space ratios indicated on Table 1.

Table 1: Minimum Lot Area and Lot FSR

LOT	MINIMUM LOT AREA (SQUARE METRES)	FLOOR SPACE RATIO (FSR)
A	8,261	1.09
B	3,261	2.48
C1	2,179	-
C2	1,846	-
D	4,725	2.89
E	5,214	2.75
F	4,654	3.80
G	4,624	4.96
H	5,330	2.94
I	3,358	4.60
J	3,398	1.75
K	4,676	1.25
L	4,390	1.25
M	4,287	3.00
P1	12,158	-
WL1	3,317	-
CG1	2,296	-

35.2. GREEN BUILDING PERFORMANCE

- (1) All applications for development permits and building permits for parcels within Block F must include a summary of how each and every building will achieve LEED® Gold certification. At the time of substantial completion all buildings within Block F will be required to have made an application to achieve LEED® Gold certification.

35.3. MAXIMUM FLOOR AREA

- (1) The maximum floor area of all residential and commercial uses resulting from the application of the Floor Area Ratio permitted on all of Lots A, B, D, E, F, G, H, I, J, K, L and M of the Block F Lands shall not exceed 146,973 square metres, of which 2,787 square metres shall be commercial uses on lots A and B.
- (2) The total floor area of all accessory buildings on a Lot, measured at the extreme outer limits of such accessory buildings, shall not be greater than 10% of the maximum floor area permitted on the lot on which they are located.

35.4. FLOOR SPACE RATIO CALCULATION

- (1) For the purposes of the CD-2: Comprehensive District, floor space ratio shall be determined based on the gross parcel area determined at the time of subdivision prior to any dedication requirements of the approving authority.
- (2) For the purposes of the CD-2: Comprehensive District, the following shall be included in the computation of floor space ratio:
 - (a) all storeys having a minimum ceiling height of 1.2 metres, including earthen floor, both above and below ground level, 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 measurement for each storey at which they are located.
- (3) For the purposes of the CD-2: Comprehensive District, the following shall be excluded in the computation of floor space ratio:
 - (a) open residential balconies or sundecks, 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) uncovered patios, roof gardens and decks;
- (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 the purpose of a community centre or child day care facility;
- (f) 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.
- (g) floor area used for residential amenity space except that the total area excluded must not exceed 5% of the total building floor area; and

- (h) 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.

35.5.MINIMUM DWELLING UNIT FLOOR SPACE

- (1) No dwelling unit shall have a floor area less than 50 square metres.
- (2) Despite Section 35.5(1) above, no lock-off unit shall have a floor area less than 26 square metres and shall not exceed 35% of the floor area of the principal townhouse dwelling of which it is part.
- (3) Despite Section 35.5(1) above, and with the exception of townhouse dwelling units, the minimum floor area of dwelling units on Lots E, F, G, H and I will be as follows (based on unit type):

UNIT TYPE	MINIMUM FLOOR AREA (SQUARE METRES)
Studio	33
1-bedroom	50
2-bedroom	67
3-bedroom	86
4-bedroom	111.5

Despite Section 35.5(1) above, the minimum floor area of townhouse dwelling units will be 75 square metres (regardless of the number of bedrooms).

35.6.HEIGHT EXEMPTIONS

- (1) The Manager may, at their discretion, permit a greater height than otherwise permitted for the following items if they do not in total exceed one-half 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;
 - (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;
 - (d) venting skylights, opening clerestory windows designed to reduce energy consumption or improve natural light and ventilation; and
 - (e) items similar to any of the above.
- (2) Where buildings have sloped roofs greater than 4-to-12, the highest point is the mean height level between the bottom of the uppermost eave and the uppermost ridge of a gable, hip, or gambrel roof, provided that the ridge of the roof is not more than 1.5 metres above the mean height.
- (3) The Manager may, for any building higher than 30 metres, permit a decorative roof, which may include items referred to in Section 35.6(1) to exceed the maximum height otherwise specified in the Bylaw, provided that:
- (a) the Manager is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances;
 - (b) the roof does not add to the floor area otherwise permitted; and

- (c) the Manager refers the matter to the Advisory Design Panel for comment.
- (4) No accessory building shall exceed 3.7 metres in height as measured to the highest point of the roof if a flat roof, to the deckline of a mansard roof or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof provided that the upper most ridge of a sloped roof shall not exceed 4.6 metres in height as measured from the average grade.

35.7.SITE COVERAGE

- (1) For the purposes of the CD-2: Comprehensive District, the following shall be excluded from 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.

35.8.NOISE

- (1) Lots A and B within the Block F Lands as shown on Schedule 18 to this bylaw are within the Block F Activity Area, and the design and siting of all multiple dwellings, townhouse dwellings and community facilities therein shall be subject to the Design Guideline requirements of Appendix 3.
- (2) Lots C1, C2 and D within the Block F Lands as shown on Schedule 18 to this bylaw are within the Block F Intermediate Area, and the design and siting of all multiple

dwellings, townhouse dwellings and community facilities therein shall be subject to the Design Guideline requirements of Appendix 3.

- (3) Lots F, G, H, I, J, K, L and M within the Block F Lands as shown on Schedule 18 to this bylaw are within the Block F Quiet Zone, and the design and siting of all multiple dwellings and townhouse dwellings therein shall be subject to the Design Guideline requirements of Appendix 3 as amended by the revised requirements of Appendix 3.1.
- (4) No construction of any building or structure may be commenced on Block F until the Owner at the Owner's cost has provided to the Manager as part of a Development Permit application an acoustic report prepared by a qualified acoustic professional recommending site specific noise mitigation measures in respect of both living and amenity spaces in the building as well as existing and future adjacent buildings including, as appropriate, both active and passive measures.
- (5) No construction of any building or structure may be commenced on Block F unless a qualified acoustic professional certifies that the plans submitted as part of a building permit application include the site-specific noise mitigation measures recommended in the acoustic report provided to the Manager pursuant to Section 35.8(4) hereof.
- (6) Substantial Completion of any building or structure must not be determined until a qualified acoustic professional acceptable to the Manager acting reasonably delivers to the Manager a written report including results of the following noise monitoring procedures taking into account all cumulative effects of the then existing development on Block F, with the location and number of measurement sites to be determined to the satisfaction of the Manager:
 - (a) pre-construction baseline noise monitoring on Block F of the existing environment along the boundaries of Block F with Acadia Road, Toronto Road, along and immediately inside the southwest corner of Block F;

- (b) post-construction noise monitoring upon completion of construction activity on the building for which "Substantial Completion" approval is sought;

and until all such noise monitoring results in subsection b) hereof satisfy the acceptable continuous noise limits set out for each of the adjacent receiver location areas identified in Appendix 3 of the University Endowment Lands Land Use, Building and Community Administration Bylaw.

35.9. ADAPTABLE DWELLING UNITS

- (1) At least 25% of all single-storey multiple dwelling units, affordable housing units and purpose-built rental units, but not including townhouse dwellings, which employ public interior corridors or direct at-grade exterior access to the dwelling unit, shall be constructed as adaptable dwelling units.

35.10. ACCESSORY BUILDINGS

- (1) The use of an accessory building must be ancillary to that of the principal building to which it relates, and it may not include a dwelling unit.

35.11. MIXED COMMERCIAL AND RESIDENTIAL USE BUILDINGS

- (1) A multiple dwelling building, an affordable housing building or a purpose-built residential rental building which includes a commercial use, shall:
 - (a) have all the multiple dwelling units, affordable housing units and purpose-built rental units, not including townhouse dwellings, located above the commercial use; and
 - (b) have a separate direct at-grade residential entrance and exit to the exterior of the building.

35.12. COMMERCIAL USES

- (1) All commercial uses not including a farmers market shall be carried on wholly

within a completely enclosed building, except for the following:

- (a) outdoor restaurant and retail seating;
- (b) seasonal display of items such as flowers, plants, fruits, vegetables, arts and crafts or similar items approved by the Manager;
- (c) occasional special events and celebrations.

35.13. LOT A – COMMERCIAL VILLAGE

(1) INTENT

It is the intent on Lot A to create, in conjunction with Lots B, a mixed-use sub-area, through the provision of commercial uses intended to meet the needs of local area residents and market and non-market residential uses. Lot A is within the Block F Activity Area.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lot A:

- (a) Affordable Housing
- (b) Purpose-Built Rental
- (c) Artist Gallery
- (d) Child Day Care Facility
- (e) Restaurant
- (f) Grocery Market
- (g) Liquor Store
- (h) Multiple Dwelling
- (i) Office
- (j) Farmers Market

- (k) Food Truck
- (l) Outdoor Plaza and Courtyard
- (m) Park and Playground
- (n) Parking area
- (o) Personal Service
- (p) Public Authority Building or Use
- (q) Public Utility
- (r) Residential Amenity Space
- (s) Retail
- (t) School or Academy for the teaching of drama, music, art, dance, meditation, yoga, self-defence, language, self-improvement and similar arts and skills
- (u) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (v) Accessory Uses customarily ancillary to any of the uses listed in this Section

(3) CONDITIONAL APPROVAL USES

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on lot A, 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 Design Guidelines in Appendix 3, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Animal Hospital or Daycare
- (b) Home Occupation

- (c) Institution of a religious, philanthropic, cultural or charitable character
- (d) Laundromat
- (e) School (professional, vocational, or trade)
- (f) Social Service Centre
- (g) Special Needs Residential Facility

(4) MAXIMUM NUMBER OF BUILDINGS

The maximum number of principal buildings permitted on Lot A shall not exceed 2.

(5) MAXIMUM FLOOR SPACE RATIO

The maximum floor space ratio of Lot A shall not exceed 1.09.

(6) FLOOR AREA

- (a) The maximum floor area of the commercial uses on Lot A shall not exceed 2,700 square metres; and
- (b) The minimum floor area of the affordable housing building shall be at least 4,065 square metres.
- (c) No single commercial use shall exceed 1,860 square metres in floor area.

(7) MAXIMUM HEIGHT

- (a) One principal building shall not exceed the lesser of five storeys or 19 metres; and
- (b) A second principal building shall not exceed the lesser of four storeys or 14 metres.
- (c) Despite subsection 35.13(7)(a), the maximum height of the first principal building may increase to 20 metres if the subject principal building contains a grocery market with total floor space not less than 929 square metres.

(8) MAXIMUM SITE COVERAGE

The maximum site coverage shall not exceed 45% of the area of Lot A.

(9) MINIMUM SITING REQUIREMENTS

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to affordable housing, purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager; and
- (b) Despite subsection 35.13(9)(a) underground parking structures may project beyond the building lines shown on Schedule 5 if expressly permitted in a specific instance to do so by a provision in this Bylaw.

35.14. LOT B – COMMERCIAL VILLAGE

(1) INTENT

It is the intent on Lot B to create, in conjunction with Lot A, a mixed-use sub-area, through the provision of commercial uses intended to meet the needs of local area residents, and purpose-built rental residential uses. Lot B is within the Block F Activity Area.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lot B:

- (a) Purpose-Built Rental
- (b) Artist Gallery
- (c) Child Day Care Facility
- (d) Restaurant

- (e) Food Truck
- (f) Office
- (g) Outdoor Plaza and Courtyard
- (h) Residential Amenity Space
- (i) Retail
- (j) Townhouse Dwelling
- (k) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (l) Accessory Uses customarily ancillary to any of the uses listed in this Section

(3) CONDITIONAL APPROVAL USES

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lot B, 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 Design Guidelines in Appendix 3, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Animal Hospital or Daycare
- (b) Home Occupation
- (c) Institution of a religious, philanthropic, cultural or charitable character
- (d) Personal Service
- (e) Public Authority Building or Use

- (f) Public Utility
- (g) School or Academy for the teaching of drama, music, art, dance, meditation, yoga, self-defence, language, self-improvement and similar arts and skills
- (h) School (professional, vocational, or trade)
- (i) Social Service Centre
- (j) Special Needs Residential Facility

(4) MAXIMUM NUMBER OF BUILDINGS

The maximum number of principal buildings permitted on Lot B shall not exceed 1.

(5) MAXIMUM FLOOR SPACE RATIO

The maximum floor space ratio of Lot B shall not exceed 2.48, of which townhouse dwellings shall have a floor space ratio of at least 0.15.

(6) FLOOR AREA

- (a) The minimum floor area for commercial uses on Lot B shall be 87 square metres and the maximum area for commercial uses shall not exceed 300 square metres, provided that the combined maximum floor area for the commercial uses on Lots A and B shall not exceed 2,787 square metres;
- (b) The maximum floor area for the purpose-built rental building shall not exceed 7,897 square metres.
- (c) No storey in a purpose-built rental building above the third storey shall exceed a floor area of 706 square metres.

(7) MAXIMUM HEIGHT

No principal building shall exceed the lesser of twelve storeys or 40 metres.

(8) MAXIMUM SITE COVERAGE

The maximum site coverage shall not exceed 50% of the area of lot B.

(9) SITING REQUIREMENTS

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to affordable housing, purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager;
- (b) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures; and
- (c) The purpose-built rental building shall be separated from any adjacent buildings exceeding 6 storeys in height, whether or not such buildings are located on separate lots, by a distance of not less than 30 metres, as measured between the facing exterior walls of the buildings above the 6th storey.

35.15. LOTS C1 AND C2 – COMMUNITY FACILITIES

(1) INTENT

It is the intent on Lots C1 and C2 in conjunction with Lot D, to create a transition sub-area between the Block F Activity Area and the Block F Quiet Area, through the provision of community facilities and community gathering spaces. Lots C1 and C2 are within a Block F Intermediate Area.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lots C1 and C2:

- (a) Community Centre, subject to being located on Lot C1 only
- (b) Child Day Care Facility
- (c) Park or Playground
- (d) Public Authority Building or Use
- (e) Public Utility
- (f) Temporary Sales Office, subject to being located on Lot C2 only
- (g) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (h) Accessory Uses customarily ancillary to any of the uses listed in this Section

(3) CONDITIONAL APPROVAL USES

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lots C1 and C2, 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 Design Guidelines in Appendix 3, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Social Service Centre
- (b) Temporary Parking, subject to being located on Lot C2 only

(4) MAXIMUM NUMBER OF BUILDINGS

The maximum number of principal buildings on Lots C1 and C2 shall not exceed 1 per lot.

(5) FLOOR AREA

- (a) The minimum floor area of a community centre use shall be at least 1,394 square metres; and
- (b) The maximum floor area of a child day care facility use shall not exceed 1,105 square metres.

(6) MAXIMUM HEIGHT

The maximum height of a building containing a child day care facility use shall not exceed 8.5 metres.

(7) MINIMUM SITING REQUIREMENTS

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw;
 - (i) As an exception to 35.15 (7) (a), an architectural overhead structure intended to provide shelter from rain or sun is permitted to project to the western property line along Acadia Road;
- (b) For the purposes of this CD-2 Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures.

35.16. LOT D – MULTIPLE DWELLING AND TOWNHOUSE RESIDENTIAL

(1) INTENT

It is the intent on Lot D to create, in conjunction with Lots C1 and C2, a transition sub-area between the Block F Activity Area and the Block F Quiet Area, through the provision of multiple dwelling and townhouse dwelling residential uses. Lot D is within a Block F Intermediate Area.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lot D:

- (a) Multiple Dwelling
- (b) Townhouse Dwelling
- (c) Purpose Built Rental
- (d) Park and Playground
- (e) Public Authority Building or Use
- (f) Public Utility
- (g) Residential Amenity Space
- (h) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (i) Accessory Uses customarily ancillary to any of the uses listed in this Section

(3) CONDITIONAL APPROVAL USES

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lot D, 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 Design Guidelines in Appendix 3, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Home Occupation
- (b) Special Needs Residential Facility

(4) MAXIMUM NUMBER OF BUILDINGS

The maximum number of principal buildings permitted on Lot D shall not exceed 3.

(5) MAXIMUM FLOOR SPACE RATIO

The maximum floor space ratio of all buildings on Lot D shall not exceed 2.89, of which townhouse dwellings shall have a floor space ratio of at least 0.47.

(6) FLOOR AREA

No storey in a multiple dwelling above the third storey shall exceed a floor area of 706 square metres.

(7) MAXIMUM HEIGHT

- (a) No multiple dwelling shall exceed the lesser of eighteen storeys or 54.25 metres; and
- (b) No townhouse dwelling shall exceed the lesser of three storeys or 11 metres.

(8) MAXIMUM SITE COVERAGE

The maximum site coverage shall not exceed 40% of the area of Lot D.

(9) MINIMUM SITING REQUIREMENTS

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at

the discretion of the Manager;

- (b) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures; and
- (c) A multiple dwelling shall be separated from any adjacent buildings exceeding 6 storeys in height, whether or not such buildings are located on separate lots, by a distance of not less than 30 metres, as measured between the facing exterior walls of the buildings above the 6th storey.

35.17. LOT P1 – COMMUNITY PARK

(1) INTENT

It is the intent of this lot to provide for the location and preservation of public park and open space to accommodate the active and passive recreational needs of the community.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lot P1:

- (a) Public Park
- (b) Public Trails
- (c) Public Authority Building or Use
- (d) Public Utility

(3) PERMITTED STRUCTURES

The following structures shall be permitted on Lot P1:

- (a) Fencing
- (b) Playground

35.18. LOT WL1 – WETLANDS

(1) INTENT

It is the intent on Lot WL1 to provide for the construction of the Block F Wetlands.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lot WL1:

- (a) Wetlands
- (b) Public Trails
- (c) Public Authority Building or Use
- (d) Public Utility

(3) PERMITTED STRUCTURES

The following structures shall be permitted on Lot WL1:

- (a) Boardwalks
- (b) Foot Bridges
- (c) Informational displays
- (d) Viewing Platform

35.19. LOT CG1 - COMMUNITY GREEN

(1) INTENT

It is the intent of Lot CG1 to provide for a community open space and trails to

accommodate the passive recreational and connectivity needs of the community.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lot CG1:

- (a) Park
- (b) Public trails
- (c) Public Authority Building or Use
- (d) Public Utility
- (e) Temporary Sales Centre

(3) PERMITTED STRUCTURES

The following structures shall be permitted on Lot CG1

- (a) Fencing
- (b) Playground
- (c) Street Furniture

**35.20. LOTS E, F, G AND M - MULTIPLE DWELLING AND TOWNHOUSE
RESIDENTIAL**

(1) INTENT

It is the intent to create, on Lots E, F, G and M, a residential area, through the provision of multiple dwelling and townhouse dwelling residential uses. Lots E, F, G and M are within the Block F Quiet Area.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lots E, F, G and M:

- (a) Multiple Dwelling
- (b) Townhouse Dwelling
- (c) Purpose Built Rental
- (d) Residential Amenity Space
- (e) Park and Playground
- (f) Public Authority Building or Use
- (g) Public Utility
- (h) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (i) Accessory Uses customarily ancillary to any of the uses listed in this Section

(3) CONDITIONAL APPROVAL USES

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lots E, F, G and M, 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 Design Guidelines in Appendix 3 as amended by the revised guidelines in Appendix 3.1, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Home Occupation
- (b) Special Needs Residential Facility

(4) MAXIMUM NUMBER OF BUILDINGS

The maximum number of principal buildings on Lots E, F, G and M shall not exceed 3

on each lot.

(5) MAXIMUM FLOOR SPACE RATIO

- (a) The maximum floor space ratio of Lot E shall not exceed 2.75, of which townhouse dwellings shall have a floor space ratio of at least 0.20;
- (b) The maximum floor space ratio of Lot F shall not exceed 3.80, of which townhouse dwellings shall have a floor space ratio of at least 0.22;
- (c) The maximum floor space ratio of Lot G shall not exceed 4.96, of which townhouse dwellings shall have a floor space ratio of at least 0.17; and
- (d) The maximum floor space ratio of Lot M shall not exceed 3.0, of which townhouse dwellings shall have a floor space ratio of at least 0.52.

(6) FLOOR AREA

No storey in a multiple dwelling above the third storey, on Lots E, F and M, shall exceed a floor area of 706 square metres.

(7) MAXIMUM HEIGHT

- (a) No multiple dwelling on Lot M shall exceed the lesser of 18 storeys or 54.25 metres;
- (b) No multiple dwelling on Lot E shall exceed the lesser of 22 storeys or 71 metres;
- (c) No multiple dwelling on Lot F shall exceed the lesser of 27 storeys or 86 metres;

- (d) No multiple dwelling on Lot G shall exceed the lesser of 34 storeys or 107 metres; and
- (e) No townhouse dwelling shall exceed the lesser of three storeys or 11 metres.

(8) MAXIMUM SITE COVERAGE

- (a) The maximum site coverage on Lots E, F and M shall not exceed 40% of the area of each lot; and
- (b) The maximum site coverage on Lot G shall not exceed 45% of the area of the lot.

(9) MINIMUM SITING REQUIREMENTS

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager;
- (b) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures; and
- (c) A multiple dwelling shall be separated from any adjacent buildings exceeding 6 storeys in height, whether or not such buildings are located on separate lots, by a distance of not less than 30 metres, as measured between the facing exterior walls of the buildings above the 6th storey.

(10) 3-BEDROOM UNITS

At least 5% of the dwelling units constructed on Lots E, F and G will have at least 3 bedrooms.

35.21. LOTS H, I AND J – PURPOSE BUILT RENTAL AND MULTIPLE DWELLING RESIDENTIAL

35.21.1. LOTS H AND I – PURPOSE BUILT RENTAL

(1) INTENT

It is the intent to create, on Lots H and I, a residential area, through the provision of purpose built rental uses. Lots H and I are within the Block F Quiet Area.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lots H and I:

- (a) Purpose Built Rental
- (b) Residential Amenity Space
- (c) Park and Playground
- (d) Public Authority Building or Use
- (e) Public Utility
- (f) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (h) Accessory Uses customarily ancillary to any of the uses listed in this Section

(3) CONDITIONAL APPROVAL USES

Subject to all other provisions of this Bylaw and all the other applicable regulations, the

Manager may approve any of the uses listed below on Lots H and I, 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 Design Guidelines in Appendix 3 as amended by the revised guidelines in Appendix 3.1, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Home Occupation
- (b) Special Needs Residential Facility

(4) MAXIMUM NUMBER OF BUILDINGS

The maximum number of principal buildings on Lots H and I shall not exceed 2 on each lot.

(5) MAXIMUM FLOOR SPACE RATIO

- (a) The maximum floor space ratio on Lot H shall not exceed 2.94 of which townhouse dwellings shall have a floor space ratio of at least 0.25; and
- (b) The maximum floor space ratio of Lot I shall not exceed 4.60 of which townhouse dwellings shall have a floor space ratio of at least 0.25.

(6) MAXIMUM HEIGHT

- (a) No purpose built rental building on Lot H shall exceed the lesser of 26 storeys or 83 metres;
- (b) No purpose built rental building on Lot I shall exceed the lesser of 25 storeys or 80 metres; and
- (c) Notwithstanding subsections (a) and (b) above, no townhouse dwelling on Lot H or Lot I shall exceed the lesser of three storeys or

11 metres.

(7) MAXIMUM SITE COVERAGE

- (a) The maximum site coverage on Lot H shall not exceed 40% of the area of the lot; and
- (b) The maximum site coverage on Lot I shall not exceed 50% of the area of the lot.

(8) MINIMUM SITING REQUIREMENTS

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 excepting covered entrances to purpose-built rental buildings, which may project into the required setbacks at the discretion of the Manager;
- (b) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 for buildings and structures.

(9) 3-BEDROOM UNITS

At least 5% of the dwelling units constructed on Lots H and I will have at least 3 bedrooms.

(10) RESIDENTIAL AMENITY SPACE

Residential amenity space shall be provided on Lots H and I in the minimum amount of 1.4 square metres per dwelling unit. Notwithstanding the definition of “residential amenity space”, for the purposes of this Section 35.21.1(10) only, “residential amenity space” means space used, or intended to be used for meetings, recreation (swimming pool, fitness facility, jacuzzi, sauna), and social functions, or other similar uses, and for guest accommodation, in all cases available for use by all residents of Lots H and I, provided that guest accommodation shall only be permitted on a lot if a covenant under

section 219 of the Land Title Act is granted in favour of the Province of British Columbia, and registered against title to the lot, on terms satisfactory to the Manager, ensuring that guest suites are used only to provide temporary guest accommodation to visitors of residents of Lots H and I.

35.21.2. LOT J – MULTIPLE DWELLING RESIDENTIAL

(11) INTENT

It is the intent to create, on Lot J, a residential area, through the provision of multiple dwelling residential uses. Lot J is within the Block F Quiet Area.

(12) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lot J:

- (a) Multiple Dwelling
- (b) Purpose Built Rental
- (c) Residential Amenity Space
- (d) Park and Playground
- (e) Public Authority Building or Use
- (f) Public Utility
- (g) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (h) Accessory Uses customarily ancillary to any of the uses listed in this Section

(13) CONDITIONAL APPROVAL USES

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lot J, 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 Design Guidelines in Appendix 3, as amended by the revised guidelines in Appendix 3.1, and the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Home Occupation
- (b) Special Needs Residential Facility

(14) MAXIMUM NUMBER OF BUILDINGS

The maximum number of principal buildings on Lot J shall not exceed 2.

(15) MAXIMUM FLOOR SPACE RATIO

The maximum floor space ratio of Lot J shall not exceed 1.75.

(16) MAXIMUM HEIGHT

No multiple dwelling on Lot J shall exceed the lesser of six storeys or 21 metres.

(17) MAXIMUM SITE COVERAGE

The maximum site coverage on Lot J shall not exceed 50% of the area of the lot.

(18) MINIMUM SITING REQUIREMENTS

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to purpose-built rental and multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager;
- (b) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the

setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures.

35.22. LOTS K AND L - TOWNHOUSE RESIDENTIAL

(1) INTENT

It is the intent to create, on Lots K and L, a residential area, through the provision of townhouse dwelling residential uses. Lots K and L are within the Block F Quiet Area.

(2) OUTRIGHT APPROVAL USES

The following uses and no others shall be permitted on Lots K and L:

- (a) Townhouse Dwelling
- (b) Purpose Built Rental
- (c) Residential Amenity Space
- (d) Park and Playground
- (e) Public Authority Building or Use
- (f) Public Utility
- (g) Accessory Buildings customarily ancillary to any of the uses listed in this Section
- (h) Accessory Uses customarily ancillary to any of the uses listed in this Section

(3) CONDITIONAL APPROVAL USES

Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may approve any of the uses listed below on Lots K and L, 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 Design Guidelines in Appendix 3, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (a) Home Occupation
- (b) Special Needs Residential Facility

(4) MAXIMUM NUMBER OF BUILDINGS

- (a) The maximum number of principal buildings on Lot K shall not exceed 5; and
- (b) The maximum number of principal buildings on Lot L shall not exceed 4.

(5) MAXIMUM FLOOR SPACE RATIO

- (a) The maximum floor space ratio on Lot K and L shall not exceed 1.25 on each lot.

(6) MAXIMUM HEIGHT

- (a) No townhouse unit on Lots K and L shall exceed the lesser of three storeys or 11 metres.

(7) MAXIMUM SITE COVERAGE

- (a) The maximum site coverage on Lots K and L shall not exceed 50% of the area of each lot.

(8) MINIMUM SITING REQUIREMENTS

- (a) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw;

- (b) For the purposes of this CD-2: Comprehensive District, unless expressly provided for, underground parking shall be subject to the setbacks shown in Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw for buildings and structures; and
- (c) Townhouse dwellings that have front entrances facing another townhouse dwelling frontage shall be separated between the building frontages by a distance of not less than 10 metres.

35.23. GENERAL REGULATIONS

(1) **PARKING AND LOADING REQUIREMENTS**

- (a) Unless otherwise expressly provided for, Schedule 3 of the Bylaw is applicable in the CD-2: Comprehensive District.
- (b) Despite the table identifying the required parking spaces by use in Schedule 3 of the bylaw, for the purposes of the CD-2: Comprehensive District, the minimum number of off-street vehicle parking spaces required for all buildings and uses shall be provided in accordance with the following table:

Table 3: Off-Street Vehicle Parking Requirements

USE	MINIMUM VEHICLE PARKING REQUIREMENT FOR LOTS A, B, C1, C2, D, J, K, L AND M	MINIMUM VEHICLE PARKING REQUIREMENT FOR LOTS E, F, G, H AND I
Multiple Dwelling exceeding six storeys in height	1.0 per dwelling unit, plus 0.1 per unit for visitors	1.0 per dwelling unit, plus 0.05 per unit for visitors
Multiple Dwelling, six storeys or less in height	1.1 per dwelling unit, plus 0.1 per unit for visitors	1.1 per dwelling unit, plus 0.1 per unit for visitors

Townhouse Dwelling	1.4 per dwelling unit, plus 0.1 per unit for visitors	1.4 per dwelling unit, plus 0.05 per unit for visitors
Commercial Use – Office	1.5 per 93 square metres	1.5 per 93 square metres
Commercial Use – Retail	2.5 per 93 square metres	2.5 per 93 square metres
Commercial Use – Grocery Market	2.5 per 93 square metres	2.5 per 93 square metres
Commercial Use – Restaurant	6 per 93 square metres	6 per 93 square metres
Child Day Care Facility	1.0 per 15 children	1.0 per 15 children
Community Centre	30 parking stalls, 7 of which shall be at surface and 23 in underground parking on lot A	30 parking stalls, 7 of which shall be at surface and 23 in underground parking
Purpose-Built Rental Units	0.75 per unit for residents, plus 0.1 per unit for visitors	0.5 per unit for residents, plus 0.05 per unit for visitors
Affordable Housing Dwelling Units	0.5 per unit for residents, plus 0.05 per unit for visitors	0.5 per unit for residents, plus 0.05 per unit for visitors

(c) Parking requirements for a lot within the Block F Lands (a “Sending Lot”) may be satisfied by dedicated parking spaces on another receiving lot within the Block F Lands (a “Receiving Lot”) provided that:

- (i) the total parking requirements for all uses on all involved lots are satisfied;
- (ii) the lots are adjacent or are not separated by a distance of more than 50 metres, where the use is residential;
- (iii) the parking requirement for Lots A and B, where the use is commercial, institutional or a mix of commercial and residential, are located in the underground parking on lots A and B;
- (iv) the parking requirement for Lot C1, where the use is institutional, is located in the underground parking on Lot A.

- (v) the obligation to provide such dedicated parking spaces is recorded on title of the Receiving Lot by an easement registered as a charge in favour of the Sending Lot and at the discretion of the Manager a statutory right of in favour of the Crown on terms satisfactory to the Manager.
- (d) Visitor Parking Spaces shall be clearly designated and marked as “Visitor Parking”.
- (e) 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 lot for all uses combined, designed as follows:
 - (i) 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.
- (f) Loading
 - (i) Despite the table identifying the required loading spaces by use in Schedule 3 of the bylaw, for the purposes of the CD-2: Comprehensive District, the minimum number of loading spaces required for all commercial uses shall be one loading space per 4,645 square metres of floor area.
 - (ii) Despite Schedule 3 of the Bylaw, the minimum number of loading spaces required for a residential use shall be one space for every 100 dwelling units, based on the total number of dwelling units in all buildings on a lot.

(g) Electric Vehicle Parking and Charging Stations

For all multiple dwelling buildings or mixed-use commercial and residential buildings, parking spaces shall accommodate electric vehicles in accordance with the following conditions:

- (i) A minimum of 5% of all required off-street parking spaces shall be designed with an AC Level 2 charging station at 240 V or higher;
- (ii) The electrical system shall be designed to accommodate the required number of electric vehicle parking spaces.

(2) BICYCLE PARKING

- (a) The minimum number of off-street bicycle parking spaces required for all buildings and uses shall be provided in accordance with the following table:

Table 4: Off-Street Bicycle Parking Requirements

USE	MINIMUM BICYCLE PARKING REQUIREMENTS
Multiple Dwelling and Townhouse Dwelling	1.5 Bicycle Parking Class A spaces per dwelling unit. Plus a minimum of 6 Bicycle Parking Class B spaces for any building with 3 or more dwelling units.
All non-residential uses	1.5 Bicycle Parking Class A space per 500 m ² Floor Area. Plus a minimum of 6 Bicycle Parking Class B spaces for any building with a floor area of 1,000 m ² or greater.

- (b) Bicycle Parking Class A spaces shall be provided in the form of a secured waterproof bicycle locker, secured bicycle room, or other secured area within a building, complete with bicycle racks, and

shall meet the following design standards:

- (i) be sheltered from the elements;
 - (ii) be enclosed, at a minimum, by chain-link walls, and be constructed of a theft resistant material;
 - (iii) bicycle room entry doors shall have a minimum width of 75 centimetres, and be hinged from the inside, unless the hinges are tamper-proof, have a separate entry lock and key or a programmed entry system, and their function shall not obstruct or interfere with the use of designated bicycle parking spaces;
 - (iv) bicycle rooms shall be equipped with one electrical outlet for the first 10 bicycles required and one additional outlet for every 20 bicycles thereafter, to permit charging of electric bicycles;
 - (v) Bicycle lockers doors shall be lockable, and open to the full height and width of each locker, and be grouped together; and
 - (vi) Up to 50% of all required Class A bicycle spaces per building may be vertical.
- (c) Class B bicycle spaces shall be provided in a convenient, secure, well-lit location at the same grade as the sidewalk or motor vehicle parking area, or on the top level of an underground parking structure, providing visual surveillance by occupants of the building the racks are intended to serve.
 - (d) Class B bicycle racks shall support the bicycle frame above the centre of gravity and shall enable the bicycle frame and front wheel to be locked to the rack with a U-style lock.

(3) SIGN CONTROL

- (a) Schedule 4 Sign Control is not applicable in the CD-2: Comprehensive District.
- (b) The following sign types shall be permitted on the Block F Lands:
 - (i) Projecting or hanging signs, where the sign is typically

supported from an awning or canopy;

- (ii) Awning signs, with painted on vinyl lettering or incised lettering with applied backing where the maximum awning drop/skirt is 40 cm in depth;
 - (iii) Fascia or wall-mounted signs, where the sign is mounted on the frontage of the premises, to which the sign applies;
 - (iv) Window signs that are not constructed of paper, cardboard, or fabrics, with the exception of cut out vinyl surface applied to the inside glazing;
 - (v) Building directories, where the directory is located at the front entrance of a building;
 - (vi) Wayfinding and banner signs, the primary purpose of which is to provide direction and orientation to the public rather than advertisement for a particular premises;
 - (vii) Real estate signs, the purpose of which is to advertise properties for sale or lease, that do not exceed 1 square metre in size;
 - (viii) Residential building signs; the primary purpose of which is to provide building identification;
 - (ix) Temporary on-site development or construction signs, the primary purpose of which is to market a development project and which is located on Block F, the design, size and duration of which will be at the discretion of the Manager; and
 - (x) All other forms of signs are prohibited, including but not limited to billboards, revolving signs, roof signs, balloons or other gas-filled inflatable devices, changeable copy signs, back-lit signs, and other forms of temporary signs.
- (c) Number of Signs
- (i) The maximum number of permanent signs permitted per business frontage, with the exception of projecting or hanging signs, shall not exceed 2, except in the case of an Anchor Tenant, in which case the maximum number of permanent

signs, with the exception of projecting or hanging signs, shall not exceed 3 per business frontage.

- (ii) For clarity, where a premises has more than one frontage, each frontage may have the maximum number of signs permitted.
 - (iii) The maximum number of projecting or hanging signs permitted per business frontage shall not exceed 1, except for anchor tenants where one additional perpendicular blade sign may be permitted per entrance.
 - (iv) The maximum number of residential building signs permitted per residential building shall be 1.
- (d) Size and Placement
- (i) The maximum permitted sign size, not including awning signs, is 2.0 square metres per sign except in the case of an anchor tenant, in which case the maximum permitted sign size is 3.0 square metres;
 - (ii) The maximum permitted lettering size on any sign is 45 cm, except in the case of an anchor tenant, in which case the maximum permitted lettering size on any sign is 60 cm;
 - (iii) Projecting or hanging signs shall not project more than 1.2 metres from the building face and be mounted in the middle one-third of the frontage of the premises;
 - (iv) Residential building signs shall have a maximum sign size of 0.9 square metres.
 - (v) Signs attached to a building shall be located no higher than the finished third storey level, except for residential building signs which shall be located no higher than the finished first storey level;
 - (vi) Signs located over pedestrian areas or sidewalks shall have a minimum clearance of 2.4 metres above finished grade.
- (e) Visibility

- (i) Visibility into shops from the street shall be maintained;
 - (ii) Any solid signage, advertising or blackout panels placed against the inside surfaces of storefront glazing are prohibited;
 - (iii) Clear glass should be used for retail storefronts.
- (f) Materials, Colour, and Symbols
- (i) Exposed surfaces of signs may be constructed of any material with the exception of fiberglass, plywood or particle board either painted or unfinished;
 - (ii) Colour of signage must be coordinated with the building façade with which it is associated;
 - (iii) No back-lit signs, advertising displays, or product machines that would limit visibility into any commercial use may obscure any windows;
 - (iv) Symbols are encouraged, depicting the nature of the business occupation.
- (g) Lighting
- (i) Signs may incorporate front-lighting for their illumination;
 - (ii) Limited use of rear (unenclosed) lighting is permitted, provided it is restricted to:
 - (a) Individually incised plastic or glass letters or symbols mounted in a solid, opaque sign face; or
 - (b) Individual halo-lit lettering or symbols mounted on a solid, opaque background;
 - (iii) No rear (unenclosed) lighting may be installed under awnings;
 - (iv) Enclosed backlit signs are prohibited.
- (h) Comprehensive Sign Plan
- (i) A comprehensive sign plan showing the size, type, location and number of signs for Lots A and B combined, and Lots C1 and

C2, which may be combined. The design, placement and colour of the signs shall be coordinated with the architectural elements of the building and take into consideration the intent of the Design Guidelines for each lot;

- (ii) No permanent sign shall be placed on a lot until a Comprehensive Sign Plan has been submitted and approved by the Manager;
 - (iii) Prior to approving a Comprehensive Sign Plan, the Manager shall consider:
 - (a) Conformance of the proposed signs with the Bylaw, CD-2: Comprehensive District and the Design Guidelines for each lot;
 - (b) The consistency of the plan with signs on adjoining lots; and
 - (c) The recommendation of the University Endowment Lands Advisory Design Panel.
 - (iv) When a Comprehensive Sign Plan is approved, all signs placed on a lot must be in compliance with the Comprehensive Sign Plan for that lot.
- (i) Application for Sign Permit
- (i) Before any person places, erects or alters a sign, that person shall make application in writing to the Manager and shall obtain a sign permit.
 - (ii) An application shall be on a form prescribed by the Manager and shall include:
 - (a) A statement by the owner confirming that they approve the application and that the proposed sign conforms with the Comprehensive Sign Plan;
 - (b) Drawings to scale for each side of the sign, giving all pertinent dimensions as well as the colour scheme, materials, copy and type face and details; and

- (c) Drawings to scale showing the position of the sign painted on or attached to the building or structure together with the location of any existing signs.

(4) FLOOR AND SUITE NUMBERING

- (a) All buildings will be required to use a consecutive increasing numbering system for storey and suite numbering.
- (b) Numbering shall not skip numbers between adjacent floor levels.

36.0. CANNABIS RETAIL STORE

36.1 Notwithstanding any other provision of this Bylaw, a maximum of one cannabis retail store shall be permitted to operate in the UEL.

36.2 A cannabis retail store is permitted as a Conditional Use on the parcels listed in subsection (a) subject to subsection (b):

- (a) Lot 2, Block 97, DL 140, Plan 5449
PID: 011-158-727

Lot 3, Block 97, DL 140, Plan 5449
PID: 001-158-743

Lot 13 Block 97 DL 140 PLAN 8743
PID: 009-936-807

(collectively, the “Lands”),

- (b) A cannabis retail store may only be located on that part of the Lands outlined in heavy black and marked “Cannabis Retail” on the site plan attached to this Bylaw as Schedule A.

For certainty, a cannabis retail store is a Conditional Use in the Land Use District in which the lands are located.

36.3 Subject to all other provisions of this Bylaw and all the other applicable regulations, the Manager may, by the issuance of a Development Permit, approve a cannabis retail store

on the parcels listed in subsection 36.2(a), on such conditions as the Manager may decide, provided that before making a decision the Manager:

- (c) considers the intent of the Bylaw, the Design Guidelines, Crime Prevention through Environment Design principles and the recommendations of the Advisory Design Panel; and
- (d) notifies such adjacent property owners and residents the Manager deems may be affected.

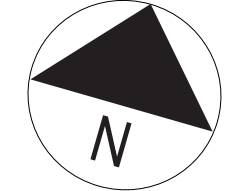
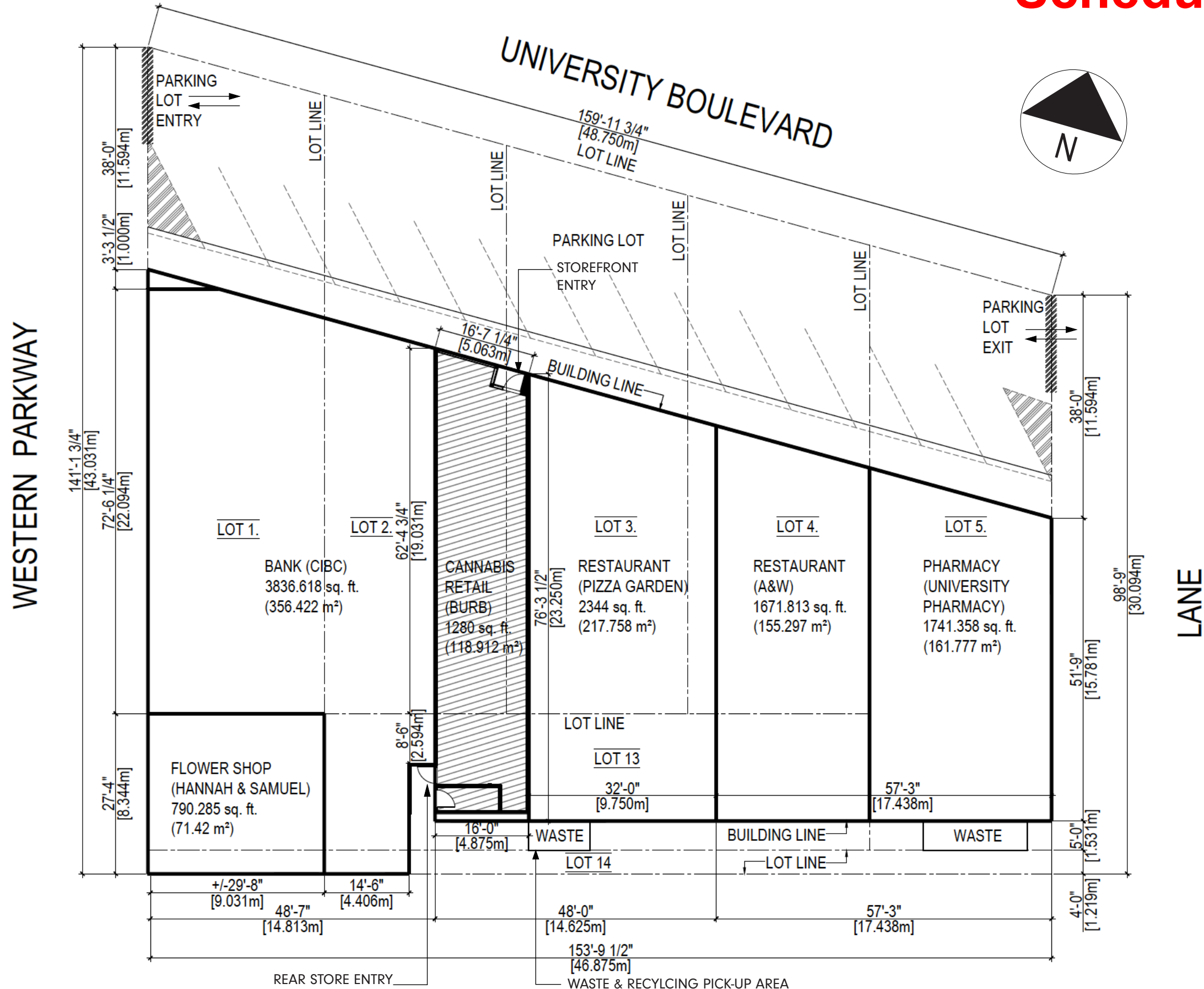
36.4 In addition to any conditions of the Manager, the following conditions of use are deemed included in a Development Permit issued by the Manager under Section 36.3:

- (e) A cannabis retail store licence must be obtained under the *Cannabis Control and Licensing Act* within 6 months of the date of the issuance of a Development Permit by the Manager;
- (f) The cannabis retail store licence issued under the *Cannabis Control and Licensing Act* must not be cancelled;
- (g) The cannabis retail store licence issued under the *Cannabis Control and Licensing Act* must not be permitted to expire for a period of more than 6 months; and
- (h) The cannabis retail store that is the subject of the cannabis retail store licence issued under the *Cannabis Control and Licensing Act* must not cease operating for a period of more than 6 months.

36.5 The Manager may allow an extension or extensions of the periods specified in Subsections 36.4 if, in the Manager's opinion, the extension is warranted by the circumstances.

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36.6 If the holder of a Development Permit issued under this Section does not comply with a condition referred to in subsections 36.3 or 36.4, the Development Permit is void.







PROPERTY INFORMATION

LEGAL DESCRIPTION(S)

5784 UNIVERSITY BLVD. FALLS ON PORTIONS OF:
 P.I.D. 011-158-727
 LOT 2 BLOCK 97 PLAN VAP5449 DISTRICT LOT 140
 LAND DISTRICT 1 LAND DISTRICT 36
 AND
 P.I.D. 011-158-743
 LOT 3 BLOCK 97 PLAN VAP5449 DISTRICT LOT 140
 LAND DISTRICT 1 LAND DISTRICT 36
 AND
 P.I.D. 009-936-807
 LOT 13 BLOCK 97 PLAN VAP8743 DISTRICT LOT 140
 LAND DISTRICT 1 LAND DISTRICT 36
 ANNEXED EASEMENT BP245138 OVER PARCEL P PLAN
 LMP46543

LEGEND

-  PROPERTY LINES
-  LEGAL BOUNDARIES
-  LOT ENTRY & EXIST
-  BURB - 5784 UNIVERSITY BLVD

NOTE: DRAWING RECREATED FROM SURVEY DONE BY FRED. K. KALLEY JUNE 15TH, 1989.

1 **SITE PLAN**
SCALE: NTS

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.
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
- (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 278.71 square metres 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 278.71 square metres
- (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

- (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

- (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 sundecks, 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 sundecks, 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 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.
- (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 -- 33 m²
 - (b) One bedroom – 49 m²
 - (c) Two bedroom – 67 m²
 - (d) Three bedroom – 112 m²
 - (e) Single Dorm – 15 m²
 - (f) Double Dorm – 40 m²
 - (g) Tri Dorm – 60 m²
 - (h) Quad Dorm – 85 m²
- (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.

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”.

(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			

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.

38.0 CD-4 Comprehensive District

38.1. **Application.** This CD-4 Comprehensive District regulates and applies to the CD-4 Lands.

38.2. **Green Building Performance.** All applications for development permits and building permits for the CD-4 Lands must include a summary of how each and every building will achieve the minimum requirements of the BC Energy Step Code that is applicable

to the University Endowment Lands at the time of application.

38.3. Floor Area and Density.

- (1) For the purposes of subdivision, the CD-4 Lands shall have a minimum lot area of 2,856 square metres, prior to any dedications. For the purpose of Section 38.3(1) and (2), 'dedications' shall refer to any land dedicated pursuant to the *Land Title Act* and any land designated for public access or use pursuant to a registered statutory right of way.
- (2) The floor space ratio of the CD-4 Lands shall be 4.0, and computation of the floor space ratio will be based on the lot area of the CD-4 Lands, prior to any dedications.
- (3) Computation of floor area:
 - (a) will include all floors having a minimum ceiling height of 1.2 metres above ground level, including earthen floor, measured to the extreme outer limits of the building;
 - (b) will exclude:
 - (i) open residential balconies or sun decks, and any appurtenances thereto which, in the opinion of the Manager, are similar to the foregoing, except that the total area of all such exclusions must not exceed 12% of the maximum permitted residential floor area;
 - (ii) covered entrances not exceeding 25 square metres in area;
 - (iii) uncovered patios, roof gardens and decks;
 - (iv) covered patios not exceeding 15 square metres in area;
 - (v) commercial canopies not exceeding a projection of 3.0 from the building face;

- (vi) pergolas and trellises;
- (vii) residential lobbies, common areas and amenity areas, provided that the total area of such exclusions must not exceed 550 square metres;
- (viii) heating, cooling and mechanical equipment, elevator shafts, elevator lobbies, elevator machine rooms, electrical rooms, recycling facilities, garbage holding areas, loading 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;
- (ix) floor area for each adaptable dwelling unit provided, according to the following: (A) 1.9 square metres per one-bedroom adaptable dwelling unit provided, and (B) 2.8 square metres per two-plus bedroom adaptable dwelling unit provided;
- (x) underground parking structures, including, without limitation, floor area used for the purpose of off-street loading, bicycle storage, and storage areas; and
- (xi) areas of undeveloped storeys which are located (A) above the highest storey or half storey, including roof top heating, cooling, mechanical, electrical rooms; or (B) adjacent to a storey with a ceiling height of less than 1.2 metres.

(4) One (1) principal building is permitted on the CD-4 Lands.

(5) Balconies may not be enclosed.

38.4. **Building Height.**

(1) Subject to Subsections (2) and (3), the principal building on the CD-4 Lands shall

not be higher than a geodetic datum of 149.74 metres, being approximately 58 metres from the highest point of the curb elevation on any road adjacent to the CD-4 Lands, provided that the top of the elevator overrun may be built to a geodetic datum of 154.79 metres.

- (2) The Manager may permit a greater height than otherwise permitted for the following items if they do not in total exceed one-half of the width of the building or buildings as measured on any elevation drawings:
 - (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;
 - (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;
 - (d) venting skylights, opening clerestory windows designed to reduce energy consumption or improve natural light and ventilation; and
 - (e) items similar to any of the above.
- (3) The Manager may, for any building higher than 30 metres, permit a decorative roof, which may include items referred to in Subsection (2) to exceed the maximum height otherwise specified in the Bylaw, provided that:
 - (a) the Manager is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances;

- (b) the roof does not add to the floor area otherwise permitted; and
- (c) the Manager refers the matter to the Advisory Design Panel for comment.

38.5. Dwelling Units

- (1) No dwelling unit shall have a floor area less than 25 square metres.
- (2) No portion of a building located below the 2nd storey shall be designed or occupied as a dwelling unit.
- (3) A minimum of 10% of the total number of residential dwelling units in the CD-4 Comprehensive District shall be used for affordable rental housing for moderate-income households, comprising of those dwelling units designated as 'Affordable Rental Units (Moderate)' pursuant to a Housing Agreement.
- (4) A minimum of 20% of the total number of residential dwelling units in the CD-4 Comprehensive District shall be used for affordable rental housing for low- income households pursuant to the terms of a Housing Agreement, comprising of:
 - (a) a minimum of 8% of the total number of residential dwelling units in the CD-4 Comprehensive District designated as 'Affordable Rental Units (Low)' pursuant to a Housing Agreement; and
 - (b) a minimum of 12% of the total number of residential dwelling units in the CD-4 Comprehensive District designated as 'Affordable Rental Units (Graduate)' pursuant a Housing Agreement.

38.6. Site Coverage

- (1) The maximum site coverage shall be 56% (1,598 square metres) of the lot area of the CD-4 Lands.
- (2) For the purposes of this CD-4 Comprehensive District, the following shall be excluded from 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.

38.7. Minimum Siting Requirements

- (1) No part of any building or structure shall project beyond the building lines shown on Schedule 5 of the University Endowment Lands Land Use, Building and Community Administration Bylaw, excepting covered entrances to multiple dwelling buildings, which may project into the required setbacks at the discretion of the Manager.

38.8. Setbacks

- (1) On the northern frontage, the building face will setback at least 4 metres from the property line and any retail canopy will be setback at least 2.20 metres from the property line.
- (2) On the eastern frontage, the building face will setback at least 2.75 metres from the property line.
- (3) On the southern frontage, the building face will setback at least 9.85 metres from the property line.
- (4) On the western frontage, the building face will setback at least 5.65 metres from the property line and any retail canopy will be setback at least 3.85 metres from the property line.

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

38.9. **Adaptable Dwelling Units.** At least 25% of the dwelling units in the building on the CD-4 Lands shall be adaptable dwelling units.

38.10. **Commercial Uses.** A minimum of 900 square meters of ground floor area on the CD-4 Lands shall be for commercial uses.

38.11. **Siting, Form and Character.** The siting, form and character of the mixed-use residential- commercial buildings constructed on the CD-4 Lands will align substantively with the Building Siting, Form and Character Drawings for CD-4: Comprehensive District in Appendix 5.

38.12. **Outright Approved Uses.**

Subject to all other provisions of this Bylaw, the uses listed in this Section 38.12 shall be permitted in this CD-4: Comprehensive District, provided that any residential floor space constructed on the CD-4 Lands will only be used for multiple dwelling and residential amenity space and for related accessory buildings or accessory uses:

- (1) Artist gallery
- (2) Child day care facility
- (3) Restaurant
- (4) Grocery market
- (5) Liquor store
- (6) Multiple dwelling, provided that the tenure and rental rates of any residential

dwelling units reserved for affordable rental housing pursuant to Section 38.5(3) and (4) are secured consistent with and secured by a Housing Agreement

- (7) Office
- (8) Farmers market
- (9) Food truck
- (10) Outdoor plaza and courtyard
- (11) Park and playground
- (12) Parking area
- (13) Personal service
- (14) Public authority building or use
- (15) Public utility
- (16) Residential amenity space
- (17) Retail
- (18) School or academy
- (19) Institution of a religious, philanthropic, cultural or charitable character
- (20) Accessory buildings customarily ancillary to any of the uses listed in this Section
- (21) Accessory uses customarily ancillary to any of the uses listed in this Section.

38.13. **Conditional Approval Uses.** 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 Form and Character Guidelines in Appendix 5, the recommendations of the Advisory Design

Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:

- (1) Animal hospital or daycare
- (2) Home occupation
- (3) Laundromat
- (4) School (professional, vocational, or trade)Social service centre
- (5) Special needs residential facility

38.14. Parking and Loading Requirements

- (1) In the CD-4 Comprehensive Zone, the following requirements shall apply to off-street parking spaces:

Minimum vehicle parking requirement:

- 1.1 parking spaces per dwelling unit other than the dwelling units designated as ‘Affordable Rental Units (Graduate)’, ‘Affordable Rental Units (Low)’ and ‘Affordable Rental Units (Moderate)’ pursuant to a Housing Agreement;
- No parking spaces required for the dwelling units designated as ‘Affordable Rental Units (Graduate)’ pursuant to a Housing Agreement
- 0.5 parking spaces per dwelling unit designated as ‘Affordable Rental Units (Low)’ and ‘Affordable Rental Units (Moderate)’ pursuant to a Housing Agreement;
- no parking spaces will be required for commercial uses; and
- 30 parking stalls for use by Regent College, which will be in addition to any visitor parking stalls required for the building on the CD-4 Lands.

Size of Parking Spaces

- The number of off-street parking spaces for small cars on the CD-4 Lands shall not exceed 25% of the total parking spaces required for all uses combined. All off-street parking spaces for small cars shall: (i) be a minimum of 4.6 metres in length; (ii) be a minimum of 2.3 metres in width, except that where one side of any space abuts any portion of a fence or structure in a manner that impedes the swing of the door of a parked vehicle, the minimum width shall be 2.6 metres or where both sides abut any portion of a fence or structure in a manner that impedes the swing of the door of a parked vehicle, the minimum width shall be 2.7 metres; and (iii) have a minimum vertical clearance of 2.0 metres, except that parking spaces may be designed to allow equipment to be affixed over vehicle hoods and in such case, the minimum vertical clearance will be 1.5 meters.

Electric Vehicle Parking and Charging Stations

- All off-street residential parking spaces will be designed with an AC Level 2 charging station at 240 V or higher.
- Two (2) on-street parking spaces along Western Parkway will be provided with a DC charging station for electric vehicles.

Car-share incentive reduction

- For every space designated as a car share space the minimum number of required parking spaces shall be reduced by 1 parking space, with the intent that every single parking space designated as a car share space shall be considered to be 2 parking spaces for the purpose of satisfying minimum parking requirements.

- (2) In the CD-4 Comprehensive Zone, the following requirements shall apply to loading spaces:

Minimum loading spaces requirement:

- The minimum number of loading spaces required for all commercial uses shall be one loading space per 500 square metres of floor area on the CD-4 Lands.
- One loading space on the CD-4 Lands may be an open-surface loading space located

on Western Parkway.

- 38.15. **Bicycle Parking Requirements** In the CD-4 Comprehensive Zone, the following requirements shall apply to bicycle parking:

Minimum Required Bicycle Parking Spaces

- 1.5 Class A spaces per residential dwelling unit PLUS a minimum of 6 Class B spaces
- 1.5 Bicycle Parking Class A space per 500 square metres of commercial floor area, plus a minimum of 6 Bicycle Parking Class B spaces for commercial uses

38.16. **Sign Control**

- (1) Schedule 4 is not applicable in the CD-4: Comprehensive District.
- (2) Types

The following sign types and no others shall be permitted on the CD-4 Lands:

- (a) Projecting or hanging signs, where the sign is typically supported from an awning or canopy;
- (b) Awning signs, with painted on vinyl lettering or incised lettering with applied backing where the maximum awning drop/skirt is 40 cm in depth;
- (c) Fascia or wall-mounted signs, where the sign is mounted on the frontage of the premises, to which the sign applies;
- (d) Window signs that are not constructed of paper, cardboard, or fabrics, with the exception of cut out vinyl surface applied to the inside glazing;
- (e) Building directories, where the directory is located at the front entrance of a building;

- (f) Wayfinding and banner signs, the primary purpose of which is to provide direction and orientation to the public rather than advertisement for a particular premises;
- (g) Real estate signs, the purpose of which is to advertise properties for sale or lease, that do not exceed 1 square metre in size;
- (h) Residential building signs; the primary purpose of which is to provide building identification;
- (i) Temporary on-site development or construction signs, the primary purpose of which is to market a development project which is located on the CD-4 Lands, the design, size and duration of which will be at the discretion of the Manager; and
- (j) All other forms of signs are prohibited, including but not limited to billboards, revolving signs, roof signs, balloons or other gas-filled inflatable devices, changeable copy signs, back-lit signs, and other forms of temporary signs.

(3) Number of Signs

- (a) The maximum number of permanent signs permitted per business frontage, with the exception of projecting or hanging signs, shall not exceed 2, except in the case of any commercial tenants that occupy a minimum of 929 square metres of gross floor space, in which case the maximum number of permanent signs, with the exception of projecting or hanging signs, shall not exceed 3 per business frontage.
- (b) For clarity, where a premises has more than one frontage, each frontage may have the maximum number of signs permitted.
- (c) The maximum number of projecting or hanging signs permitted per business frontage shall not exceed 1, except for Anchor Tenants

where one additional perpendicular blade sign may be permitted per entrance.

- (d) The maximum number of residential building signs permitted per residential building shall be 1.

(4) Size and Placement

- (a) The maximum permitted sign size, not including awning signs, is 2.0 square metres per sign except in the case of an anchor tenant, in which case the maximum permitted sign size is 3.0 square metres;
- (b) The maximum permitted lettering size on any sign is 45 cm, except in the case of an anchor tenant, in which case the maximum permitted lettering size on any sign is 60 cm;
- (c) Projecting or hanging signs shall not project more than 1.2 metres from the building face and be mounted in the middle one-third of the frontage of the premises;
- (d) Residential building signs shall have a maximum sign size of 0.9 square metres.
- (e) Signs attached to a building shall be located no higher than the finished third storey level, except for residential building signs which shall be located no higher than the finished first storey level;
- (f) Signs located over pedestrian areas or sidewalks shall have a minimum clearance of 2.4 metres above finished grade.

(5) Visibility

- (a) Visibility into shops from the street shall be maintained;
- (b) Any solid signage, advertising or blackout panels placed against the inside surfaces of storefront glazing are prohibited;

(c) Clear glass should be used for retail storefronts.

(6) Materials, Colour, and Symbols

(a) Exposed surfaces of signs may be constructed of any material with the exception of fiberglass, plywood or particle board either painted or unfinished;

(b) Colour of signage must be coordinated with the building façade with which it is associated;

(c) No back-lit signs, advertising displays, or product machines that would limit visibility into any commercial use may obscure any windows;

(d) Symbols are encouraged, depicting the nature of the business occupation.

(7) Lighting

(a) Signs may incorporate front-lighting for their illumination;

(b) Limited use of rear (unenclosed) lighting is permitted, provided it is restricted to:

(i) Individually incised plastic or glass letters or symbols mounted in a solid, opaque sign face; or

(ii) Individual halo-lit lettering or symbols mounted on a solid, opaque background;

(c) No rear (unenclosed) lighting may be installed under awnings;

(d) Enclosed backlit signs are prohibited.

(8) Comprehensive Sign Plan

- (a) For the purpose of the CD-4 Comprehensive District, “Comprehensive Sign Plan” means a comprehensive sign plan showing the size, type, location and number of signs for the CD-4 Lands, pursuant to which the design, placement and colour of the signs shall be coordinated with the architectural elements of the building on the CD-4 Lands and which shall take into consideration the intent of the Design Guidelines the CD-4 Lands;
- (b) No permanent sign shall be placed on a lot until a Comprehensive Sign Plan has been submitted and approved by the Manager.
- (c) Prior to approving a Comprehensive Sign Plan, the Manager shall consider:
 - (i) Conformance of the proposed signs with the Bylaw, CD-4: Comprehensive District and the Design Guidelines for the CD-4 Lands;
 - (ii) The consistency of the plan with signs on adjoining lots; and
 - (iii) The recommendation of the University Endowment Lands Advisory Design Panel.
- (d) When a Comprehensive Sign Plan is approved, all signs placed on the CD-4 Lands must be in compliance with the Comprehensive Sign Plan.

(9) Application for Sign Permit

- (a) Before any person places, erects or alters a sign, that person shall make application in writing to the Manager and shall obtain a sign permit.
- (b) An application shall be on a form prescribed by the Manager and shall include:

- (i) A statement by the owner confirming that they approve the application and that the proposed sign conforms with the Comprehensive Sign Plan;
- (ii) Drawings to scale for each side of the sign, giving all pertinent dimensions as well as the colour scheme, materials, copy and type face and details; and
- (iii) Drawings to scale showing the position of the sign painted on or attached to the building or structure together with the location of any existing signs.

39.0 CD-5 COMPREHENSIVE DISTRICT

39.1. INTENT

- (1) The CD-5 Comprehensive District applies to the lands outlined in heavy black line and marked Site A and Site B on “Figure 1 – CD-5 Site Areas” (below) ;
- (2) a reference in this CD-5 District to “Site A” or “Site B” means the area labelled as such on Figure 1;
- (3) unless otherwise stated the regulations for the CD-5 District apply to both Site A and Site B (the “CD-5 Lands”);
- (4) the total area of Site A and Site B is referred to as the “Combined Site Area”.

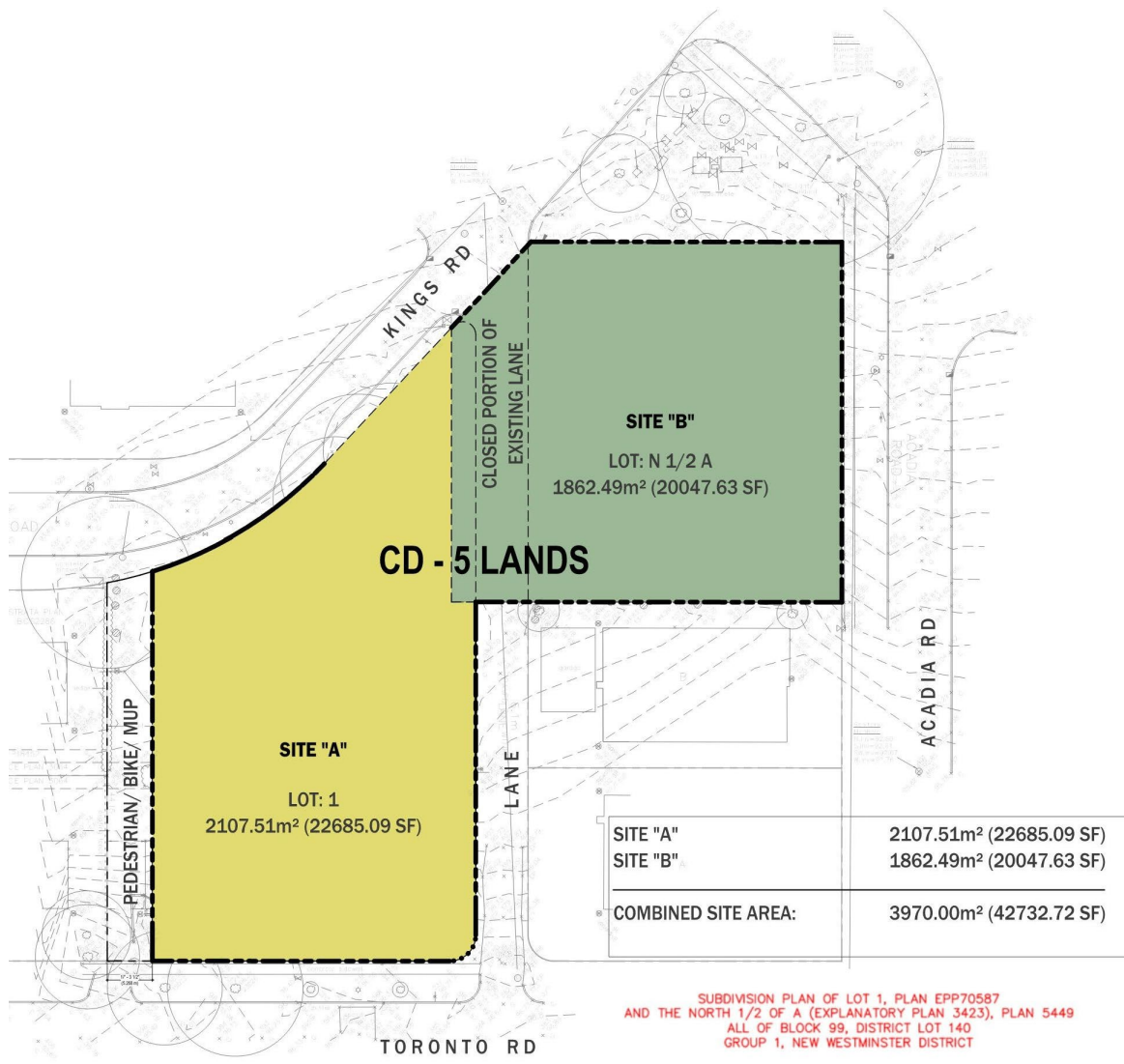


Figure 1: CD-5 Site Areas

39.2. OUTRIGHT APPROVAL USES

- (1) The following uses shall be permitted on Site A:
 - (a) Multiple Dwelling;
 - (b) Accessory Buildings customarily ancillary to any of the uses listed in this Section;
 - (c) Accessory Uses customarily ancillary to any of the uses listed in this Section.

- (2) The following uses shall be permitted on Site B:
 - (a) Multiple Dwelling, provided that all dwelling units shall be restricted to Residential Rental Tenure with tenure and rental rates secured by a Housing Agreement.

39.3. 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 Design Guidelines in Appendix 3, the recommendations of the Advisory Design Panel, and has notified such adjacent property owners and residents that the Manager deems may be affected:
 - (a) Home Occupation;
 - (b) Child Care Facility;
 - (c) Special Needs Residential Facility;
 - (d) Social Service Centre operated by a non-profit society;

- (e) Accessory Buildings customarily ancillary to any of the uses listed in this Section;
- (f) Accessory Uses customarily ancillary to any of the uses listed in this Section.

39.4. HEIGHT

- (1) The maximum height of buildings shall not exceed the following:
 - (a) On Site A: 18 storeys, or 56 metres;
 - (b) On Site B: 6 storeys, or 20 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-half 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; similar appurtenances, 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.

39.5. SITING REQUIREMENTS

- (1) No part of any building or structure shall project beyond the setback lines shown – refer to Appendix 6: CD-5 Siting Plan;
- (2) Setback exemptions shall include:
 - (a) colonnades, porticos, canopies, roof overhangs and other similar structures - which may project into the required setbacks up to 1.5 m ;
 - (b) covered entrances to multiple dwelling buildings, which may project into the required setbacks up to 2 m.
 - (c) landscape structures (eg. playground equipment, patio stairs and gates, retaining walls, bicycle parking structures, bicycle repair stations), parkade exit stair and weather protection trellis, parkade exhaust and intake grilles, parkade drive aisle/ramp and, other similar structures.
 - (d) underground parking structures
 - (e) electrical service equipment [ie. PMT]

39.6. MAXIMUM FLOOR SPACE RATIO

- (1) The maximum FSR shall be 4.0 times the Combined Site Area
- (2) 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

- (3) The following shall be excluded in the computation of floor space ratio:
- (a) residential amenity space provided that the total area of these exclusions does not exceed 5% of the maximum permitted FSR;
 - (b) adaptable dwelling units 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.
 - (c) residential storage space provided that where space is provided at or above the average grade, the maximum exclusion shall be 3.7 m² per dwelling unit;
 - (d) open residential balconies, sundecks, 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 12% of the maximum permitted FSR;
 - (e) 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;
 - (f) floor area used for the purpose of off-street parking [including underground parking structure], 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;

- (4) balconies may not be enclosed;

39.7. MAXIMUM SITE COVERAGE

- (1) The maximum Site Coverage shall be as follows:
 - (a) Site A: 60%.
 - (b) Site B: 65%.
- (2) The following shall be excluded in the computation of Site Coverage:
 - (a) open balconies
 - (b) covered entrances not exceeding 23 m² in area
 - (c) covered patios not exceeding 14 m² in area
 - (d) pergolas and trellises
 - (e) playground equipment and related landscape features [ie benches]
 - (f) bicycle repair facilities
 - (g) underground parking structures, including access stairs

39.8. MINIMUM DWELLING UNIT SIZES

- (1) The minimum floor area of residential units shall be:
 - (a) Studio: 355 square feet (33 m²);
 - (b) One bedroom: 527 square feet (49.0 m²);
 - (c) Two bedroom: 721 square feet (67.0 m²);
 - (d) Three bedroom: 1001 square feet (93 m²).
- (2) A minimum of 20% of new units on each site shall be two or more bedrooms;

39.9. ADAPTABLE DWELLING UNITS

- (1) A minimum of 20% of all multiple dwelling units shall be constructed as adaptable dwelling units in accordance with Schedule 17.

39.10. SITING, FORM AND CHARACTER

- (1) The siting, form and character of the mixed-use residential-institutional buildings constructed on the CD-5 Lands shall be generally in accordance with Building Siting, Form and Character Drawings for CD-5: Comprehensive District in Appendix 6.

39.11. OFF-STREET VEHICULAR AND BICYCLE PARKING

- (1) Off-street vehicular parking shall be provided in accordance with LUB Schedule 3 with the following exceptions;

	Min Residential Stalls / unit	Min Visitor Stalls / unit	Min Car Share Stalls [TDM]
Site A	0.75	0.1	
Site B	0.3	0.1	1

- (2) Off-street bicycle parking shall be provided in accordance with LUB Schedule 3 with the following exceptions:

	Min Class A Stalls / unit	Min Class B Stalls
Site A	1.5	6
Site B	1.5	6

- (3) All off-street vehicular parking will be designed to accommodate an AC Level 2 charging station at 240V or higher [EV-ready]

39.12. OFF-STREET LOADING

- (1) The following number of loading spaces must be provided in accordance with LUB Schedule 3 with the following exceptions:
 - (a) for multiple dwelling use in buildings a minimum of 1.0 spaces per building;
 - (b) an easement and/or shared access agreement between Site A and Site B is permitted.

39.13. ACCESSIBLE PARKING

- (1) The following number of accessible parking spaces must be provided:
 - (a) Site A: 7 accessible parking spaces
 - (b) Site B: 4 accessible parking spaces
- (2) Minimum parking space size shall be: width 4 m, length 5.5 m, height 2.3 m

39.14. SIGNS

- (1) Signs shall comply with LUB Schedule 4.

39.15. FENCES

- (1) Maximum fence heights shall be as follows:
 - (a) 1.22 m fronting Kings Road, Acadia Road, University Blvd. or Toronto Road;
 - (b) 1.83 m fronting lanes or interior lot lines;
- (2) Fence heights shall provide vision clearance for traffic to the satisfaction of the

Manager;

39.16. **GREEN BUILDING PERFORMANCE**

- (1) All applications for development permits and building permits must comply with LUB Section 8.11 to achieve the minimum requirement of the BC Energy Step Code that is applicable in the UEL at the time of building permit application.

39.17. **WASTE MANAGEMENT AND RECYCLING**

- (1) All buildings within the CD-5 District shall provide a green waste and recycling area within the building envelope that is equivalent to, or greater than, the standards outlined in Metro Vancouver: Technical Specifications for Recycling and Garbage Amenities in Multi- Family and Commercial Developments – June 2015 Update.
- (2) Notwithstanding 1.17 (1) above, the following shall be permitted:
 - (a) Section 9.2(e) – have a footprint equal to at least 25% of the garbage and recycling storage space allocation;
 - (b) Section 11.2 – collection vehicles are permitted to reverse onto a public road or laneway;
 - (c) Section 11.3(a) – turnaround area allowing for up to a four-point turn;
 - (d) Section 11.3(c) – access route permitted to be offsite, to new or existing municipal standards;
 - (e) Section 11.3(d) – access route width, to new or existing municipal standards;
 - (f) Section 11.3(f) – collection vehicle turning provisions permitted to be provided using a combination of private and public lands;
 - (g) Section 11.3(g) – access route slope, to new or existing municipal standards;

**SCHEDULE 1: PURSUANT TO UNIVERSITY ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

LAND USE DESIGNATIONS

Including Block F

Amended by:

- ***Bill 12 – 2008, Musqueam Reconciliation, Settlement and Benefits Agreement Implementation Act, March 31, 2008***
- ***Ministerial Order M008, January 15, 2014***
- ***Ministerial Order M453, November 16, 2016***

Note: Subsection (3) of *Bill 12 – 2008, Musqueam Reconciliation, Settlement and Benefits Agreement Implementation Act, March 31, 2008* states that:

“Subsection (2) does not operate and must not be interpreted to prevent the enactment or variation of a bylaw under the authority of the *University Endowment Land Act* after the effective date, including, without limitation, a bylaw or variation of a bylaw that applies to Block F.”

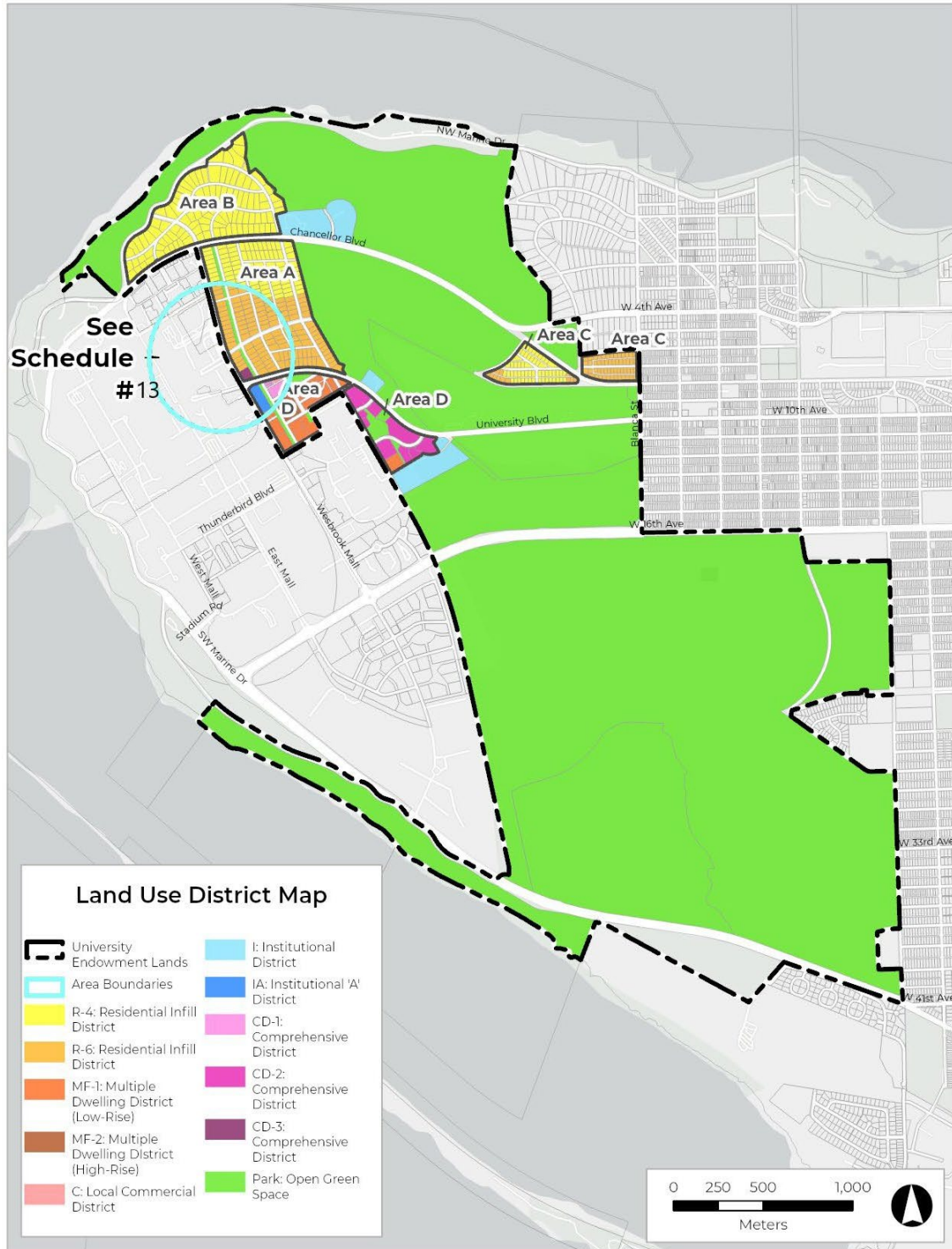
Revised July 9, 1999

**Jenny W.C. Kwan
Minister, Municipal Affairs**

Land Use District Map

(Amended by Ministerial Order M292, August 21, 2024)

Schedule 1



**SCHEDULE 2: PURSUANT TO UNIVERSITY ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

PENALTIES AND CHARGES

*Amended by: Ministerial Order M205, August 12, 2013 Amended by:
Ministerial Order M220, June 10, 2016 Amended by Ministerial Order M97,
March 30, 2022*

Revised July 9, 1999

**Jenny W.C. Kwan
Minister, Municipal Affairs**

SCHEDULE 2: SCHEDULE OF PENALTIES AND CHARGES FOR UNIVERSITY HILL AND THE UNIVERSITY ENDOWMENT LANDS

1. Dog Licences

(a) Penalty for late licences (additional fee) \$ 5.00

2. Penalty for Violation of Bylaw

For each 10 days or part thereof during which a bylaw is violated the penalty shall be not less than \$ 50.00 (plus costs)

and not more than \$ 750.00 (plus costs)

**SCHEDULE 3: PURSUANT TO UNIVERSITY ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

PARKING REQUIREMENTS
(Amended by Ministerial Order M164, April 6, 2021)

Revised July 9, 1999

Jenny W.C. Kwan
Minister, Municipal Affairs

SCHEDULE 3: PARKING REQUIREMENTS

This Schedule contains the number of spaces for the off-street parking and loading of motor vehicles required in University Hill and the UEL. If a use is not listed, the number of spaces shall be calculated on the basis of a similar use that is listed or as otherwise determined by the Manager.

Where gross floor area is used to calculate the number of required spaces, it shall be calculated in the same manner as for the floor space ratio.

Where the calculation of total required spaces results in a fractional number, the total shall be rounded up to the nearest whole number.

The Manager may relax requirements for the provision of off-site and loading spaces if the applicant can demonstrate that provision has been made for the joint use of loading facilities on another property or in another building.

Those areas identified in Schedule 13 (TOA areas) are not subject to the residential parking requirements as set out in section 6 of this schedule. The Manager may, however, impose additional parking requirements for bicycle parking as well as parking for persons with disabilities.

For the purposes of this Schedule, the minimum sizes of off-street parking and loading spaces are as follows:

1. Off-Street Parking

All off-street parking spaces shall be a minimum of 5.49 metres in length and 2.44 metres in width and shall have a minimum vertical clearance of 2.13 metres except that:

- a) where any space abuts any portion of a fence or structure and additional width is required to facilitate the opening of vehicle doors, the minimum width shall be 2.74 metres; and

- b) any minimum dimensions may be decreased at the discretion of the Manager to accommodate vehicles intended to be parked.
- c) No parking area shall be located within a required front yard within a residential district in Area A or Area C.
- d) the maximum allowable ramp slope in the first 6.10 metres from the property line is 10%. Maximum slope after the first 6.10 metres from the property line is 12.5%. On extreme hardship lots slopes up to 15% may be acceptable providing that areas exposed to the weather must be heated.
- e) Adequate provision shall be made for ingress or egress by vehicles to all parking spaces by means of unobstructed maneuvering aisles. Maneuvering aisles of not less than the following widths shall be provided:

Parking angles	width of
<u>In degrees</u>	<u>aisle</u>
90	7.62 metres
	6.71 metres (underground or in a building)
60	5.03 metres (one-way traffic)
45 or less	3.51 metres (one-way traffic)

- f) Parking spaces for persons with disabilities shall be provided in accordance with the current edition of the B.C. Building Code.

2. Loading

All off-street loading spaces shall be a minimum of 8.53 metres in length, 3.05 metres in width, and 3.51 metres in height, except that any minimum dimensions may be decreased by up to a maximum of 0.30 metres at the discretion of the Manager, provided such dimensions remain adequate to accommodate the largest vehicles intended to occupy the space while loading.

3. On-street Parking

- 3.1 All street parking shall be regulated by this schedule. Parking areas and regulations are shown on the attached map which forms part of this schedule.
- 3.2 Areas of the University Endowment Lands may be identified and posted with signs

indicating that parking is prohibited unless a permit is displayed. Vehicles which display a valid permit (in the form of a decal or visitor pass) authorizing parking in that area, may park on streets within the area, provided all other parking restrictions are otherwise complied with.

- 3.3 Each multi-family residence shall be allocated one residential decal, to a maximum of 3 decals per multi-family residence, for each vehicle registered to that address and owned by a person who is in a full time resident of that address.
- 3.4 A multi-family residence constructed after 1970 shall not be eligible for a resident decal under Section 3.3.
- 3.5 Each single family residence, fronting on a street posted as indicated in Section 3.2, shall be allocated one resident decal for each vehicle registered to the resident's address and one visitor pass.
- 3.6 The Manager may determine the form of passes, signs and decals, may make regulations as to the period for which the permits shall be valid, how they shall be displayed and issued, and such other miscellaneous regulations as may be required, and may issue other permits which to them appear appropriate.
- 3.7 No holder of a resident decal or visitor pass shall sell, assign or otherwise transfer their interest in the decal or pass.
- 3.8 Vehicles parked in contravention of this schedule may be impounded at the owner's risk and expense.
- 3.9 The Manager may establish areas of metered parking near or adjacent to the Commercial District.
- 3.10 No person shall park a boat, trailer, motor home or vehicles with a GVW in excess of 10,000 lbs. (4,550 kg) on any street or lane within the University Endowment Lands between the hours of 10:00 p.m. and 6:00a.m. the following day.

4. Bicycle Parking

(Amended by Ministerial Order M164, April 6, 2021)

The following Bicycle Parking provisions apply to the Area D Neighbourhood Plan Area only.

4.1 Bicycle Parking, Class A spaces shall be provided in the form of a secured waterproof bicycle locker, secured bicycle room, or other secured area within a building, complete with bicycle racks, and shall meet the following design standards:

- (a) be sheltered from elements;
- (b) be enclosed, at minimum, by chain-link walls, and be constructed of a theft resistant material;
- (c) bicycle room entry doors shall have a minimum width of 75 centimeters, and be hinged from the inside, unless the hinges are tamper-proof, have a separate entry lock and key or a programmed entry system, and their function shall not obstruct or interfere with the use of a designated bicycle parking spaces;
- (d) bicycle rooms shall be equipped with one electrical outlet for the first 10 bicycles required and one additional outlet for every 20 bicycles thereafter, to permit charging of electric bicycles;
- (e) bicycle locker doors shall be lockable, open to the full height and width of each locker, and be grouped together; and
- (f) up to 50% of all required Bicycle Parking, Class A spaces per building may be vertical.

4.2 Bicycle Parking, Class B spaces shall be provided in a convenient, secure, well-lit location at the same grade as the sidewalk or motor vehicle parking area, or on the top level of an underground parking structure, providing visual surveillance by occupants of the building the racks are intended to serve.

4.3 Bicycle Parking, Class B bicycle racks shall support the bicycle frame above the centre of gravity and shall enable the bicycle frame and front wheel to be locked to the rack with a U-style lock.

5. Electric Vehicle Parking and Charging Stations

(Amended by Ministerial Order M164, April 6, 2021)

5.1 For all multiple dwelling buildings or mixed-use commercial and residential buildings, parking spaces shall accommodate electric vehicles in accordance with the following conditions:

- (a) a minimum of 5% of all required off-street parking spaces shall be designed with an AC Level 2 charging station at 240 V or higher; and
- (b) the electrical system shall be designed to accommodate the future provision of AC Level 2 charging stations at 240 V or higher for all remaining required off-street parking spaces.

6. Table of Number of Required Parking Spaces

(Amended by Ministerial Order M164, April 6, 2021)

USE OF BUILDING	REQUIRED PARKING SPACES	REQUIRED LOADING SPACES	REQUIRED BICYCLE PARKING SPACES¹
R-4/R-6: RESIDENTIAL INFILL DISTRICT			
Single-Family (with or without a secondary suite)	Maximum 2 spaces.	None	None
R-4 lot (with 3 or more ADUs)	Maximum 1 space per dwelling unit	None	None
R-6 lot (with 3 or more ADUs)	Maximum 0.5 spaces per dwelling unit	None	None
RESIDENTIAL- MULTIPLE DWELLINGS			
Apartments & condominiums	1.6 spaces for every dwelling unit of which .25 spaces per unit shall be provided for visitor parking	None	1.5 Class A spaces per dwelling unit PLUS a minimum of 6 Class B spaces for any building with 3 or more dwelling units
Townhouses wherein each unit has direct access to the ground by either stairs or at grade	1.75 spaces for each dwelling unit, of which a minimum of .25 spaces per unit shall be provided for visitor parking	None	1.5 Class A spaces per dwelling unit PLUS a minimum of 6 Class B spaces for any building with 3 or more dwelling units

USE OF BUILDING	REQUIRED PARKING SPACES	REQUIRED LOADING SPACES	REQUIRED BICYCLE PARKING SPACES ¹
INSTITUTIONAL			
Special Needs Residential	1 space for every 350 sq. ft. of floor area used for sleeping units exclusive of bathrooms.	1/30,000 sq.ft. of floor area	1.5 Bicycle Parking Class A space per 500 m2 Floor Area. PLUS a minimum of 6 Bicycle Parking Class B spaces for any building with a floor area of 1,000 m2 or greater.
Hospitals & Institutions of a Religious, Philanthropic or Charitable Character	1 space for every 1,000 sq. ft. of gross floor area	1/30,000 sq.ft. of gross floor area	
Churches	1 space for every 100 sq. ft. of floor area used for assembly purposes, except that where two or more separate areas of assembly exist within a site and are not used concurrently, the Manager may require	1/30,000 sq.ft. of gross floor area.	
	parking for only the largest of these areas.		
Schools	elementary: 2 spaces for every 3 employees. secondary: 1.25 spaces per employee unless parking requirements diminish playground area (upon application to the Manager)	1/30,000 sq.ft. of gross floor area.	
CULTURAL AND RECREATIONAL			

USE OF BUILDING	REQUIRED PARKING SPACES	REQUIRED LOADING SPACES	REQUIRED BICYCLE PARKING SPACES ¹
Community Centre	1 space for every 200 sq.ft. of floor area used for assembly purposes.	1/30,000 sq.ft. of gross floor area.	1.5 Bicycle Parking Class A space per 500 m ² Floor Area. PLUS a minimum of 6 Bicycle Parking Class B spaces for any building with a floor area of 1,000 m ² or greater.
COMMERCIAL			
Offices	1 space for every 1,000 sq. ft. of gross floor area or fraction thereof.	1/30,000 sq.ft. of gross floor area	1.5 Bicycle Parking Class A space per 500 m ² Floor Area. PLUS a minimum of 6 Bicycle Parking Class B spaces for any building with a floor area of 1,000 m ² or greater.
Retail, Personal Service and Restaurants	None	1/30,000 sq.ft. of gross floor area	
Neighbourhood Grocery Store	None	None	
Hotels and Motels	1 space for every two sleeping units.	1/30,000 sq.ft. of gross floor area.	
MIXED USE			
All combinations of uses individual uses	As required for gross floor area or fraction thereof.	1/30,000 sq. ft.	1.5 Bicycle Parking Class A space per 500 m ² Floor Area. PLUS a minimum of 6 Bicycle Parking Class B spaces for any building with a floor area of 1,000 m ² or greater.

¹The provisions for Required Bicycle Parking Spaces as set out in this table do not apply to the CD-2: Comprehensive District.”

Sections 5 [Electric Vehicle Parking and Charging Stations and 6 [Table of Required Parking Spaces] shall not apply to the CD-4: Comprehensive District. Unless otherwise expressly provided for, Schedule 3 of the Bylaw is applicable in the CD-4: Comprehensive District. To the extent of any conflict or inconsistency between the requirements of Section 38.14 and this Schedule 3, the provisions of Section

38.14 shall, in respect of the CD-4 Comprehensive Zone, take precedence and prevail.

**SCHEDULE 4: PURSUANT TO UNIVERSITY ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY ADMINISTRATION BY-LAW**

SIGN CONTROL

SCHEDULE 4: SIGN CONTROL

1. In a residential district, no billboards, placards, advertising, or signs of any kind shall be erected or displayed on the premises or any part thereof, or in any window or door except as permitted for signs appertaining to uses permitted in a residential district other than as provided in Clause 7 of this Schedule.
2. In a residential district, no window or other display in respect to the uses permitted in the district shall be made nor any sign, lighted or unlighted, shown other than fixed to the building and not exceeding 0.093 square metres in area. Any such sign so permitted shall bear only the name and the profession or vocation of the owner of the sign.
3. In a residential district, it shall be unlawful to utilize any portion of the exterior of the building or other structure for the purpose of advertising; or to erect or maintain any billboard or sign other than as provided in Clause 7 of this Schedule or a bulletin board, not exceeding 1.11 square metres in area, in connection with a church, school, public library, or community hall, providing such bulletin board shall comply with the yard restrictions of these regulations as if the said sign were abuilding.
4. In a commercial or institutional district, no sign, bulletin board or billboard shall be erected, other than a sign relating to the name of the owner and the type and the character of the business conducted within the building, which sign shall be attached to the building and which does not exceed 2.79 square metres in area.
5. In a commercial or institutional district, the Manager may approve the placement of a sign such that it extends beyond the property line providing the sign and all supporting devices are no lower than 2.44 metres above grade and further providing the structural design of the sign and its support system carry the seal of a Professional Engineer and conforms with applicable design guidelines.
6. In a commercial or institutional district, signs must not be positioned or placed in such a way so as to

substantially block pedestrian's views of signs belonging to other establishments.

7. In a residential, commercial or institutional district, up to two sign-boards, not exceeding 0.56 square metres each in area, appertaining to the sale or rent of property shall be permitted to be placed upon the property provided that the sign-boards are maintained in good repair and that the sign-boards are not also used for the posting of placards, advertising or other signs that are not related to the sale or rent of the property.

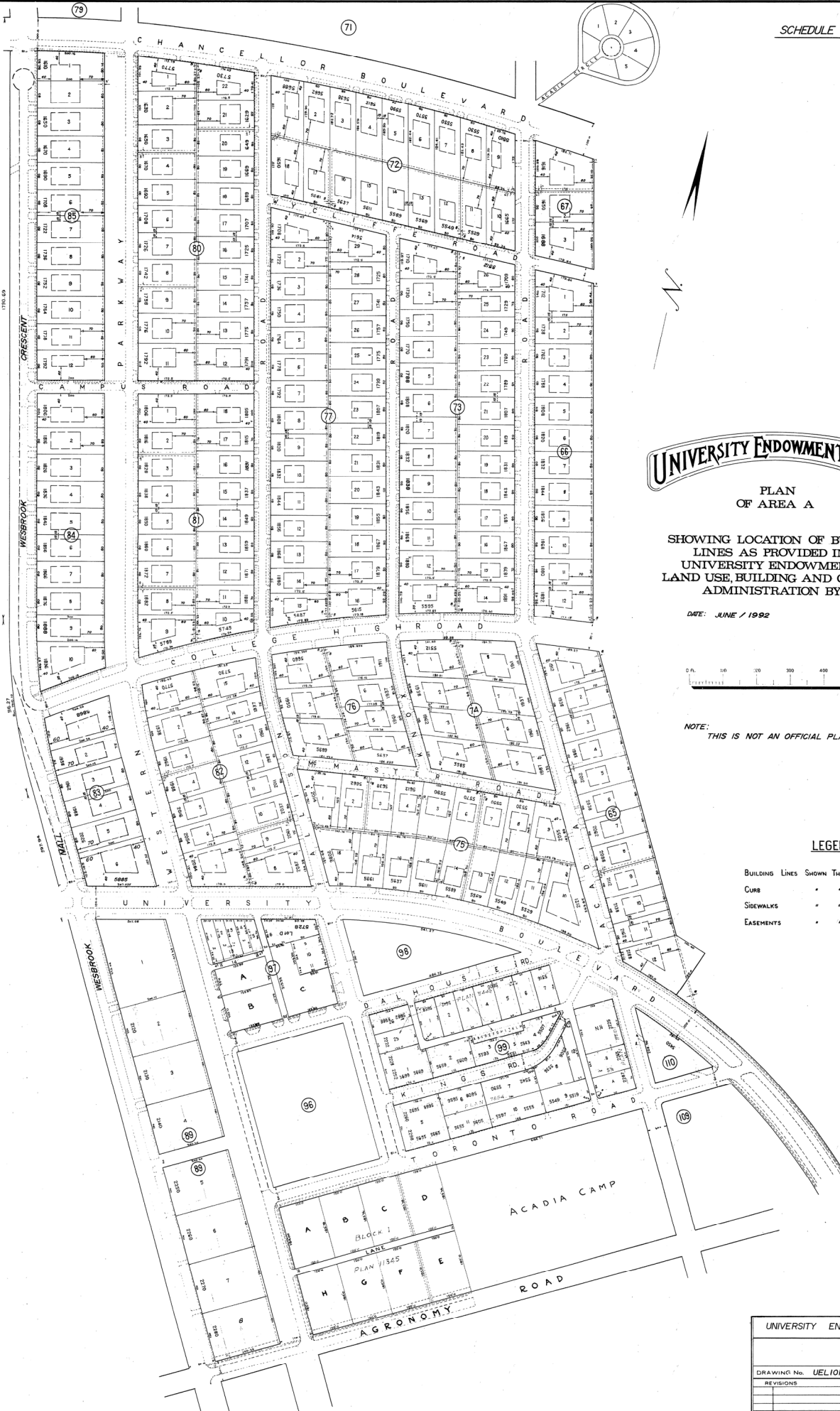
**SCHEDULE 5: PURSUANT TO UNIVERSITY ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

BUILDING LINES

Revised July 9, 1999

**Jenny W.C. Kwan
Minister, Municipal Affairs**

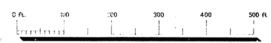
Amended by Ministerial Order M453, November 16, 2016



UNIVERSITY ENDOWMENT LANDS
 PLAN
 OF AREA A

SHOWING LOCATION OF BUILDING
 LINES AS PROVIDED IN THE
 UNIVERSITY ENDOWMENT LANDS
 LAND USE, BUILDING AND COMMUNITY
 ADMINISTRATION BYLAW

DATE: JUNE / 1992



NOTE:
 THIS IS NOT AN OFFICIAL PLAN.

LEGEND.

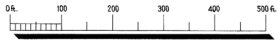
- BUILDING LINES SHOWN THUS: ————
- CURB: ————
- SIDEWALKS: ————
- EASEMENTS: ————

UNIVERSITY ENDOWMENT LANDS	
DRAWING No. UEL101	SCALE 1" = 100'-0"
REVISIONS	DESIGNED
	CHECKED
	TRACED
205	

UNIVERSITY ENDOWMENT LANDS

PLAN OF AREA B
SHOWING LOCATION OF BUILDING LINES AS PROVIDED IN THE UNIVERSITY ENDOWMENT LANDS LAND USE, BUILDING AND COMMUNITY ADMINISTRATION BYLAW

DATE: JUNE / 1992

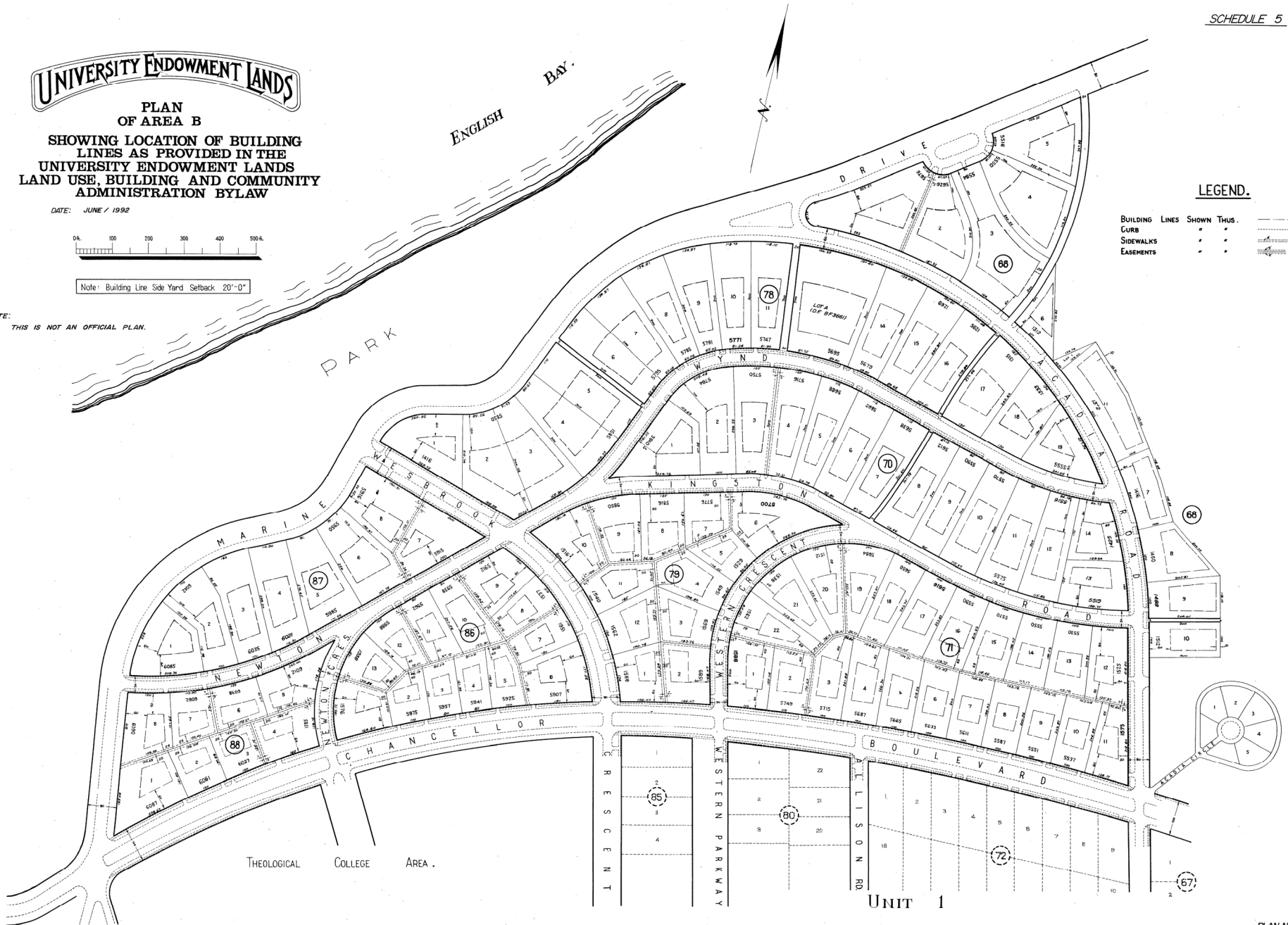


Note: Building Line Side Yard Setback 20'-0"

NOTE: THIS IS NOT AN OFFICIAL PLAN.

LEGEND.

- BUILDING LINES SHOWN THUS.
- CURB
- SIDEWALKS
- EASEMENTS



UNIT 1

UNIVERSITY ENDOWMENT LANDS

SCHEDULE 5

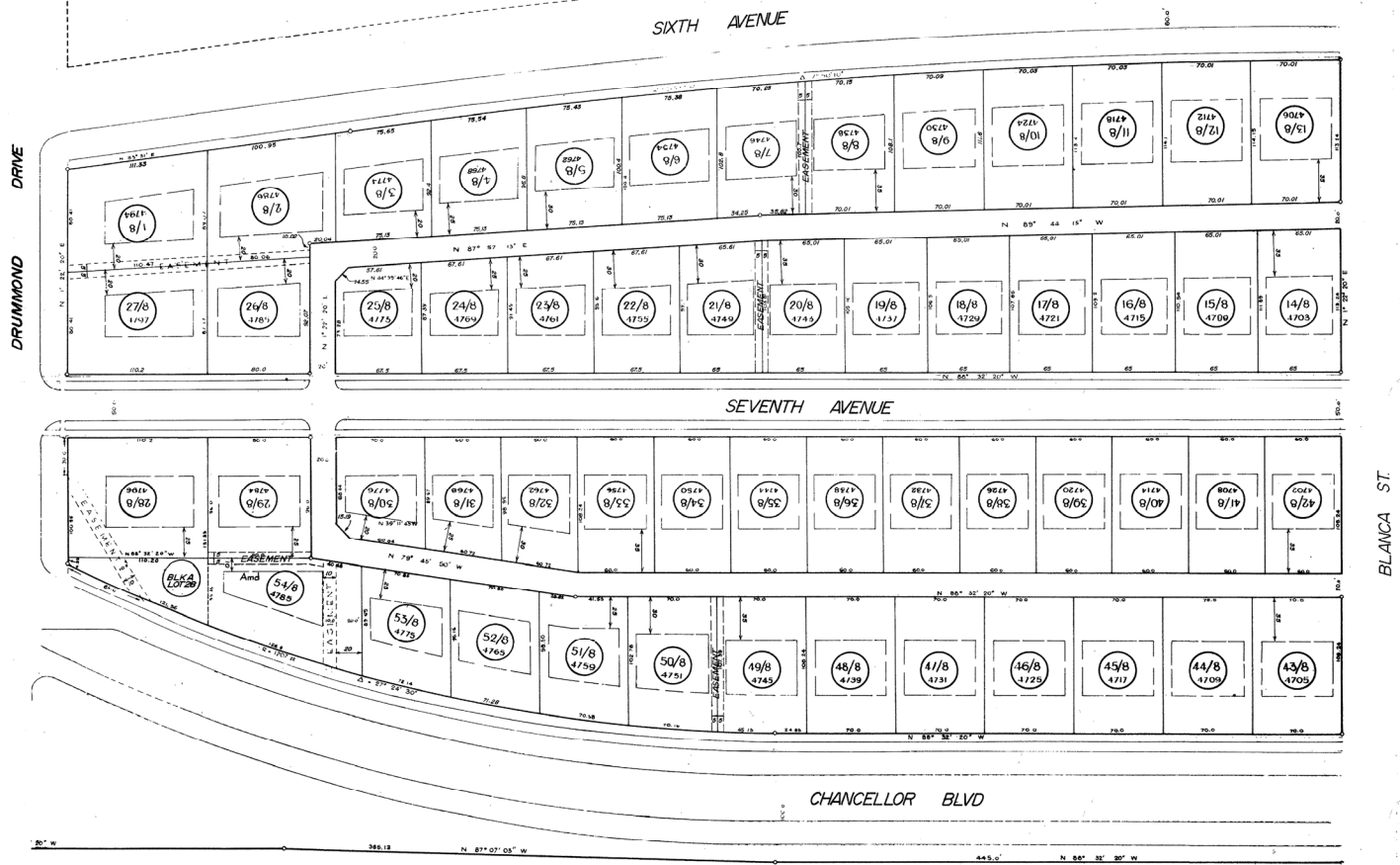
PLAN
OF AREA C
SHOWING LOCATION OF BUILDING
LINES AS PROVIDED IN THE
UNIVERSITY ENDOWMENT LANDS
LAND USE, BUILDING AND COMMUNITY
ADMINISTRATION BYLAW

NOTE:
THIS IS NOT AN OFFICIAL PLAN.



DATE: JUNE / 1992

Setbacks:
Front — 30 ft.
Rear — As Shown
Sides — 10% Of Lot Width
Or As Shown



SCHEDULE 5

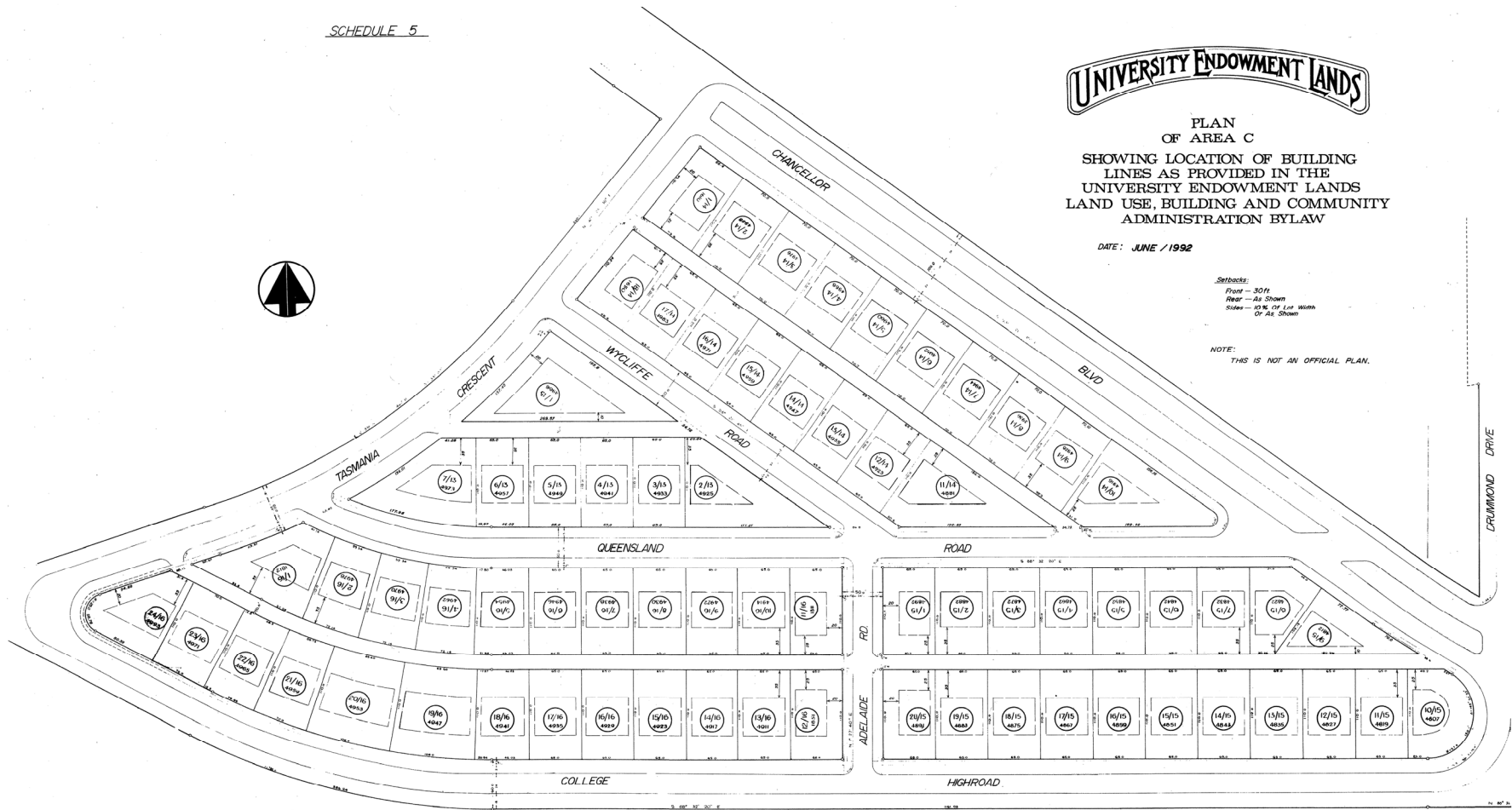
UNIVERSITY ENDOWMENT LANDS

PLAN
OF AREA C
SHOWING LOCATION OF BUILDING
LINES AS PROVIDED IN THE
UNIVERSITY ENDOWMENT LANDS
LAND USE, BUILDING AND COMMUNITY
ADMINISTRATION BYLAW

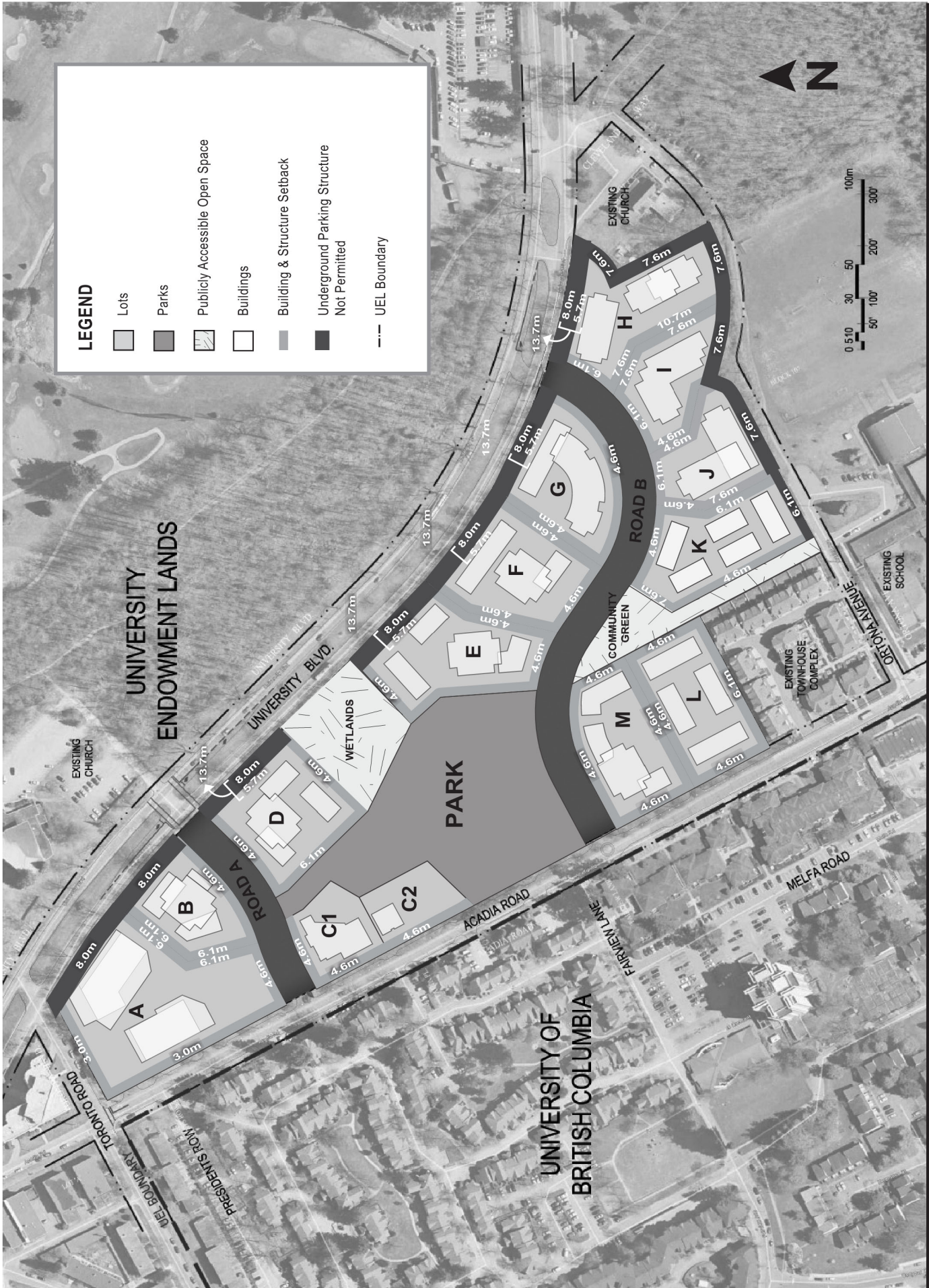
DATE: JUNE / 1992

Setbacks:
Front - 30ft
Rear - As Shown
Sides - 25% OF Lot Width
Or As Shown

NOTE:
THIS IS NOT AN OFFICIAL PLAN.



SCHEDULE B TO APPENDIX 2 OF THE MINISTER'S ORDER
 BLOCK F LANDS BUILDING LINES



SCHEDULE B | BLOCK F LANDS BUILDING LINES

**SCHEDULE 6: PURSUANT TO UNIVERSITY ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

NOISE CONTROL BYLAW

Revised July 9, 1999

**Jenny W.C. Kwan
Minister, Municipal Affairs**

SCHEDULE 6:
UNIVERSITY ENDOWMENT LAND NOISE CONTROL

Unreasonable noise

1. No person shall, within the boundaries of the University Endowment Land, make or cause any noise or sound on a public or private place which disturbs unreasonably, or is likely to disturb unreasonably, the quiet, peace, rest, enjoyment, comfort or convenience of persons in the neighbourhood or vicinity.

Specific prohibitions

2. Without limiting the generality of Section 1 of this Schedule, no person shall, within the boundaries of the University Endowment Land,
 - (a) shout, use a megaphone or make a din or other disturbing noise in, at or on streets, parks or other public places,
 - (b) play any radio, phonograph, television receiving set, musical instrument or sound amplification device whether in or upon private premises or any public place in a volume so loud that it disturbs unreasonably, or is likely to disturb unreasonably, the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public,
 - (c) keep or harbour any animal or bird which, by making frequent or loud noise, disturbs unreasonably, or is likely to disturb unreasonably, the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public, and
 - (d) operate any automobile, truck, motorcycle, bus or other vehicle which, by reason of disrepair, lack of sufficient muffler or any other cause, creates noise or sound that disturbs unreasonably, or is likely to disturb unreasonably, the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public.

Exception for Noise from Certain Activities

3. Sections 2 and 3 of this Schedule do not apply to prohibit making or causing a sound or noise that is incidental to any of the following:
- (a) operating an emergency vehicle as defined in the Motor Vehicle Act;
 - (b) giving a necessary danger or warning signal by sounding a horn or other signalling device on a vehicle;
 - (c) the use, in a reasonable manner, of any apparatus or mechanism for the amplification of music or the human voice in a public place in connection with any public meeting, public celebration or other public gathering.
 - (d) the use of church bells for church purposes;
 - (e) the construction, repair, excavation or demolition of a building or street between 7:30 a.m. and 7:00 p.m. Monday to Friday, excluding statutory holidays;
 - (f) the construction, repair, excavation or demolition of a building or street between 9:00 a.m. and 4:00 p.m. on Saturdays.
 - (g) where they cannot reasonably be delayed until normal working hours, emergency repairs to buildings and streets.

**SCHEDULE 7: PURSUANT TO UNIVERSITY ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

FIRE SAFETY

SCHEDULE 7: FIRE SAFETY

1. The Municipal Fire Department is hereby established and will be known as the University Endowment Lands Fire Department.
2. In the Regulation, unless the context otherwise requires,

Apparatus - means any vehicle provided with machinery, devices, equipment or materials for firefighting as well as vehicles used to transport firefighters or supplies.

Manager - means the Manager of the University Endowment Lands.

Equipment - means any tools, contrivances, devices or materials used by the Fire Department to combat an incident or other emergency.

Fire Chief - means the member appointed by the Manager, as head of the Fire Department, and shall be deemed to be a Municipal Public Officer as defined in the Municipal Act.

Fire Protection - means all aspects of fire safety including but not limited to fire prevention, fire fighting or suppression, pre-fire planning, fire investigation, public education and information, training or other staff development and advising.

Incident - means a fire or a situation where a fire or explosion is imminent.

Member - means any person or officer that is duly appointed by the Fire Department and shall be deemed to be a Municipal Public Officer as defined in the Municipal Act.

3. The Fire Chief shall be appointed by the Manager of the University Endowment Lands.
4. Other officers and members as the Fire Chief deems necessary and approved by the Manager may be appointed by the Fire Chief.

5. The Fire Chief may recommend other officers of the Fire Department to act as Fire Chief on their behalf.
6. All those persons whose names appear on Schedule "A" attached hereto are hereby appointed members of the University Endowment Lands Fire Department.
7. The limits of the jurisdiction of the Fire Chief and the officers and members of the Fire Department will extend to the area and boundaries of the University Endowment Lands and University of British Columbia, and no part of the fire apparatus shall be used beyond the limits of the municipality without:
 - (a) the express authorization of a written contract or agreement providing for the supply of fire fighting services outside the municipal boundaries, or
 - (b) the approval of the Fire Chief.
8. The Fire Chief has complete responsibility and authority over the Fire Department subject to the direction and control of the Manager to which they shall be responsible, and in particular they shall be required to carry out all fire protection activities and such other activities as the Manager directs including but not limited to:
 - (a) rescue,
 - (b) other incidents,
 - (c) pre-fire planning,
 - (d) disaster planning,
 - (e) preventive patrols,
 - (f) emergency medical response.
9. The Fire Chief, subject to approval by the Manager, shall establish rules, regulations, policies and committees necessary for the proper organization and administration of the Fire Department including but not limited to:

- (a) use, care and protection of Fire Department property,
 - (b) the conduct and discipline of officers and members of the Fire Department, and
 - (c) efficient operations of the Fire Department.
10. The Fire Chief, or in their absence, the senior ranking member present, shall have control, direction and management of all Fire Department apparatus, equipment or manpower assigned to an incident and, where a member is in charge, they shall continue to act until relieved by a senior officer.
 11. The Fire Chief shall take responsibility for all fire protection matters including the enforcement of the Fire Services Act and regulations thereunder and shall assume the responsibilities of the Local Assistant to the Fire Commissioner. The Manager may appoint other Fire Department Officers as Local Assistant to the Fire Commissioner.
 12. Officers and members of the Fire Department shall carry out the duties and responsibilities assigned to the Fire Department by the Manager and the Fire Chief shall report to the Manager on the operations of the Fire Department or on any other matter in the manner designated by the Manager.
 13. The Fire Chief or any member of the Fire Department authorized by the Manager, may at any reasonable time, enters any premise for the purpose of fire prevention inspections.
 14. The Fire Chief, or any other member in charge, at a fire is empowered to cause a building, structure or thing to be pulled down, demolished or otherwise removed if they deem it necessary to prevent the spread of fire to other buildings, structures or things.
 15. The Fire Chief, or any other member in charge, at an incident is empowered to enter premises or property where the incident occurred and to cause any member, apparatus or equipment if the Fire Department to enter, as they deem necessary, in order to

combat, control or deal with the incident.

16. The Fire Chief or the member in charge, at an incident is empowered to enter, pass through or over buildings or property adjacent to an incident and to cause members of the Fire Department and the apparatus and equipment of the Fire Department to enter or pass through or over buildings or property, where they deem it necessary to gain access to the incident or to protect any person or property.
17. The Fire Chief, or the member in charge, at an incident may at this discretion establish boundaries or limits and keep persons from entering the area within the prescribed boundaries or limits unless authorized to enter by them.
18. No person shall enter the boundaries or limits of an area prescribed in accordance with Section 17 unless they have been authorized to enter by the Fire Department or member in charge.
19. The Fire Chief or the member in charge, at an incident may request peace officers to enforce restrictions on persons entering within the boundaries or limits outlined in Section 17.
20. The Fire Chief may obtain assistance from other officials of the University Endowment Lands and University of British Columbia as they deem necessary in order to discharge their duties and responsibilities under these regulations.
21. No person at an incident shall impede, obstruct or hinder a member of the Fire Department or other person assisting or acting under the direction of the Fire Chief or the member in charge.
22. No person shall damage or destroy Fire Department apparatus or equipment.
23. No person at an incident shall drive a vehicle over any equipment without permission of the Fire Chief or the member in charge.

24. No person shall falsely represent themselves as a Fire Department member.
25. No person shall obstruct or otherwise interfere with access roads or streets or other approaches to any fire incident, fire hydrant, cistern or body of water designated for firefighting purposes.
26. The Fire Chief or the member in charge of an incident may request persons who are not members to assist in removing furniture, goods and merchandise from any building on fire or in danger thereof and in guarding and securing same and in demolishing a building or structure at or near the fire or other incident.
27. The Fire Chief or the member in charge of an incident is empowered to commandeer privately owned equipment which they consider necessary to deal with an incident. Remuneration rates shall be based on their market value.
28. Every person who violates any of the provisions of this regulation, or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this regulation, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this regulation, or who does any act or thing or omits any act or thing thus violating any of the provisions of this regulation, shall be deemed to have committed an offence, and upon a summary conviction is liable to imprisonment for a term of not more than 6 months or to a fine of not more than \$2,500 or both fine and imprisonment.

**SCHEDULE 8: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

BUILDING AND PLUMBING INSPECTIONS

SCHEDULE 8:
BUILDING AND PLUMBING INSPECTIONS

At each of the following stages of construction, the owner or their authorized representative shall request the Manager to conduct an inspection. A minimum of 24 hours notice must be given when an inspection is requested.

(1) Building

- (a) After the forms for footings and foundations are complete, but prior to concrete placing.
- (b) After removal of formwork from a concrete foundation and installation of perimeter drain tile and damp proofing but prior to backfilling against the foundation.
- (c) When framing and sheathing of buildings are complete, including fire stops, bracing, chimneys, duct work, rough plumbing, gas venting and rough wiring, but before any insulation or interior or exterior finish is applied to the structural frame.
- (d) When insulation is complete but prior to the installation of interior wall and ceiling finishes.
- (e) After the building or portion thereof is complete and ready for occupancy, but before occupancy takes place of the whole or portion of the building.
- (f) Other inspections as deemed necessary upon notification in writing.

(2) Plumbing

- (g) All below ground and below slab piping and ducting, before placing on

concrete or backfill.

- (h) When roughed-in plumbing is in place, before insulating and covering with interior wall and ceiling finishes.
- (i) All sumps and sewer connections.
- (j) All water connections, including cross connections into irrigation lines, boiler feeds, etc.
- (k) When work is complete and all fixtures are in operation but before occupancy.

**SCHEDULE 9: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

POOL DESIGN AND INSTALLATION REQUIREMENTS

SCHEDULE 9:

POOL DESIGN AND INSTALLATION REQUIREMENTS

I. BUILDING REQUIREMENTS

General requirements for private swimming pools, spas, hot tubs, whirl pools, hydromassage bathtubs.

A. Swimming Pools

1. A building permit is required for any swimming pool having a water surface area exceeding 14m² (150 sq.ft.) and a depth of more than 450mm (18 inches).
2. All plans and specifications for in-ground swimming pools shall be prepared by a qualified Professional Engineer or Architect and shall bear the lawful seal of the designer (see note at the bottom of item 3).
3. Application for a building permit shall be accompanied by site plans showing:
 - (a) location of the principal and accessory buildings on the property;
 - (b) size and location of the swimming pool;
 - (c) location, construction, and height of fencing;
 - (d) size and location of filter and heater equipment or accessory building housing the equipment;
 - (e) location of swimming pool water supply; and
 - (f) location of the backwash or waste water disposal point;
 - (g) location of electrical service to buildings or equipment.

Note: With the exception of above-ground swimming pools, all site plans are to bear the lawful seal of a qualified Professional Engineer or Architect

confirming the suitability of the siting and soil conditions for the proposed pool.

4. A letter of supervision of construction and a certificate of completed supervision are to be submitted by the designer except in the case of prefabricated pool systems assembled at the site as in the case of steel panel, vinyl-lined pools.
5.
 - (1) A swimming pool shall be enclosed within a non-climbable fence having a minimum height of 1.2 meters, and having no openings greater than 100 mm at their least dimension.
 - (2) Access through a fence enclosing a swimming pool shall be through a self closing gate designed so as to cause the gate to return to a latched position when not in use, and secured by a spring latch which is located on the swimming pool side.
6. A municipal inspection of the pool formwork is required before the concrete is placed. A final inspection is required after the swimming pool, accessory building, and fencing are completed.

B. Spas, Hot Tubs, Whirlpools and Hydromassage Bathtubs

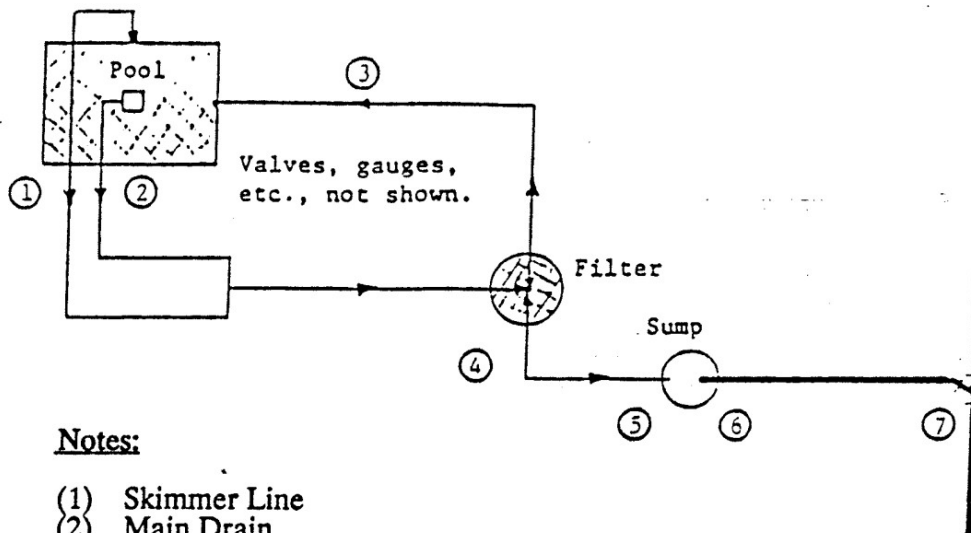
1. The installation and operation of such equipment may induce unanticipated vertical and horizontal forces upon its supports. Unless it is to be placed directly upon independent concrete foundations, duplicated copies of sealed drawings, prepared by a qualified structural engineer or architect showing the supporting structure are to be submitted in application for a building permit prior to the commencement of any work.

2. A letter of supervision of construction and a certificate of completed supervision, submitted by the designer, are also required in such cases.
3. Installations in exterior yard areas may constitute a hazard to young children and others and shall be enclosed by a protective barrier or fence as provided for in the requirements for swimming pools.

C. **Ponds or Reflecting Pools**

1. Ponds or Reflecting Pools having a depth of more than 450 mm (18 inches) shall be enclosed by a protective barrier or fence as provided for in the requirements for swimming pools.

POOL PIPING SCHEMATIC - N.T.S.



Notes:

- (1) Skimmer Line
- (2) Main Drain
- (3) Inlet Line
- (4) Backwash (Drain) Line
- (5) Air Gap Connection
- (6) Sanitary Sump Outlet Pipe
- (7) Connection to Building Drain or Sewer

II. PLUMBING REQUIREMENTS

General requirements for private swimming pools, spas, hot tubs, whirlpools, hydromassage bathtubs.

A. Plumbing

1. Pools, spas, or tubs having potable water supply and/or waste pipe shall be installed under permit and shall be in accordance with the current B.C. Plumbing Code.
2. All swimming pool drain lines shall discharge to a 600 mm diameter sump that is properly connected to a combined or sanitary sewer.
3. The water in a swimming pool shall be separated:
 - a. from any potable water supply by an approved backflow preventer to ensure that the water in the pool system does not flow back into the potable water supply;
 - b. by air gaps from the sewer or drainage system into which it drains; and
 - c. from a wading pool or therapeutic pool recirculation system;
 - d. drainage piping shall be laid at least 450 mm underground and potable water piping at least 600 mm underground;
 - e. inspection and approval by a municipal plumbing inspector is required before potable water or waste water pipes may be concealed.

III. GAS REQUIREMENTS

General requirements for private swimming pools, spas, hot tubs, whirlpools hydromassage bathtubs.

- A. Gas fitting work shall be installed under permit and shall be in accordance with the B.C. Gas Act.

IV. **ELECTRICAL REQUIREMENTS**

General requirements for private swimming pools, spas, hot tubs, whirlpools hydromassage bathtubs.

1. Electrical work shall be installed under permit, in accordance with the Canadian Electrical Code.
2. An electrical inspection and approval is required before any electrical work may be concealed.

**SCHEDULE 10: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

CROSS CONNECTION CONTROL

SCHEDULE 10:

CROSS CONNECTION CONTROL

The purpose of this ordinance is to protect the water supply of the University Endowment Lands from contamination or pollution from potential cross connections; and assure that approved backflow devices are tested annually and upon installation.

The installation or maintenance of any cross connection which would endanger the water supply of the University Endowment Lands is prohibited. Any such cross connection now existing or hereafter installed is hereby declared unlawful and shall be abated immediately.

The control or elimination of cross connections shall be in accordance with the B.C. Plumbing Code. The policies and criteria for determining appropriate levels of protection shall be in accordance with the Accepted Procedure and Practice in Cross Connection Control Manual - Pacific Northwest Section - American Water Works Association, Fourth Edition or any superseding edition.

Water service to any premises shall be contingent upon the customer providing cross connection control in a manner approved by the University Endowment Lands. Backflow devices required to be installed shall be a model approved by the City of Vancouver Water Works Engineer.

Authorized employees of the University Endowment Lands with proper identification shall have free access at reasonable hours of the day, to all parts of a premise or within buildings to which water is supplied. Water service may be refused or terminated to any premise for failure to allow necessary inspections.

**SCHEDULE 11: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

APPLICATIONS PROCEDURES

*(Amended by Ministerial Order M096,
Development Approval Information Area, April 9, 2013)
(Amended by Ministerial Order M97, March 30, 2022)*

SCHEDULE 11: APPLICATIONS PROCEDURES

This Schedule prescribes the information to be provided and the application forms to be used by applicants for:

- Development Permits
- Building Permits
- Plumbing and Oil Installation Permits
- Changes of Land Use District
- Ministerial Appeals

1.0 DEVELOPMENT PERMIT APPLICATIONS

1.1 Application

The applicant shall provide three copies of the application and the application shall include:

- (1) for all except items (c), (d) and (j) in Section 7.1, a fact sheet, sealed by a Registered Architect, or a B.C. Land Surveyor, containing all information required by the Manager.
- (2) preliminary design drawings, sealed by a Registered Architect, or a B.C. Land Surveyor, showing the siting, elevation and form of any proposed structures compared with any existing structures. The scale of any drawings shall be not less than 1:100.
- (3) payment of the non-refundable Development Permit Application fee specified in the UEL Fees Bylaw. (*Amended by Ministerial Order M97, March 30, 2022*)
- (4) A comprehensive landscape plan detailing all planting, fencing and landscape elements.
- (5) A model of the proposed development at a scale of not less than 1:100.

- (6) The Application shall include such other information as the Manager deems necessary to ensure the size, architecture and scope of the project will be clearly evident to the neighbours.
- (7) Where the scope of the project is minor in nature the above requirements may be waived.

1.2 Sign(s)

Upon being notified that the application has been accepted, the applicant shall erect on the lot a notification sign(s) along any road(s) fronting the lot (not including lanes).

2.0 BUILDING PERMIT APPLICATIONS

2.1 The applicant shall provide three copies of the application and the application shall include:

- (1) a fact sheet containing the information required by the Manager. When the application is for buildings and structures or portions thereof not covered by Part 9 of the current edition of the B.C Building Code, the Fact Sheet must carry the seal of a Registered Architect or a Professional Engineer.
- (2) the plans, specifications and calculations listed in British Columbia Building Code.
- (3) payment of the non-refundable Building Permit Application Fee specified in the UEL Fees Bylaw. (*Amended by Ministerial Order M97, March 30, 2022*)

3.0 PLUMBING AND OIL INSTALLATION PERMIT APPLICATIONS:

- 3.1** The applicant shall provide three copies of the application and the application shall include:
- (1) a fact sheet, containing the information required by the Manager.
 - (2) the following plans as appropriate:
 - (a) the plumbing drawings and related documents listed in the British Columbia Plumbing Code.
 - (b) oil-burning equipment installation plans showing the make and the model of the burner, capacity, gauge, and location of storage tank.
 - (3) payment of the applicable non-refundable fees specified in the UEL Fees Bylaw. (*Amended by Ministerial Order M97, March 30, 2022*)

4.0 APPLICATION FOR CHANGE OF LAND USE DISTRICT

4.1 Application Requirements
(*Amended by MO M096, effective April 9, 2013*)

The applicant shall provide three copies of the following information for all change of land use district applications. All units should be in both imperial and metric.

- (1) Completed application form and fee, as specified in the UEL Fees Bylaw. (*Amended by Ministerial Order M97, March 30, 2022*)
- (2) Letter of authorization to act on the property owner's behalf/ in respect of the application, if applicable.
- (3) Information requirements:
 - a) Development statement brief. A written summary of:
 - i. the present and intended uses and density of the lot;
 - ii. rationale for the proposal;
 - iii. evaluation of the potential community and neighbourhood impacts and benefits;

- iv. summary of feedback received from relevant agencies; and
 - v. how the proposal meets the intent of broader community goals or evolving community aspirations, including as set out in the Official Community Plan.
- b) Site Plans - All site plans should include a north arrow, all property lines, surrounding properties, dimensions and closest streets on all sides.
 - c) Context Map - The applicant must submit an area map, context plan, elevation plans, description drawings and/or a model sufficient to illustrate the relationship of the proposal to surrounding developments and streets, including any relevant environmental conditions such as planned tree retention areas or other enhancement proposals.
 - d) Models and/or display boards may be required at the request of the Manager.
- (4) Project Data and Statistics - Information about the project should be included at the request of the Manager. This may include, but is not limited to, the following data and statistics:
- a) Lot area
 - b) Site coverage
 - c) Floor Space Ratio detailing exemptions where applicable
 - d) Floor space by land use
 - e) Project unit count
 - f) Building height in storeys and dimensions
 - g) All yards
 - h) Useable open space calculations, including private open space and common open space areas, but excluding surface parking areas

- i) Proposed park land
- j) Proposed road and/or street works and intersection improvements and any relevant emergency access provisions
- k) Identification of all watercourses and riparian areas and required setback areas
- l) Servicing plans, such as stormwater, water and sewer, and other servicing requirements, such as fire hydrants and street lighting
- m) Geotechnical analysis
- n) Completed site profile, pursuant to the *Contaminated Sites Regulation* under the *Environmental Management Act*
- o) Building schemes
- p) Landscape plan
- q) Floor plans
- r) Typical cross sections of all buildings
- s) Phasing plan

A land use amendment application shall not be deemed complete until all information required under this schedule has been provided to the Manager and is prepared by a qualified professional acceptable to the Manager.

4.2 Application Review Procedure

Before deciding to approve or reject the application, the Minister:

- (1) will refer the application to the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)* and the *Community Advisory Council (Amended by MO 2008005, effective February 1,*

2008) for comments, and

- (2) may conduct a public meeting for the purpose of allowing residents to comment on the proposed change.

5.0 APPLICATION FOR APPEAL TO MINISTER

5.1 The applicant shall provide three copies of the application and the application shall include:

- (1) the name, address and telephone number of the appellant.
- (2) the street address of the property or properties involved in the appeal.
- (3) a concise written statement describing the grounds for the appeal and any pertinent facts.
- (4) a statement of the action requested of the Minister.

**SCHEDULE 12: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

STANDARDS OF MAINTENANCE

SCHEDULE 12:
STANDARDS OF MAINTENANCE

Application

1. The provisions of this schedule apply to all property and all buildings within the University Endowment Lands, and unless otherwise specified, the owner of said property and/or buildings shall be responsible for carrying out the work or having the work carried out in accordance with the requirements of this schedule.

Maintenance of Land

2. All property shall be kept clean and free from rubbish or debris, objects and materials, except for materials for immediate use in the construction, alteration or repair of a building on the land.
3. All land shall:
 - (a) be kept in a neat and tidy condition.
 - (b) lawns and gardens are to be kept clear of weeds.
 - (c) lawns are to be mowed on a regular basis so as to keep grass height from exceeding 10 cm (4 inches).
4. No vehicle, trailer, boat or mechanical equipment which is in a wrecked or dismantled condition shall be parked, stored or left on any land.

Fences

5. Fences and enclosures shall be kept:
 - (a) in good repair.
 - (b) weather resistant.

- (c) free from accident hazards, and
 - (d) free from posters, signs, notices, advertising material, words, pictures or drawings, or other defacement.
6. Nothing contained in Section 5 shall be deemed to prevent the lawful use of signs, notices or advertising material for the normal purpose of any lawful business conducted at the property.

Fire Escapes, Stairs, Balconies and Porches

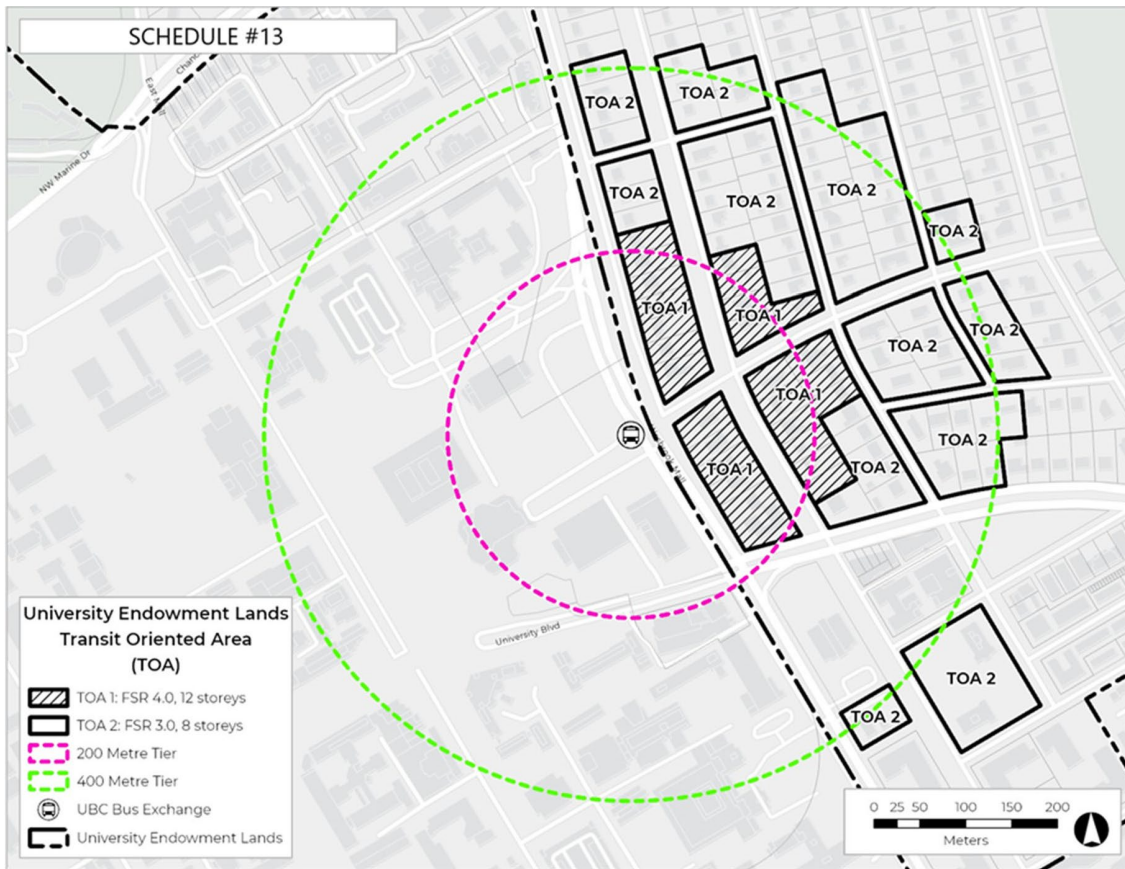
7. Fire escapes, stairways, balconies or porches and landings in, on or appurtenant to a building shall be maintained:
- (a) in a safe and clean condition.
 - (b) in good repair, and
 - (c) free from
 - (i) rust,
 - (ii) holes,
 - (iii) cracks,
 - (iv) excessive wear and warping, and
 - (v) hazardous obstructions.

Enforcement

8. The Manager may issue an order to the owner of a building or property directing that the building or property be brought into compliance with a provision of this schedule and set a time limit for such order.
9. Where remedial action is not taken within the specified time limit the owner commits an offence against this schedule.

**SCHEDULE 13: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE, BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

SCHEDULE TO PROVIDE FOR A TRANSIT ORIENTED AREA



**SCHEDULE 14: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

**SCHEDULE TO PROVIDE FOR
THE CONTROL OF ANIMALS
*(Amended by Ministerial Order
M97, March 30, 2022)***

SCHEDULE 14:

A SCHEDULE TO PROVIDE FOR THE CONTROL OF ANIMALS

Definitions

1. In this Schedule,

"OCCUPIER", in respect of real property, means having an interest to the extent of being qualified to maintain an action for trespass;

"OWNER", in respect of a dog, includes possessor or harbourer;

"POUNDKEEPER", means the British Columbia Society for the Prevention of Cruelty to Animals, and includes an employee or other agent of the Society;

"RUN AT LARGE", means being elsewhere than on the premises of a person owning or having the custody, care, or control of any dog, and not being on a leash and under the immediate charge and control of a responsible and competent person.

"STREET", includes a highway, road, roadway, public sidewalk or walkway, boulevard, lane or alley.

"VICIOUS DOG", means:

- (a) a dog that has without provocation bitten or attacked a person or domestic animal either on public or private property;
- (b) a dog that has in a menacing or terrorizing manner approached any person in an apparent attitude of attack upon a street or other public place;
- (c) a dog owned or harboured primarily or in part for the purpose of dog fighting,

or a dog trained for dog fighting; or

- (d) a dog with a known propensity, tendency or disposition to attack without provocation other domestic animals or humans.

Control and Licensing

2. Every person who is the owner of a dog over the age of 3 months is required to procure an annual licence for their dog. These licence fees are due and payable on January 1 of each year or, when a person becomes the owner of a dog over the age of 3 months. After January 1, the fees are due and payable during the month the person becomes the owner of such dog. If a licence fee owing is not paid within 30 days of the date it becomes due and payable, a penalty is added. The fees are specified in the UEL Fees Bylaw and the penalties are specified in Schedule 2. (*Amended by Ministerial Order M97, March 30, 2022*)
3. Every licence issued under this Bylaw shall be accompanied by a tag.
4. Every dog owner shall provide their dog with collar to which they shall affix the tag and the owner shall ensure that the collar and tag are worn by their dog at all times when the dog is not on the premises of the owner.
5. Tags and licences issued under this Bylaw are not transferrable from one dog to another and no dog owner shall be entitled to a refund on any paid up dog licence fee.
6. No person shall keep or harbour more than two (2) dogs over the age of four months on any one premise owned or occupied by them. PROVIDED, however, that person who at the date of adoption of this Bylaw holds a valid and subsisting licences, for three dogs may, subject to payment of the annual licence fee, keep each of the dogs so licensed without offending against this Bylaw for as long as the dog remains alive, but such person shall become subject to the limitation set out herein on the number of dogs

permitted to be kept or harboured on any one premise within the University Endowment Lands upon applying for a licence for a dog other than one for which they had obtained a valid licence.

7. Dogs are not allowed to run at large in the University Endowment Lands. Any dog running at large may be impounded. The impounding fees and conditions of retention are those set forth in the appendix to this schedule.
8. No owner shall permit:
 - (a) a dog to defecate in or upon:
 - (i) a street, public beach, park, public school ground, boulevard or any other public place; or
 - (ii) private property other than property owned or occupied by the dog owner.
 - (b) subsection (a) does not apply to a blind person accompanied by a guide dog.
 - (c) notwithstanding section 8(a) (ii) an owner does not commit an offence if the owner or person having charge of the dog immediately removes the excrement from the private property.
9. No person who has removed animal excrement shall deposit the same on any public or any private property other than that owned or occupied by them.
10. No person shall keep or harbour within the University Endowment Lands any vicious or habitually noisy dog.
11. Every occupier of premises where any dog is kept or found and every person wheresoever encountered, having at that time the apparent custody of a dog, shall forthwith, upon demand made by the Poundkeeper or peace officer, truthfully and fully supply the following information:
 - (a) the name of such person;

- (b) the number of dogs owned or kept by them, their breed, sex and general description;
- (c) the place where such dogs are kept; and
- (d) whether the dogs are currently licensed.

Miscellaneous

- 12. No horses, cattle, swine, goats, sheep or fowl shall be kept or be permitted to be kept on any lot, or in any building therein, within the University Endowment Lands.
- 13. The breeding of domestic animals or pets for commercial purposes shall not be permitted within the University Endowment Lands.

Penalty

- 14. A person who contravenes this Schedule by doing an act that it forbids, or by omitting to do an act that it requires to be done, commits an offence and is liable, upon summary conviction, to a fine of not less than \$50.00, exclusive of costs.

**SCHEDULE 15: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

SPRINKLING REGULATIONS

Adopted July 9, 1999

**Jenny W.C. Kwan Minister,
Municipal Affairs**

SCHEDULE 15:

SPRINKLING REGULATIONS

1. Definitions

In this schedule,

- (a) “GVWD” means Greater Vancouver Water District;
- (b) “Newspaper” means a publication or local periodical that:
 - (i) contains items of news and advertising, and
 - (ii) is distributed at least weekly in the University Endowment Lands (UEL);
- (c) “Sprinkle or sprinkling” means the application or distribution of water on lawns or boulevards by sprinkling or spraying but does not include the method known as “drip irrigation”;
- (d) “UEL” means the University Endowment Lands;
- (e) “Water” means water supplied by the province;
- (f) “WSRP” means the Water Shortage Response Plan prepared by the GVWD, a copy of which is available for viewing at the office of the Commissioner of GVWD at 4330 Kingsway, Burnaby, British Columbia, V5H 4G8, or at the office of the UEL at 5495 Chancellor Boulevard, Vancouver, B.C., V6T 1E2.

2. Prohibition

- 2.1 Between the last Saturday of May and September 30 in each year no person shall sprinkle or allow sprinkling except in compliance with the provisions of this bylaw.

3. Sprinkling Restrictions

- 3.1 If the Commissioner of the GVWD advises the manager in writing that in accordance with the WSRP a reduction in water use is necessary requiring Stage II restrictions under the WSRP, no person shall sprinkle or allow sprinkling except at premises:

- (a) with even numbered civic addresses on Wednesdays and Saturdays between the hours of 4:00 a.m. and 9:00 a.m. and between the hours of 7:00 p.m. and 10:00 p.m.; and
- (b) with odd numbered civic address on Thursdays and Sundays between the hours of 4:00 a.m. and 9:00 a.m. and between the hours of 7:00 p.m. and 10:00 p.m.

3.2 If the Commissioner of the GVWD advises the Manager in writing that in accordance with the WSRP a reduction in water use is necessary requiring Stage III restrictions under the WSRP, no person shall:

- (a) sprinkle or allow sprinkling except at premises:
 - (i) with even numbered civic addresses on Wednesdays between the hours of 4:00 a.m. and 9:00 a.m. and between the hours of 7:00 p.m. and 10:00 p.m.; and
 - (ii) with odd numbered civic addresses on Thursdays between the hours of 4:00 a.m. and 9:00 a.m. and between the hours of 7:00 p.m. and 10:00 p.m.
- (b) utilize a hose to wash down or hose sidewalks or driveways or other outdoor surfaces at any time;
- (c) wash motor vehicles with a hose unless the hose is equipped with a shut off device that is spring loaded and operates by using hand pressure.

3.3 If the Commissioner of the GVWD advises the Manager in writing that in accordance with the WSRP a reduction in water use is necessary requiring Stage IV restrictions under the WSRP, no person shall:

- (a) sprinkle or allow sprinkling at any time;
- (b) utilize a hose to wash down or hose sidewalks or driveways or other outdoor surfaces at any time;
- (c) at any time water or spray any trees, shrubs, flowers or vegetables (except for large gardens forming part of apartment, townhouses or other multi-dwelling premises and commercial buildings where hand watering is impractical) or wash motor vehicles with a hose unless such spraying, watering or washing is done by way of a hand held container or hose equipped with a shut of

device that is spring loaded and operates by using hand pressure.

- 3.4 The provisions of Sections 3.1 to 3.3 inclusive do not apply to a person who has a valid and subsisting permit issued under section 5.1 or to the class of water users exempted in Section 6.1, and the provisions of paragraphs 3.2(b) and 3.3(b) do not apply to outdoor areas which may be required by law to be cleaned so as to comply with health or safety standards.

4. Notice

- 4.1 Sufficient notice of the restrictions set out in Section 3 of this bylaw or in any change or revocation thereof shall be deemed to have been given by an announcement made on behalf of the province through a radio or television station broadcasting in the area of the UEL or by one publication in a newspaper not less than 72 hours prior to the commencement, change or revocation of the restrictions.

5. Permits

- 5.1 A person who has installed a new lawn, either by placing sod or turf or by seeding, or who has installed new landscaping of a substantial part of the outdoor portion of a premise may apply to the Manager for a permit which will entitle the permittee to sprinkle at any time during the currency of the permit.
- 5.2 The Manager shall issue a permit to an applicant pursuant to Section 5.1.
- 5.3 A permit issued under Section 5.1 shall be valid for a period of 30 days after the date of its issue and shall be conspicuously displayed at the premises for which it was issued.
- 5.4 After the expiration of a permit issued under Section 5.1 a person may apply for and may obtain subsequent permits under Section 5.1.

6. Exemptions

- 6.1 The provisions of Sections 3.1 to 3.3 inclusive shall not apply to the following class of water users which rely upon the steady supply and use of water:
- (a) nurseries;
 - (b) golf courses and pitch-and-putt courses.

**SCHEDULE 16: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

**STRATA TITLE AND COOPERATIVE
CONVERSION**
(Amended By Ministerial Order M97, March 30, 2022)

Adopted July 9, 1999

**Jenny W.C. Kwan Minister,
Municipal Affairs**

SCHEDULE 16:

STRATA TITLE AND COOPERATIVE CONVERSION GUIDELINES

A. Application

This Schedule outlines factors which the Manager will take into consideration in reviewing an Application for converting a previously occupied building to strata title or cooperative ownership.

Under *Section 11* of the *University Endowment Land Act* the Minister has appointed the Manager of the University Endowment Lands as the approving authority under *Section 9* of the *Condominium Act* or *Section 61(7)(a)* of the *Real Estate Act* for the conversion of previously occupied buildings into strata or cooperative units.

B. Statutory Provisions

With respect to strata title conversions the *Condominium Act* requires that the Manager shall consider in making its decision:

- (a) the priority of rental accommodation over privately owned housing in the area;
- (b) the proposals of the owner/developer for the relocation of persons occupying the building;
- (c) the life expectancy of the building; and
- (d) projected major increases in maintenance costs due to the condition of the building.

The Manager may also consider any other matters that, in its opinion, are relevant.

C. Guidelines

1. For the Manager to give favourable consideration to an Application for converting a previously occupied building to strata title or cooperative ownership:
 - (a) at least two-thirds (2/3) of the households occupying the building must have given their written consent to the conversion; on a form provided by the Manager; and

- (b) the interests of all tenants must have been adequately respected in the conversion process.
- 2. The Manager may refuse an Application, where in the Manager's opinion, there appears to be an intent to circumvent these guidelines, or the interests of the rental tenants were not adequately respected in the change of occupancy.
- 3. The Manager may refer the Application to the ***Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)*** for their recommendation where the Manager desires a broader range of community input.
- 4. The Manager may approve an Application, refuse it, or refuse to approve it until conditions imposed by the Manager are met.
- 5. Conditions imposed by the Manager must be fulfilled within one year from the date of the approval in principal. Thereafter a new Application shall be required to be submitted to the Manager.
- 6. The Manager's decision on any Application is final and where an application is refused, no similar Application will be considered until one year from the date of the Manager's refusal.

D. Application Procedure

- 1. An application for approval of a strata conversion shall be made to:

Manager
University Endowment Lands 5495
Chancellor Boulevard Vancouver, B.C.
V6T 1E2
- 2. An application shall be accompanied by the following:
 - (a) site plans of the proposed strata plan for the building showing the various strata lots, common property, limited common property and onsite parking.
 - (b) a report from a professional engineer or architect registered in British Columbia addressed to the Manager
 - (c) advising as to:
 - (i) the work required to be done to the building so that it would substantially

comply with the Building Code of British Columbia, as amended from time to time, and with any other Bylaws that apply to the building and;

- (ii) the approximate life expectancy of the building following completion of the work referred to in paragraph 2(b)(i).
- (d) a letter setting forth the name and mailing address for each person occupying a suite within the building, together with the proposals by the owner developer for the relocation of persons who may be affected by the proposed conversion.
- (e) a notarized declaration stating:
- (i) that each person occupying the building has been given written notice of the intent to convert the building into strata lots under the ***Condominium Act*** or cooperative units under the ***Real Estate Act*** together with the date of notice;
 - (ii) the number of units occupied on the date of the notice;
 - (iii) that the notice has been posted in conspicuous places in the building, advising of the intent to convert the building into strata lots under the ***Condominium Act*** or cooperative units under the ***Real Estate Act***; and
 - (iv) that each person occupying a unit in the building has been provided with prospective sales prices, example management fees and a copy of the declaration of the building quality outlined in (b).
- (f) the required fees specified in the UEL Fees Bylaw. (***Amended by Ministerial Order M97, March 30, 2022***)
3. Upon receipt of an Application, the Manager shall:
- (a) refer it to the Building Inspector and Fire Prevention Office and in so doing shall request their advice in connections with the building with respect to:
 - (i) zoning;
 - (ii) safety, fire hazard and sanitary conditions;
 - (iii) off street parking and loading provisions;
 - (iv) minimum dwelling unit and room sizes; and
 - (v) such other matters as they deem pertinent.
4. (a) After reviewing the Application and other relevant information the Manager may:

(i) refer the Application to *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)* for their comments and recommendation;

(ii) convene a meeting of those affected providing:

- a notice of such meeting has been posted in a conspicuous place in the lobby of the building;
- at least 14 days notice of such meeting is given by registered mail to the occupants of the suites shown on the list referred to in paragraph 2 (c);
- the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)* has been notified and requested to attend the meeting.

(b) The Manager shall not approve an Application unless the applicant has provided satisfactory evidence that:

- (i) each tenant within the building will be given a right of first refusal to purchase the suite in which they resides;
- (ii) the tenants within the building who do not purchase the suites in which they reside shall be given a right of first refusal to purchase those suites within the building which are not purchased pursuant to the rights of first refusal referred to in paragraph 4(b)(i);
- (iii) each tenant within the building who does not purchase a suite pursuant to 4(b)(i) or 4(b)(ii) shall be entitled to remain in their suite for up to six months after the strata plan for the building has been registered in the Land Title Office, at the same rent as the tenant was being charged at the time the application was made.

5. In making a decision on the application, the Manager shall consider:

- (i) the priority of rental accommodation over privately owned housing in the area;
- (ii) the proposals of the owner developer for the relocation of persons occupying the building;
- (iii) the life expectancy of the building; and
- (iv) projected major increases in maintenance costs due to the condition of the building; and may consider such other matters that, in the Manager's opinion, are relevant.

(b) The Manager may refuse to approve the Application or refuse to approve the Application

until terms and conditions imposed by them are met and the Managers decision shall be final.

- (c) The Manager may approve the application subject to:
 - (i) the building renovated so that it substantially complies with the British Columbia Building Code, as amended from time to time;
 - (ii) the building being insubstantial compliance with any other Bylaws that apply to it;
 - (iii) the renovations contemplated in paragraph 5(c)(i) being completed to the satisfaction of the Manager; and
 - (iv) such other matters as deemed relevant.
 - (d) Once the conditions to the approval referred to in paragraph 5(c) have been fulfilled to the satisfaction of the Manager, the Manager shall issue a certificate in respect to the approved conversion application in accordance with the *Condominium Act or the Real Estate Act*.
6. The Manager, upon the recommendation of the *Advisory Design Panel (Amended by MO 2008005, effective February 1, 2008)* may waive any of the foregoing guidelines if the Manager is of the view that they are not applicable to a particular strata title or cooperative conversion Application.

**SCHEDULE 17: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

ADAPTABLE HOUSING STANDARDS

(Added by Ministerial Order M453 November 16, 2016)

SCHEDULE 17

ADAPTABLE HOUSING STANDARDS

1.0 Adaptable dwelling units shall be built in accordance with the following standards:

AREA	MINIMUM DESIGN STANDARD
Building Access	<ul style="list-style-type: none"> • Outside stairs have maximum contrast on nosing of each stair • Curb cuts have tactile and visual cues • Unobstructed access to main entrance • Unobstructed internal access from parking levels with accessible parking spaces (610 mm clear wall space adjacent to door latch) and unobstructed access garbage and recycling receptacles • No stairs within building circulation including corridors on residential levels • Accessible storage lockers for each unit • Canopy over main building entrances (915 mm) and enter-phone • Automatic door opener for at least one entry door and doors from each parking level with disability parking • Accessible building enter-phone, call buttons and, where provided, suite door bells • Corridors minimum 1,220 mm wide (except for service access areas) • 1,520 mm turning radius inside and outside entry corridor of each unit and in front of accessible mailboxes • Easy to read building address numbers (min. 100 mm high in contrasting colours) • Lighting levels to a minimum of 100 lux outside and inside main building entries and suite entries • No polished finish on building entry flooring, slip resistant floors and colour contrasting at exits • Excepting pocket doors, sliding doors, and doors with openers, lever door handles are required • Signage in common areas have well contrasting colours • Elevator buttons have strong contrast
Doorways	<ul style="list-style-type: none"> • 915 mm building and suite entry doors

	<ul style="list-style-type: none"> • Flush thresholds throughout the building (max 13 mm height) • Provide wiring for automatic door opener for suite entry doors • 610 mm clear wall space adjacent to door latches where door swings towards user (pocket doors acceptable for bathrooms and bedrooms) • Minimum one bathroom, one bedroom, and storage room doors 860 mm opening • Adjustable door closers to reduce force to open door to maximum 22N (5 lbs) • Door handle at 1000 mm above the floor with deadbolts placed immediately above or below
Bathroom	<ul style="list-style-type: none"> • Toilet located adjacent to wall (min. 915 mm length) • Provide turning radius within bathroom • 915 mm clearance along full length of tub • Tub control valve placed at outer edge of tub with tub spout remaining in central position • Accessible storage • Solid blocking provided in walls of tub/shower/toilet areas and behind towel bars • Pressure balanced tub/shower valves • Water supply and drain to allow for 100 mm drop in vanity height • Provision for vanity sink removal • Adjustable shower head height or hand held shower head on adjustable bracket
Kitchen	<ul style="list-style-type: none"> • Continuous counter between sink and stove • Task lighting of at least 100 lux level at sink, stove and work areas • Pull out work boards at 810 mm height • Lever handle faucets and cabinet handles which can be easily used with an open hand • Adjustable shelves in all cabinets
Electrical	<ul style="list-style-type: none"> • Electrical, cable, telephone outlets not lower than 450 mm above floor • Switches, controls, thermostats and the highest breaker in the suite panel, to be installed no higher than 1170 mm above floor • A duplex outlet is required within 200 mm of telephone jack

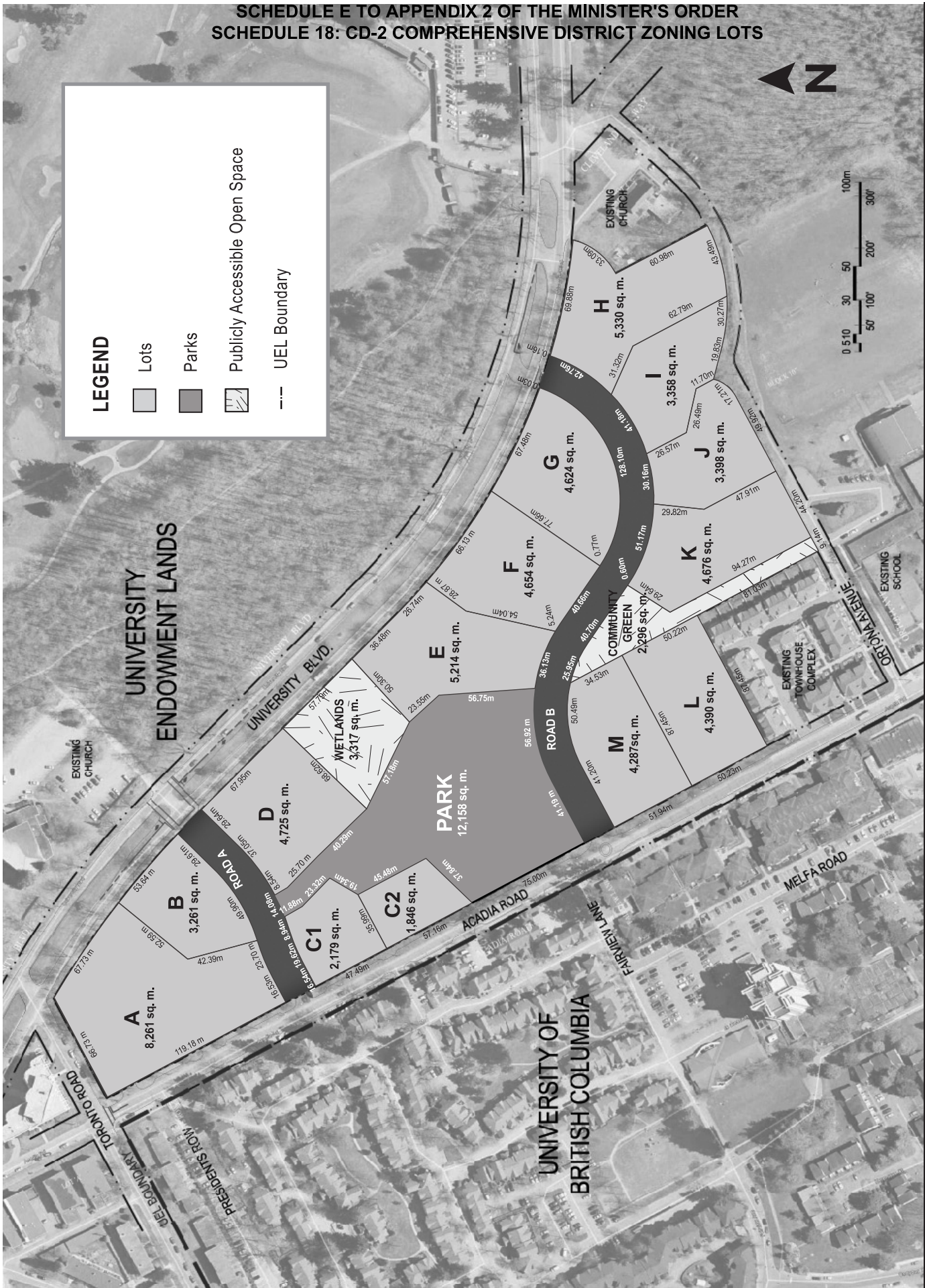
	<ul style="list-style-type: none"> • Wiring for visual alarm system in living room and minimum one bedroom • Rocker switches • Living room - one switched electrical outlet • Bedrooms - three way switched outlet at bed area and doorway, light fixture in or adjacent to closet, telephone jack • Lighting in all storage areas
Patios and Balconies	<ul style="list-style-type: none"> • Minimum one door 860 mm opening • Minimum one doorsill with maximum 13 mm threshold • Minimum 1520 mm turning radius on patio • Outdoor light fixture and electrical outlet provided
Windows	<ul style="list-style-type: none"> • Opening mechanism maximum 1168 mm above floor and is easily grasped and operated for opening and locking • Provide minimum 1800 mm horizontal windows in living room, dining room and minimum one bedroom where sills are not more than 750 mm above the floor
Amenity Rooms	<ul style="list-style-type: none"> • Carpet and drapes provided to absorb sound and decrease echoes
Unit Flooring	<ul style="list-style-type: none"> • Non slip flooring in kitchen and minimum of one bathroom • High density low level loop carpet and underlay maximum 13 mm height

**SCHEDULE 18: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

CD-2 COMPREHENSIVE DISTRICT ZONING LOTS

(Added by Ministerial Order M453 November 16, 2016)

SCHEDULE E TO APPENDIX 2 OF THE MINISTER'S ORDER
 SCHEDULE 18: CD-2 COMPREHENSIVE DISTRICT ZONING LOTS



LEGEND

- Lots
- Parks
- Publicly Accessible Open Space
- UEL Boundary

SCHEDULE E | SCHEDULE 18: CD-2: COMPREHENSIVE DISTRICT ZONING LOTS

**SCHEDULE 19: PURSUANT TO UNIVERSITY
ENDOWMENT LANDS
LAND USE, BUILDING
AND COMMUNITY
ADMINISTRATION
BYLAW**

RENTAL PROTECTION

(Added by Ministerial Order M164 April 6, 2021)

SCHEDULE 19: RENTAL PROTECTION

1.0 Purpose

- 1.1. To protect the existing supply and encourage the development of new market rental housing in the Area D Neighbourhood Plan Area of the University Endowment Lands (UEL).

2.0 Application

- 2.1 This applies to all applications for redevelopment or major renovations to existing purpose-built and/or market rental units located within a multiple dwelling building that result in the permanent relocation of tenants. The Comprehensive Development Two (CD-2) Land Use District is exempt from the application of this Schedule.

3.0 Definitions

- 3.1 **Affordable Rental Rate:** means a rate that allows for the lower of 30% of a household's before-tax income to be spent on housing, or the rate that BC Housing defines as "affordable", and is within the means of a moderate income working household having a Household Annual Income within the income limit ranges published annually as "HILS" for Vancouver.
- 3.2 **Household Annual Income:** means the sum of all taxable incomes of persons forming a household, being the amount identified as taxable income on the most recent income tax return (line 260 of the income tax T1 General Form), of all the individuals 15 years and older that reside together in that Household.
- 3.3 **HILS:** means Housing Income Limits for Vancouver currently published annually by the British Columbia Housing Management Commission ("BC Housing") setting out the ranges of incomes for moderate income working households necessary to qualify to rent affordable housing.

4.0 Requirements

Applicants seeking a rezoning and/or permit application(s) for redevelopment or major renovations resulting in the permanent relocation of tenants in existing residential rental units will include in their application submission package the following items:

- 4.1 Current Occupancy Summary

The Current Occupancy Summary must provide details on the rental units within the existing development, including:

- (a) The total number of units;
- (b) The size of each unit and number of bedrooms;
- (c) The rental rate for each unit;
- (d) The existing vacancy / occupancy rates of the development;
- (e) The start and end of tenancy for each existing tenant;
- (f) The type of tenancy for each existing tenant (fixed-term or monthly);
- (g) Any mobility limitations or accessibility needs that the existing tenants choose to disclose;
- (h) The number of pet-friendly units; and
- (i) Any special requests that need to be accommodated.

4.2 Rental Protection Plan

The Rental Protection Plan must provide details on how the following items will be addressed:

- (a) Replacement of rental housing units at a minimum ratio of 1:1 or 20% of the total number of proposed housing units, whichever is greater;
- (b) The replacement units must at a minimum have the same number of bedrooms or more as the units in the existing development;
- (c) The new development must have the same number of ground-oriented units as what is provided in the existing development, if applicable;
- (d) The replacement units must be located on the same property as the existing development; and
- (e) Security of affordable replacement rental units through application of a Housing Agreement. The replacement units must have affordable rental rates.

4.3 Tenant Relocation Plan

The Tenant Relocation Plan must designate a Tenant Relocation Coordinator: an individual that will facilitate communications with tenants and implement the actions

outlined in the plan. The applicant must provide the UEL with regular status updates that demonstrate how the plan is being implemented.

The Tenant Relocation Plan must outline details pertaining to how the Tenant Relocation Coordinator will implement the following:

- (a) Written notification to tenants of the existing development that their tenancy will terminate on the specified date no sooner than four months from the date of the notice, or the period outlined in section 49(2)(b) of the Residential Tenancy Act, whichever is greater.
- (b) Financial compensation of at least three months' rent to each tenant to assist in securing alternate accommodations, or the amount outlined in section 51 of the Residential Tenancy Act, whichever is greater, as well as compensation for moving expenses.
- (c) Arrangements for moving shall be made by the Tenant Relocation Coordinator, unless otherwise requested by the tenant.
- (d) Assistance to tenants in finding a minimum of 3 options of comparable units in the Vancouver area (UEL, City of Vancouver, UBC), unless otherwise agreed to by the tenant. Tenants that do not want to be provided with assistance shall provide written notice to the Tenant Relocation Coordinator. Options must:
 - (i) Have affordable rental rates, unless agreed to by the tenant.
 - (ii) Be considerate of the tenant's needs and requirements, including household size, accessibility, etc.
 - (iii) Provision of right of first refusal for tenants to move into a replacement unit that has the same number of bedrooms as the unit the tenant formerly rented, unless otherwise requested by the tenant. Replacement unit rents offered to displaced tenants must have affordable rental rates

**APPENDIX 1: PURSUANT TO UNIVERSITY ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

**DESIGN GUIDELINES FOR AREA D NEIGHBOURHOOD OF THE
UNIVERSITY ENDOWMENT LANDS**

(Added by Ministerial Order M164 April 6, 2021)

1.0 INTRODUCTION TO THE DESIGN GUIDELINES APPLICABLE TO ALL LAND USE DISTRICTS IN THE AREA D NEIGHBOURHOOD PLAN AREA

1.1. Purpose

The purpose of these guidelines is to ensure that any new development within the Area D Neighbourhood Plan Area is consistent with the intent and objectives of the Area D Neighbourhood Plan. The guidelines support the creation of a socially, culturally, economically, and environmentally sustainable neighbourhood through the encouragement of high-quality architectural building and site design. In addition, they ensure that any new development is complementary to the existing neighbourhood character and surrounding area.

1.2. Applicability

These guidelines apply to any new development occurring within the boundaries of the Area D Neighbourhood Plan Area. Area D is bounded by University Boulevard to the north and east, Wesbrook Mall to the west, and Agronomy Road, Toronto Road, and Ortona Road to the south.



1.3. Implementation

The guidelines are divided into sections by subject area. It is important to note that there may be different ways to implement each guideline – the integral component is that the intent of each guideline has been met.

Applications submitted for Development Permits must demonstrate in their proposal how the guidelines have been integrated into the proposed development. UEL staff will review applications

against the guidelines and may seek revisions to the original proposal to ensure compliance.

2.0 GUIDELINES FOR NEW DEVELOPMENT

2.1 Ground Floor Commercial

Intent:

To ensure that the Area D neighbourhood provides adequate opportunities for its residents to work and shop locally.

Guidelines:

- 2.1.1. Ground floor uses fronting the street should be commercial in nature where permitted.
- 2.1.2. Retail ground floor commercial uses are encouraged for commercial and mixed-use developments to offer convenient neighbourhood shopping.
- 2.1.3. Ensure that ground floor commercial uses have narrow frontages, and when abutting other ground floor commercial uses, are in a continuous pattern along streets.

2.2. Off-Street Parking

Intent:

To ensure that parking does not dominate site design or negatively impact the aesthetic of the neighbourhood.

Guidelines:

- 2.2.1. Provide parking for residents and visitors underground where possible. In all other cases, surface parking shall be provided to the rear of buildings.
- 2.2.2. Access to all parking areas shall be provided via a lane or adjacent street.

2.3. Off-Street Loading Intent:

To ensure that off-street loading is incorporated into site design in a manner that is sensitive to the function of the site and surrounding uses.

Guidelines:

- 2.3.1. Ensure that off-street loading areas are designed in a manner that does not cause vehicles to back out onto road.
- 2.3.2. Provide downcast lighting fixtures that will not create glare issues on streets located adjacent to loading areas or surrounding premises.
- 2.3.3. Locate off-street loading areas to the rear of buildings where possible.
- 2.3.4. Surface off-street loading areas with pavers or permeable pavers where possible. Ensure that the area is appropriately graded to enhance on-site drainage.

2.4. Solid Waste Facilities

Intent:

To ensure that solid waste facilities do not negatively impact the principal uses of the site or surrounding area by providing their essential service in a design- focussed manner.

Guidelines:

- 2.4.1. 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 residual garbage.
- 2.4.2. Waste storage spaces must be properly ventilated, enclosed behind operable doors, and equipped for full sanitary management.

2.5. Shadows Intent:

To ensure that new development does not adversely impact shadowing on recognized public open space and commercial areas to ensure that these spaces have solar access when people are typically more active.

Guidelines:

- 2.5.1. Minimize the impacts of shadows on adjacent parks, public and private open spaces, priority pedestrian facilities (e.g. sidewalks, multi-use pathways), and commercial developments. The Manager may require a shadow impact study for new developments in some instances.

2.6. Crime Prevention Through Environmental Design

Intent:

To use Crime Prevention Through Environmental Design (CPTED) principles and strategies to improve the planning, design, and structure of private developments and public spaces for community safety.

Guidelines:

- 2.6.1. Design building lobbies and entrances so that they are visible from the street.
- 2.6.2. Minimize the number of formal access points to a building.
- 2.6.3. Provide lighting on the face of all commercial buildings and at main entrances to residential buildings or the residential portion of a mixed-use development.
- 2.6.4. For buildings where a mix of public and private parking is provided, physically secure the private parking area (e.g. keyed entry gate).
- 2.6.5. Discourage open exit stairwells from underground parking facilities.
- 2.6.6. Ensure that visibility into stairwells and elevator lobbies is maximized through the use of glassed stairwells, elevators, and open ramping systems.
- 2.6.7. Avoid blind corners and recessed entries to buildings and parking facilities.
- 2.6.8. Paint walls and ceilings of parking facilities white to enhance light.
- 2.6.9. Avoid hidden spaces or alcoves in parking facilities to maximize visibility.
- 2.6.10. Provide adequate lighting in parking facilities to enhance security and eliminate the creation of dark corners.
- 2.6.11. Design ground-level floors of parking facilities to be open for visibility but secured from open access using wire mesh, stretch cable, or similar material.

- 2.6.12. Reduce opportunities for shadows to occur from nighttime lighting.
- 2.6.13. Encourage the use of signage, colours, hard and soft landscaping forms, public art, lighting, community gardens, pathways, seating, and fountains to generate pedestrian activity and reinforce the “eyes on the street” concept.
- 2.6.14. Provide discrete lighting along paths and sidewalks on public and private lands.
- 2.6.15. Design any fences, hedges, screening, terracing and walls situated adjacent to the sidewalk in a manner that promotes casual neighbourhood surveillance and provides views into the building from the sidewalk, without sacrificing privacy.
- 2.6.16. When buildings abut a street, sidewalk, or other public area, ensure that windows and doors on the abutting building face are visible.

2.7. Bird Friendly Design

Intent:

To support the design and implementation of a bird friendly environment throughout Area D. By enhancing bird habitat on public and private lands, Area D can continue to be a safe place for birds while a greener, more livable city is created for people.

The focus of the guidelines is on any newly created landscaped spaces and building design. Following bird-friendly design principles for new buildings can help reduce the risk of collisions.

Guidelines for Landscaping:

- 2.7.1. Establish habitat features like mature trees, native fruit bearing shrubs and freshwater ponds and wetlands throughout the urban landscape.
- 2.7.2. Use street and park trees to create a continuous forest canopy for birds.
- 2.7.3. Prioritize greening along quiet streets with low traffic volumes and speeds, and avoid planting shrubs adjacent to high volume thoroughfares, due to the risk of increasing bird mortality resulting from vehicle collisions.
- 2.7.4. Incorporate a mix of habitat types including: coniferous forest, deciduous/mixed forest, shrubland, and meadow.

- 2.7.5. Increase vertical vegetation structures by creating layers: ground cover, shrub, understory and canopy layers. Tall shrubs and sub canopy trees are particularly important.
- 2.7.6. Conserve large trees and shrubs where space permits.
- 2.7.7. Plant shade-tolerant native ground cover and shrub plants to increase foraging and nesting opportunities for birds.
- 2.7.8. Plant native ground cover and shrub plants at the base of isolated trees to create islands of layered vegetation.
- 2.7.9. Use a diversity of native plants that are appropriate for the soil and site-specific conditions.
- 2.7.10. Select a mix of native plants that provide a variety of foraging options for birds, including seeds, fruit, nuts and nectar. Incorporate plants with persistent fruits and plants that hold their fruit into the winter, for example, Pacific Crab apple, Evergreen Huckleberry and Highbush Cranberry.
- 2.7.11. Incorporate plants that attract insects for birds to feed on, for example, Red Alder, Pacific Willow and Scouler's Willow.
- 2.7.12. Incorporate plants with early flowering to ensure a reliable supply of nectar when migratory hummingbirds arrive in spring, for example, Salmonberry, Flowering Currant and Oregon Grape.
- 2.7.13. Reduce light pollution. Install outdoor lighting only where it is necessary, for example along trails and streets. Use International Dark-Sky Association Approved lighting fixtures for outdoor applications.
- 2.7.14. Interior Lobby greenery should be located well away from exterior windows.
- 2.7.15. New landscaping that may be attractive to birds should be located far enough from the building to reduce reflections in its glazed surfaces. Alternately, trees and shrubs can be planted close to a building façade if they are sufficiently close to the building— within a metre—that their reflections will be obscured, and the velocity of departing birds will be slow enough to limit the fatality of any strikes.

Guidelines for Buildings and Structures:

- 2.7.16. Discourage free-standing clear glass walls (landscape elements), glass corners,

greenhouses, balconies or patios with unbroken glazed segments, and bus shelters made of clear glass.

- 2.7.17. Interrupt any reflective glass by increasing the density of external visual markers including spandrel panels and mullions. Strategies can include fritted glass, adapted fenestration patterns, external or internal blinds, shutters, sunshades, grilles, louvers, embedded glass, or artwork.
- 2.7.18. Design corner windows, glass railings, and other similar features to reduce the appearance of clear passage to sky or vegetation. These areas should have clearly defined edges, in either opaque materials or non-reflective glass. Use patterns, screens, drapes, sunshades or blinds to increase the opacity of clear glass and dampen reflections.
- 2.7.19. Avoid interior landscaping near windows.
- 2.7.20. Down lighting should be selected over up lighting and floodlighting should be avoided.
- 2.7.21. Ventilation grates and drains should have openings no larger than 2 by 2 cm or 1 by 4 cm to ensure that birds cannot be trapped within.
- 2.7.22. Cap or screen the ends of all open pipes, large and small, so that birds do not become entrapped when investigating these openings for nesting opportunities.

2.8. Noise Guidelines

Intent

To provide UEL Administration with confidence that appropriate consideration will be given to potential environmental noise impacts on the surrounding community and on residents during the construction of any new proposed development within the Area D Neighbourhood Plan Area. These guidelines set out high-level requirements that each owner must follow, grounded in data measured on site as part of the Building Permit process.

Some of the noise sources that are covered by these guidelines include:

- Building equipment
- Emergency generator testing
- Garbage collection
- Restaurants, clubs, pubs, extended hours liquor establishments

The provisions of the guidelines are weighted for nighttime or weekend noise generation when the ambient noise levels are quieter, and the receivers are more sensitive. Maximum noise levels are limited or prohibited for nighttime period and the allowable hours are reduced on weekends.

2.8.1. Noise Impact Considerations

There are three major directions of noise concern with any proposed new development:

- Impact on existing constructions due to new development
- Impact on the new development due to new development (stages)
- Impact on the new development due to the existing ambient noise environment

The sequencing of road improvements and infrastructure will be coordinated with the UEL so these construction related items coincide with development of specific parcels.

2.8.2. New Building Equipment

New buildings will have mechanical and electrical equipment that may generate noise which could impact the existing neighbourhood. Some of the typical equipment for residential construction includes:

- Heating Ventilating and Air-Conditioning (HVAC) equipment such as:
 - Chillers
 - Air-Handling Units
 - Rooftop Units
 - Exhaust Fans
 - Cooling Towers
 - Condensing Units
- Emergency Generators

Some of the typical equipment or other sources of noise for commercial construction includes:

- Heating Ventilating and Air-Conditioning (HVAC) equipment such as:

- Chillers
 - Air-Handling Units
 - Rooftop Units
 - Exhaust Fans
 - Dry Coolers
 - Cooling Towers
 - Condensing Units
 - Refrigeration Equipment
- Emergency Generators
 - Garbage/Refusal Collection

All rooftop mechanical equipment must be enclosed (e.g., with barricades or walls) to control noise.

2.8.3. Equipment Impacts

As part of an application for a Development Permit, the owner shall, at their own cost, provide evidence in the form of a report and recommendations prepared by a qualified professional trained in acoustics and current techniques of noise measurements recommending site specific noise mitigation measures applying to living and amenity spaces in the building, as well as to adjacent buildings including, as appropriate, both active and passive measures.

As well, at the time of building permit application, the owner shall, at their own cost, have the qualified acoustic professional certify that the plans submitted include such site-specific noise mitigation measures referenced in the earlier report. It shall be demonstrated that sufficient mitigation in the design of the building and its equipment will ensure that no equipment or other noise source shall make, cause or permit to be made or caused, continuous sound.

All development within the Area D Neighbourhood Plan Area shall be subject to the requirements of this Section. In addition, subject to certain conditions and subsequent approvals, temporary event areas may also be created.

Considering all cumulative effects of the proposed developments, the qualified acoustic professional shall prior to Substantial Completion complete the following noise monitoring

procedures:

- Pre-construction baseline noise monitoring of the existing noise environment along the road where construction or the temporary event is proposed.
- Upon commissioning of each building, follow-up noise monitoring which will be repeated at the adjacent receiver location areas.

The location and number of each measurement site for both noise monitoring procedures will be determined by the qualified acoustic professional, to the satisfaction of the Manager. The owner shall take corrective actions and additional follow-up noise monitoring by the qualified acoustic professional until compliance is demonstrated, to the satisfaction of the Manager

2.8.4. Emergency Generator Impacts

For the emergency generators and their operation, a noise mitigation report prepared by a qualified professional should further outline design and operational recommendations to ensure that the building design and any enclosures for emergency generators, along with testing procedures for emergency generators, include appropriate sound mitigation measures to ensure that its continuous sound level does not exceed a rating of 80 decibels on an approved sound meter when measured at the point of reception or at least 6.1 metres from its source, whichever is the greater.

2.8.5. Garbage and Refusal Impacts

For garbage/refusal areas, a noise mitigation report prepared by a qualified professional should also outline design and operational recommendations related to its storage and collection. In addition, no person involved in the collection of garbage/refuse shall make or cause or permit to be made or caused any noise to emanate from a motor vehicle while the vehicle is being used to collect refuse by means of a mechanical or hydraulic lift from a bulk refuse container in or adjacent to a residential premises.

2.8.6. Mitigation

Mitigation for both residential and commercial equipment, or other sources of noise, could include noise barriers, duct silencers, acoustic louvers, insulating blankets, acoustic enclosures,

selection of quieter equipment, adequate use of vibration isolation, strategic location of louvers and grilles away from noise sensitive areas, etc.

The mitigation measures shall be detailed as part of the Development Permit and Building Permit submissions, through the provision of a report prepared by a qualified professional trained in acoustics and current techniques of noise measurements and mitigation.

2.8.7. New Building Impacts and Events

Temporary events could occur and include amplified sound reproduction (movie night, concerts, etc.).

- Subject to the satisfaction of the Manager of the University Endowment Lands, and on a case by case basis, temporary events which generate noise may be approved as a temporary event area.

Proposed temporary events could include amplified sound. The detailed design should consider the noise limits outlined in this Appendix.

Potential noise from commercial activities is also a possible source of noise. The detailed design of the venue should consider the noise limits outlined in this Appendix.

2.8.8. Impacts on New Building Interiors

A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels inside those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions for the dwelling units. The noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

Portions of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35

Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

To the extent of any conflict or inconsistency between this Appendix 1 or the provisions of Section 38 or Appendix 5, the provisions of Section 38 and Appendix 5 shall, in respect of the CD-4 Comprehensive Zone, take precedence and prevail.

**DESIGN GUIDELINES APPLICABLE TO THE UNIVERSITY HILL VILLAGE
COMMERCIAL AREA AND THE COMMERCIAL LAND USE DISTRICT IN
AREA D**

PREPARED BY: HOTSON BAKKER ARCHITECTS

DESIGN GUIDELINES FOR UNIVERSITY HILL COMMERCIAL AREAS**1.0 INTENT**

The intent of this Schedule is twofold:

- i) to identify the design features that will contribute positively to the development of the commercial area of University Hill Village.
- ii) to delineate these design features into guidelines that will provide direction for those who develop (developers, builders, design professionals) and those who review development proposals (the Manager, neighbouring residents).

In preparing these guidelines it has been assumed that the overall character of commercial development in University Hill should convey a "village" ambience. This assumption has led to a range of guidelines that deals with the design of buildings, streets, parking and open areas since it is the combination of all of these elements that creates the ultimate physical environment.

2.0 HOW THE GUIDELINES WORK

The guidelines are divided into two sections:

- i) Those for buildings on individual land holdings.
- ii) Those for street level including streets, lanes, parking and open areas.

The structure for each guideline is comprised of:

- i) A title.
- ii) A statement of intent that describes the purpose, or rationale, behind the guideline.
- iii) The guideline, or prescriptive, statement.
- iv) An illustration, or diagram, that conveys the visual idea behind the guideline.

Guidelines are meant to provide direction, not necessarily solutions, to design problems. Each guideline is open to interpretation and there may be several different ways that a design can be developed, yet still meet the intent of the guideline.

3.0 GUIDELINES FOR BUILDINGS

3.1 Variety of Convenience Uses

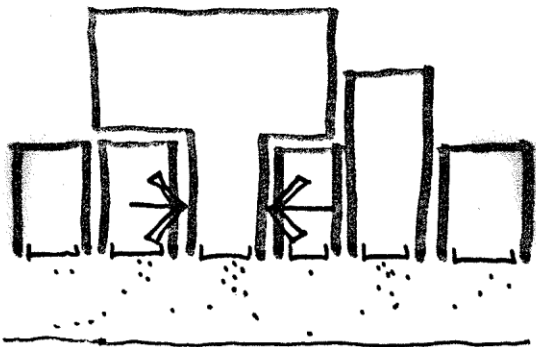


The commercial areas that we most enjoy for day-to-day shopping are those where a variety of products is available for purchase in a comfortable and convenient environment. The careful combination of products and environment will stimulate repeat visits by people of all ages.

ENCOURAGE A MIX OF CONVENIENCE SHOPPING USES AND ACTIVITIES, OFFERING PRODUCTS TO ALL AGE GROUPS.

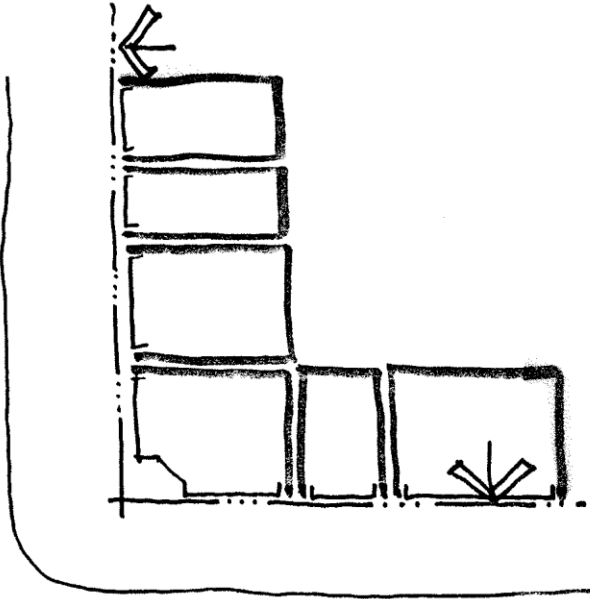
3.2 Small Scale Continuity

A diversity in our environment is created by many small users. The scale of shopfronts in a commercial district either adds to or takes away from this feeling of diversity.



ENSURE THAT STOREFRONTS HAVE NARROW FRONTAGES IN A CONTINUOUS PATTERN ALONG STREETS. LARGE SINGLE USERS SHOULD BE ENCOURAGED TO MAINTAIN A NARROW SHOPFRONT AND WIDEN OUT TO THE REAR OF THE STORE.

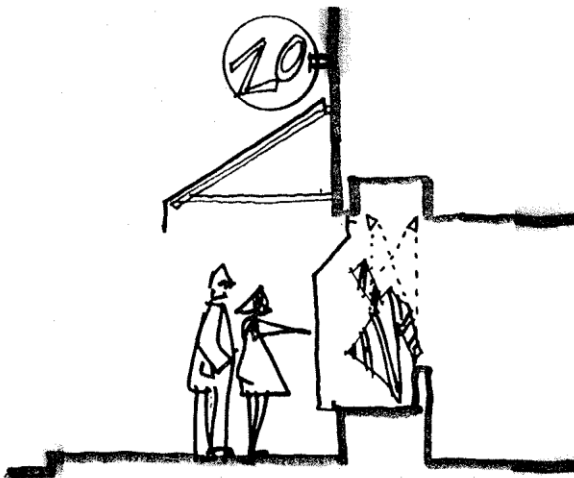
3.3 Property Line as "Build To" Line



The most successful streets are those in which there is a feeling of proximity between the pedestrian and the shopfront. Areas where shops are set back a long distance or separated from the street by parking areas detract from the ability to see and touch the products being offered in the retail outlets.

BUILDINGS AND THEIR STOREFRONTS SHOULD BE BUILT TO THE PROPERTY LINE TO CREATE A STRONG DEFINITION OF BUILT FORM ALONG THE STREET AND TO GUARANTEE THE PROXIMITY OF SHOPPING TO THE PASSER-BY.

3.4 Pedestrian Interest at Street Level

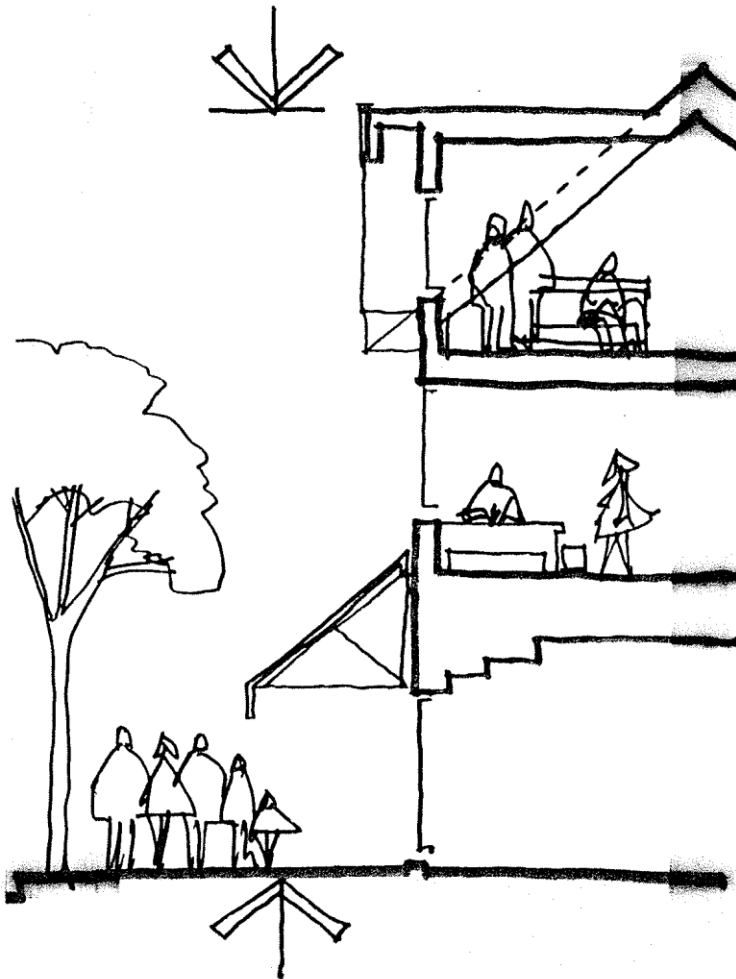


The design of storefronts and the products that are being displayed within do a great deal to encourage the passer-by to browse and ultimately purchase goods or services.

PEDESTRIAN INTEREST SHOULD BE ENCOURAGED AT THE STOREFRONT THROUGH MAXIMISATION OF GLASS AREAS, UTILISATION OF CLEAR GLASS, PROFESSIONAL WINDOW DISPLAYS AND THE USE OF INCANDESCENT DISPLAY LIGHTING.

3.5 Building Wall Enclosure

The most successful urban streets are those where there is a strong definition created by the buildings that front the properties along the street. In University Hill a three storey limit is placed on commercial buildings. This scale of development is user friendly yet sufficient to provide a desirable degree of street definition. Moreover, by having more levels of activity within buildings adjacent to the street a higher degree of surveillance and visual interaction occurs in the street space.



ENCOURAGE THE DEVELOPMENT OF A THREE STOREY BUILDING WALL AT THE PROPERTY LINE. THE UPPERMOST FLOOR MAY BE CONTAINED WITHIN ROOF FORMS THROUGH THE USE OF GABLES AND DORMER CONSTRUCTION.

3.6 Outdoor Marketing



The vitality of a street is enhanced when products are offered for sale on the sidewalk. This adds to the richness and diversity of the pedestrian experience and creates a changing pattern on the street.

ENCOURAGE THE "SPILLING OUT" OF MERCHANDISING INTO SIDEWALK AREAS. ENSURE THAT SUCH MERCHANDISING IS WELL DISPLAYED, LOCATED TO ALLOW CONTINUOUS PEDESTRIAN USAGE OF THE SIDEWALK AND MOVABLE FOR EASY DISMANTLING.

3.7 Village-Like Building Forms

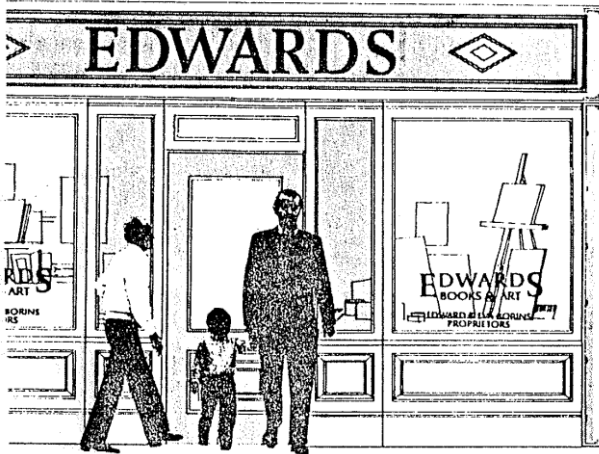


Portions of the existing commercial development in the University Hill Area possess a building character that is reminiscent of early village forms. This character contributes positively to the surrounding neighbourhood and represents an appropriate form for future commercial development.

ENCOURAGE THE DEVELOPMENT OF BUILT FORM THAT IS COMPOSED OF VISUALLY SEPARATE YET INTERCONNECTED PIECES, REMINISCENT OF VILLAGE FORMS. THE USE OF SLOPED ROOFS WITH GABLE AND DORMER FORMS IS PREFERABLE TO FLAT ROOFS.

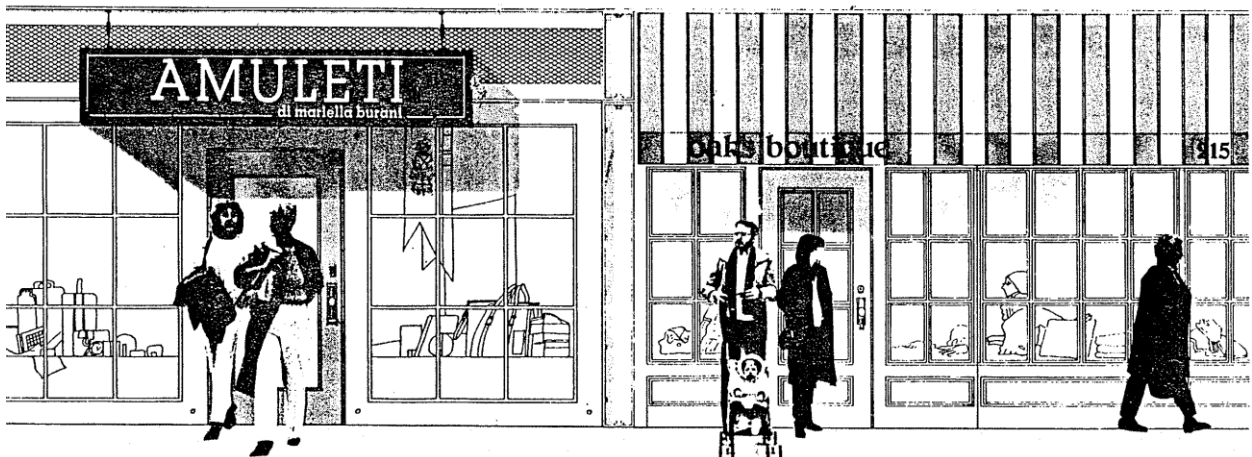
3.8 Traditional Storefronts

Consistent with the desire to create village-like developments the design of individual storefronts can be a major contributor to this character. The traditional storefront consists of:

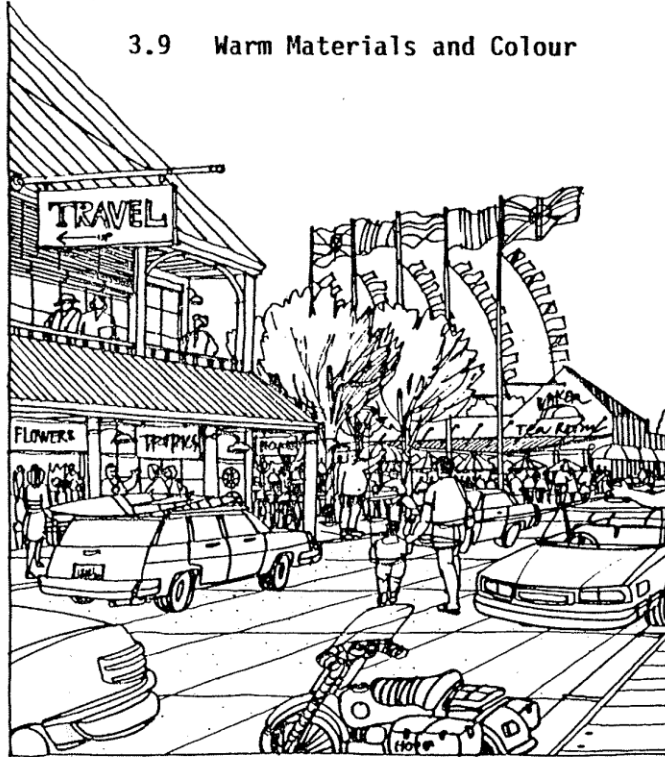


- i) a single or paired entry door, normally recessed into the storefront;
- ii) storefront base;
- iii) clear glazed storefront, wood or metal sash; and
- iv) upper storefront element usually consisting of smaller scaled elements in the detail in its construction.

ENCOURAGE THE USE OF TRADITIONAL STOREFRONTS IN COMMERCIAL DEVELOPMENT.



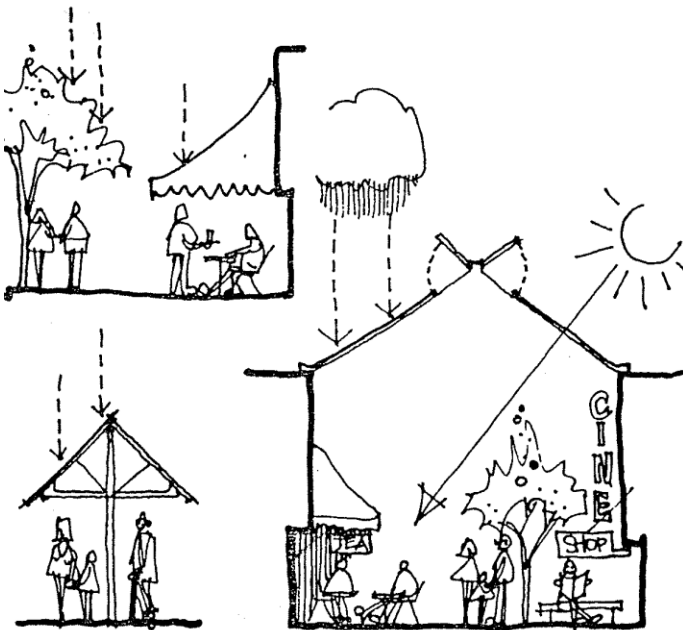
3.9 Warm Materials and Colour



Interesting and diverse environments are enhanced through the use of a variety of materials and colour. With the use of a higher degree of detailing like window trims, barge boards, fascias and varying wall treatments a higher degree of complexity can be achieved in the architecture at a relatively small cost. By adding a variety of colour to the elements of the building skin a richness and depth can be achieved.

ENCOURAGE THE USE OF A HIGH DEGREE OF DETAILING AND COLOUR IN THE DESIGN OF BUILDING FACADES AND CANOPIES.

3.10 Rain Protection for Pedestrians

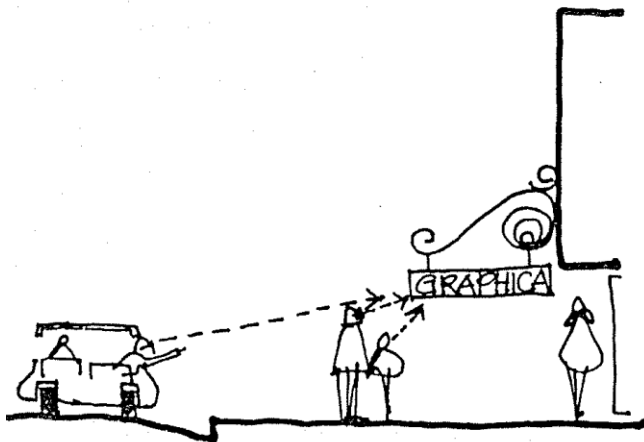


Continuous rain protection is a must in areas where pedestrian activity is encouraged. There are various forms that this protection can take, the most common being the fabric and steel frame canopy, glazed canopy or recessed storefronts to achieve a covered colonnade.

CONTINUOUS RAIN PROTECTION IS MANDATORY IN COMMERCIAL DEVELOPMENTS. WHERE CANOPIES ARE EMPLOYED THEY SHOULD BE SLOPED AND ANGULAR IN THEIR FORM, CONSISTENT WITH THE DESIRE FOR SLOPED ROOFS, RATHER THAN THE HALF BARREL VAULT WHICH IS A MORE CONTEMPORARY FORM.

3.11 Projecting Signage

Most commercial developments today encourage the use of fascia signs placed above storefronts. Typically these signs are aluminum boxes with back lit plastic copy, sized to be readable by passing traffic. The objectives of this commercial district with its local, convenience orientation should be towards the development of signage that is of a pedestrian scale and character. To this end, projecting signs that are readable from up and down the street are a more sympathetic form.

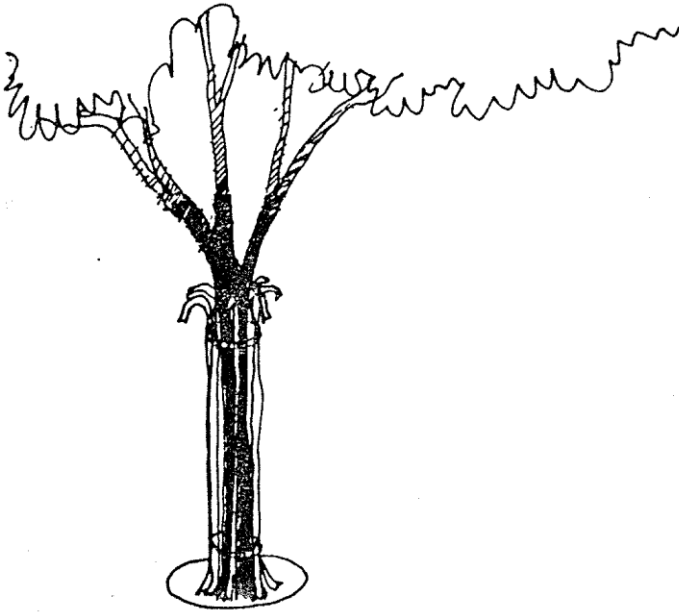


ENCOURAGE THE USE OF PROJECTING SIGNAGE, POSITIONED ON THE STOREFRONT SO AS TO BE NO LOWER THAN 8' ABOVE GRADE AND EASILY VIEWED BY THE PEDESTRIAN USING THE SIDEWALK. BACK LIT ALUMINUM SIGN BOXES ARE DISCOURAGED. SIGNS THAT USE SYMBOLS TO REPRESENT THE STORES PRODUCT ARE ENCOURAGED. INCANDESCENT FRONT LIGHTING IS ENCOURAGED TO HIGHLIGHT THE GRAPHIC COPY OF THE SIGN.

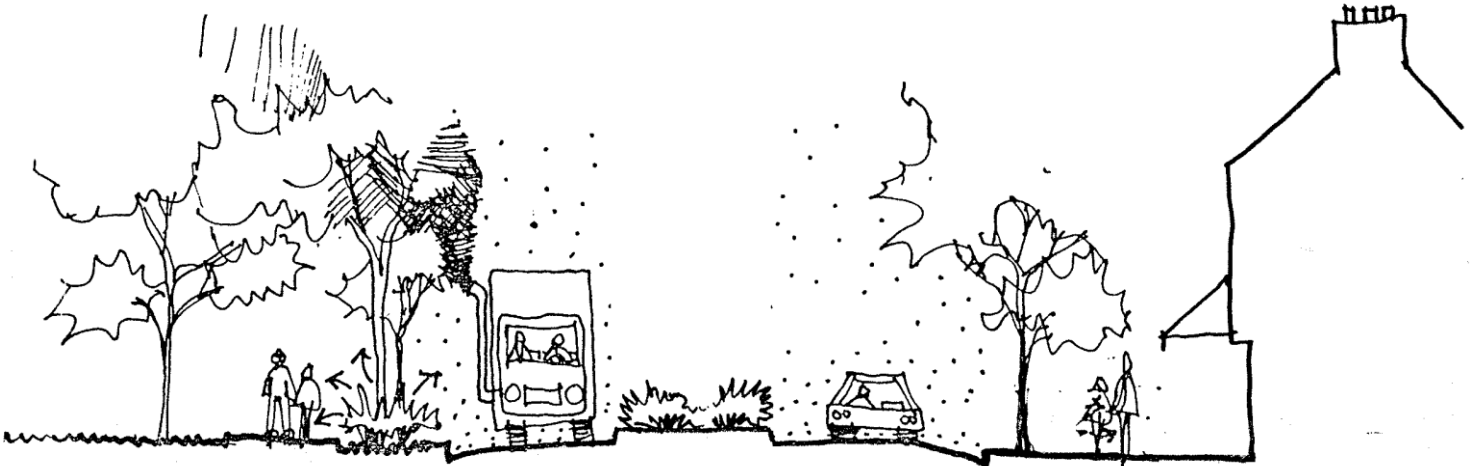
4.0 GUIDELINES FOR STREET LEVEL

4.1 Street Definition and Continuity

Streets are not only defined by the buildings that enclose them. Through the use of continuous tree planting and boulevard landscaping (grass, plants or paving) a continuity and definition is achieved. This tends to zone the street space into the area for the roadway and the areas for pedestrian usage. Such landscaping programmes can be financed in a variety of ways subject to the degree of participation by public and private sectors.



ESTABLISH A PROGRAMME OF REGULARLY-SPACED TREE PLANTING AND CONTINUOUS BOULEVARD LANDSCAPING (WHERE APPLICABLE) ON COMMERCIAL FRONTAGES IN THE UNIVERSITY HILL AREA. ENSURE THAT TREES ARE SENSITIVELY LOCATED SO AS TO NOT OBSTRUCT PEDESTRIAN USAGE OF THE SIDEWALK.

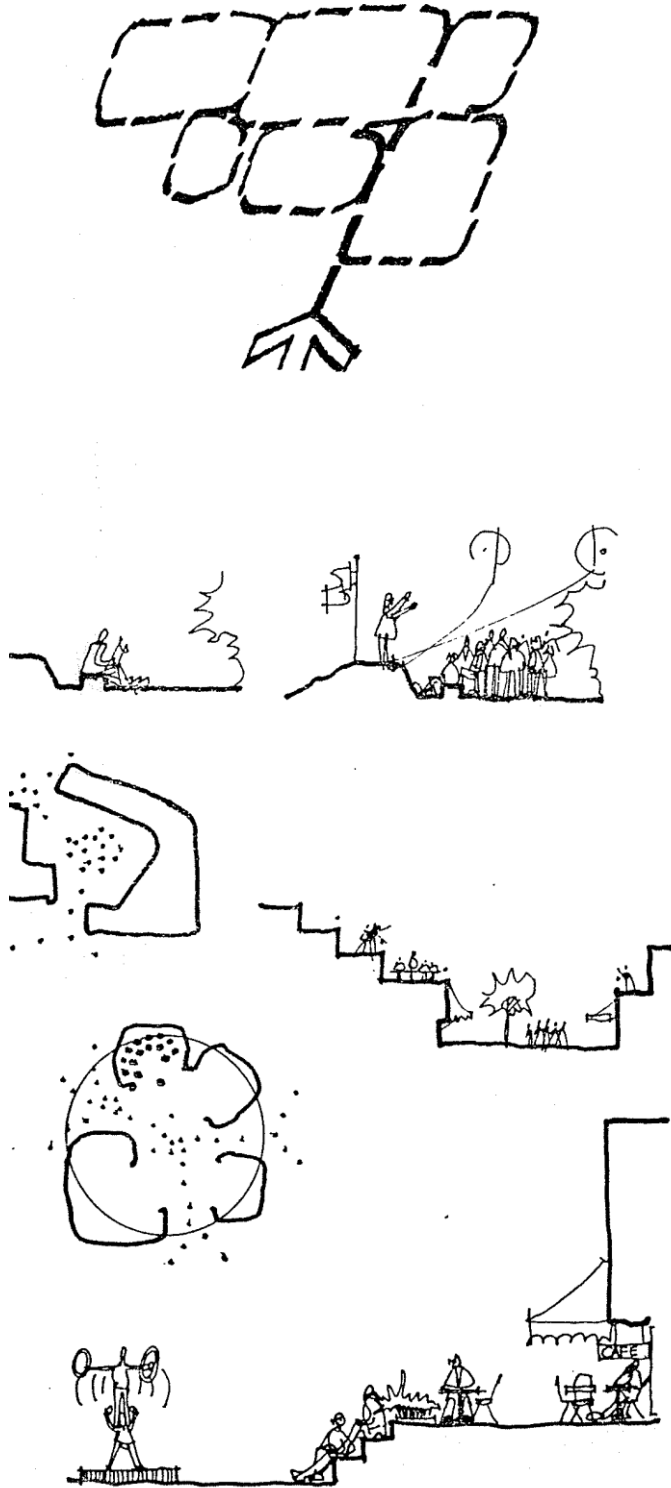


Appendix 1

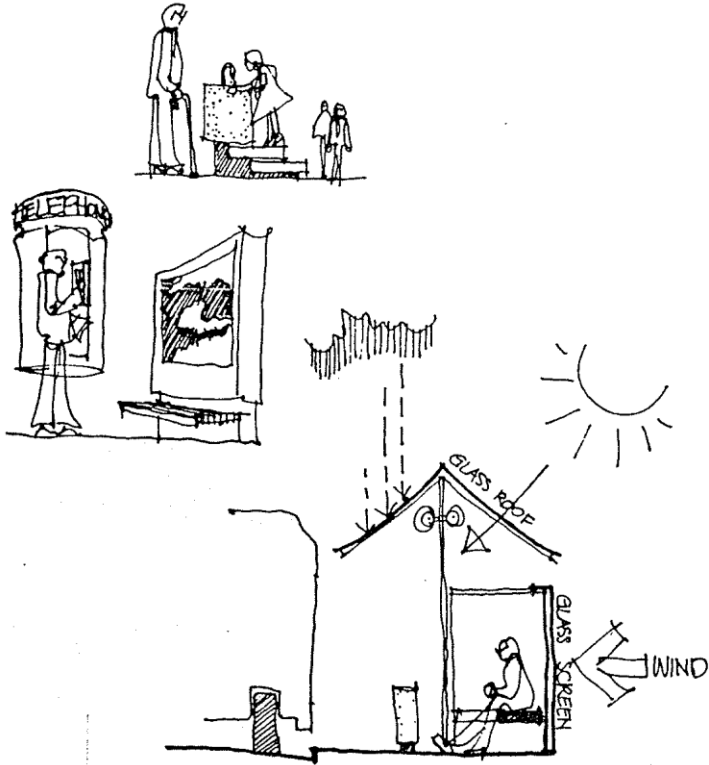
4.2 Pedestrian Domain

The opportunity exists to use not only sidewalks but alleyways, corner shortcuts, courtyards and laneways as part of a total pedestrian system for the commercial areas. The resulting network is largely determined by the footprint of buildings that are developed on individual lots. It is consistent with the desire to create a village-like character to use the built form to create the alleyways and courtyards that will offer as much amenity to the pedestrian as the developments themselves.

ENCOURAGE THE DEVELOPMENT OF OFF-STREET PATHWAYS, COURTYARDS AND LANEWAYS TO CREATE A PEDESTRIAN NETWORK OFFERING A VARIETY OF WALKWAYS AND OPEN SPACES FOR PEOPLE USING THE AREA.



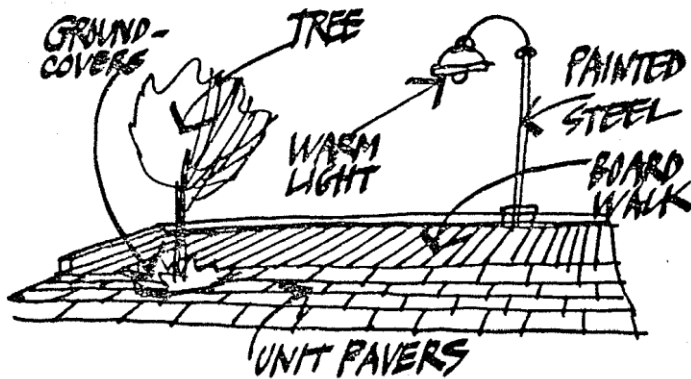
4.3 Grouping Public Amenities



There are a number of elements within the public domain that will encourage public activity. For example, mailboxes, newspaper vending boxes and benches work well together in creating a pause area along a sidewalk. The addition of a telephone and a bicycle rack further enhances the number of activities that may take place at this location.

ENCOURAGE THE GROUPING OF PUBLIC AMENITIES IN THE OPEN SPACE SYSTEM TO CREATE NODES OF ACTIVITY AS MEETING PLACES IN THE NEIGHBOURHOOD.

4.4 User Friendly Surfaces



The design of the open space environment must take into account the use of materials that contribute to the public use of a place and yet are manageable in terms of ongoing maintenance and operating costs. For example, a carefully designed planter box may afford a place to sit without having to support the capital and maintenance costs of an expensive bench.

ENCOURAGE THE USE OF DURABLE, YET COMFORTABLE, MATERIALS AND SURFACES IN THE DESIGN OF THE PUBLIC DOMAIN.

4.5 Barrier Free Movement

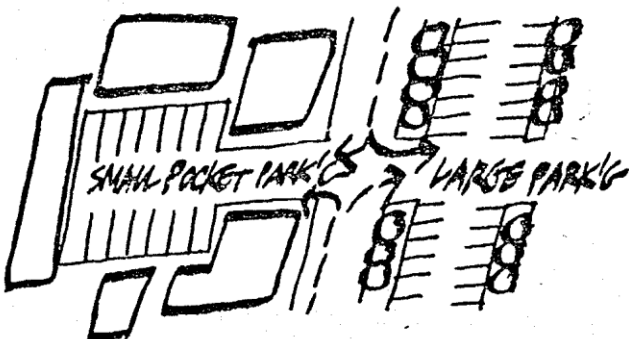
It is essential that all elements at street level be designed to allow for the continuous movement of those who are disabled by sight or mobility; or, simply for the convenience of baby buggies and bicycles.



CREATE A BARRIER FREE ENVIRONMENT THROUGH THE USE OF CURB CUTS, ROLL CURBS, LEVEL THRESHOLDS INTO STOREFRONTS AND CURBLESS LOADING AND PARKING AREAS.

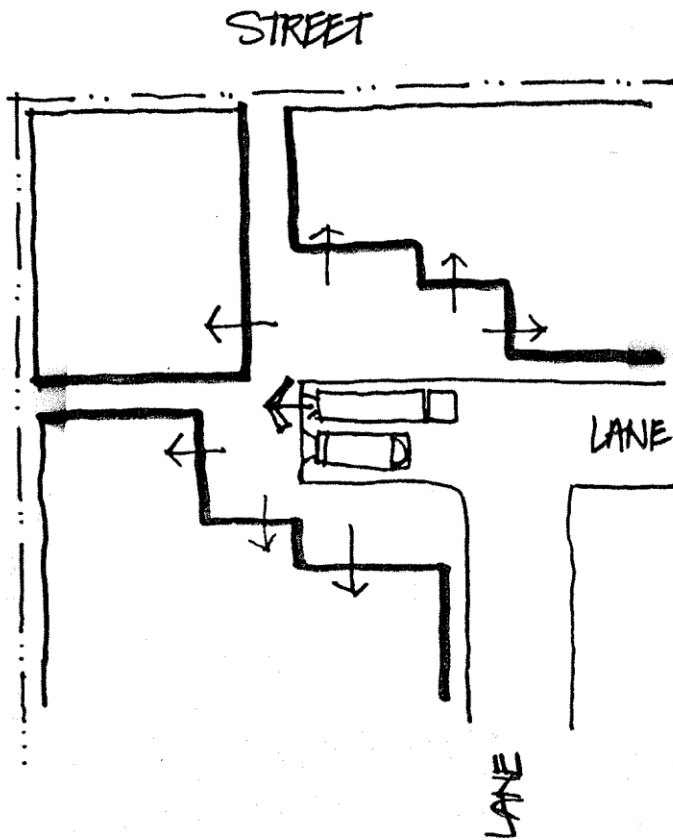
4.6 Pocket Parking Lots

Sufficient parking close to a person's destination is critical for the success of a local shopping precinct. However, large parking lots dominate a shopping environment to the point at which a village character can be destroyed. By grouping parking into a series of smaller lots adjacent to shops parking can be convenient yet disbursed and controlled in scale.



ENCOURAGE THE DEVELOPMENT OF GROUP PARKING IN SMALL "POCKET" LOTS THROUGHOUT THE COMMERCIAL AREA RATHER THAN NECESSARILY REQUIRING ALL INDIVIDUAL DEVELOPMENTS TO INCLUDE PARKING ON SITE.

4.7 Communal Loading Areas



In a small neighbourhood shopping area the provision of individual loading bays can be onerous and can detract from the back lot character of a development. Within the commercial precincts of University Hill it should be possible to create communal loading zones where a number of individual projects can be serviced from one location. For example, areas may be set aside in the lanes for two or three loading bays to service adjacent projects.

ENCOURAGE THE DEVELOPMENT OF COMMUNAL LOADING AREAS TO MINIMISE THE IMPACT OF TRUCK SERVICING AND YET PROVIDE CONVENIENT ACCESS TO INDIVIDUAL PROPERTIES.

**DESIGN GUIDELINES TO UNIVERSITY HILL MULTI-FAMILY DEVELOPMENTS
AND THE MULTI-FAMILY RESIDENTIAL LAND USE DISTRICT IN AREA D**

PREPARED BY: E. BRYCE ROSTICH ARCHITECTS

APPENDIX 3: DESIGN GUIDELINES FOR UNIVERSITY HILL MULTI-FAMILY DEVELOPMENTS

PREAMBLE

The multi-family residential area has seen very little recent building. Any new development will have a significant impact on the existing neighbourhood. It is important that new development be particularly sensitive to the impact on adjacent neighbours.

These design guidelines, meant to be used in concert with MF-1 and MF-2 zoning regulations and schedules are to be used in assisting the applicant in the design of new developments, as well as assisting the Manager in evaluating proposals.

CHARACTER

At present there is not a single, identifiable character in this district, although there are examples of buildings which appear to be in keeping with a common conception of what development in this area may comprise.

The applicant is directed, when contemplating the design of a project, to respond to a "campus/collegiate" character in the loosest sense of definition. The area is a direct adjunct to the University itself and those qualities of built form that differentiate the University district from any other district will be strongly encouraged. In planning a development the applicant should keep in mind the characteristics common to universities:

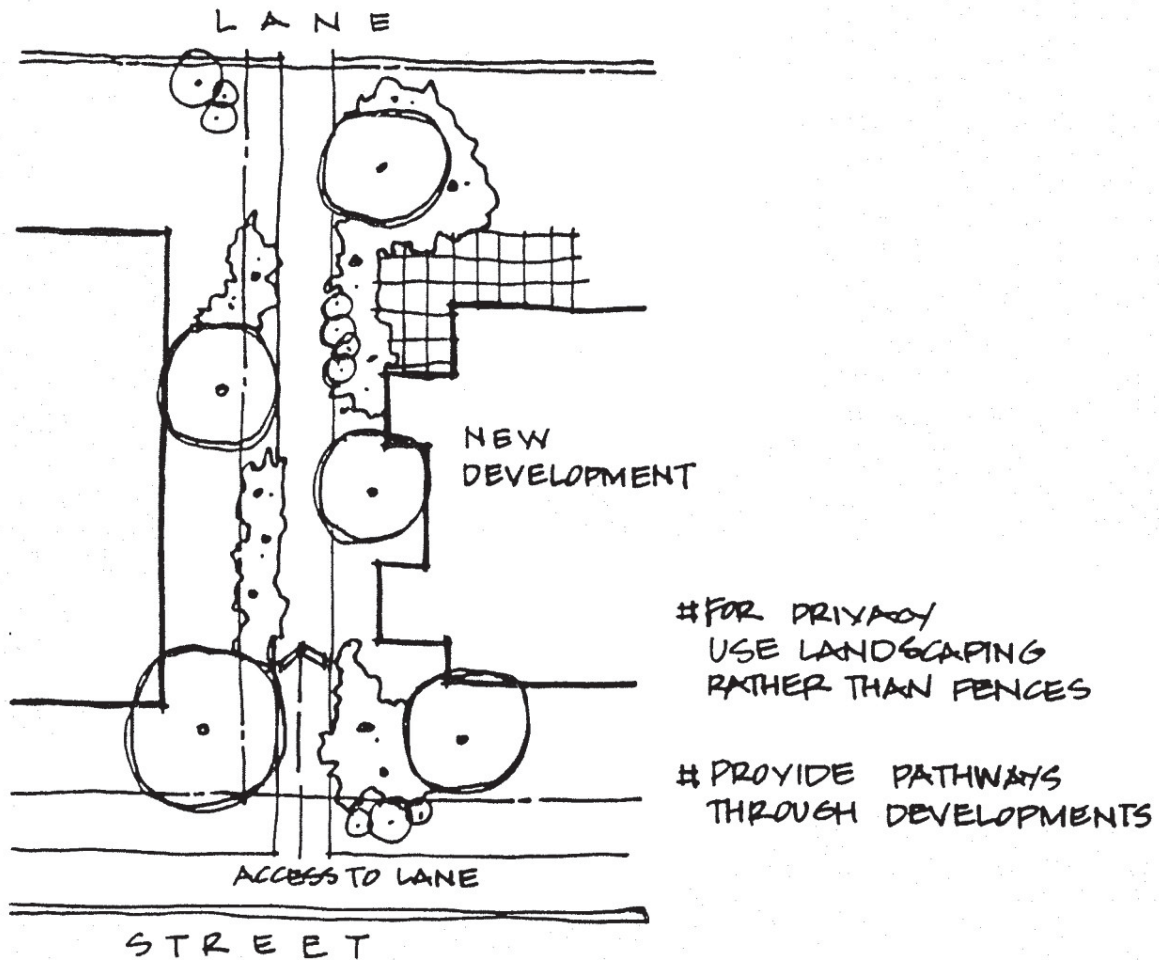
- the lack of perceived boundaries (fences, gates) between buildings;
- courtyards and colonnades to offer delight and to protect passersby from rain;
- the permanence of finish materials;
- strong, proud building forms.

All of the categories listed in these design guidelines should be thought of in this context.

SITE PLANNING

Consolidation of properties and large scale developments are generally discouraged in favour of developments on existing lots so that the impact on, and change in the neighbourhood is softened.

Retain openness in site planning as much as possible. Avoid fences and plan instead to use landscaping - hedges, trees and shrubs - to define pathways and edges.



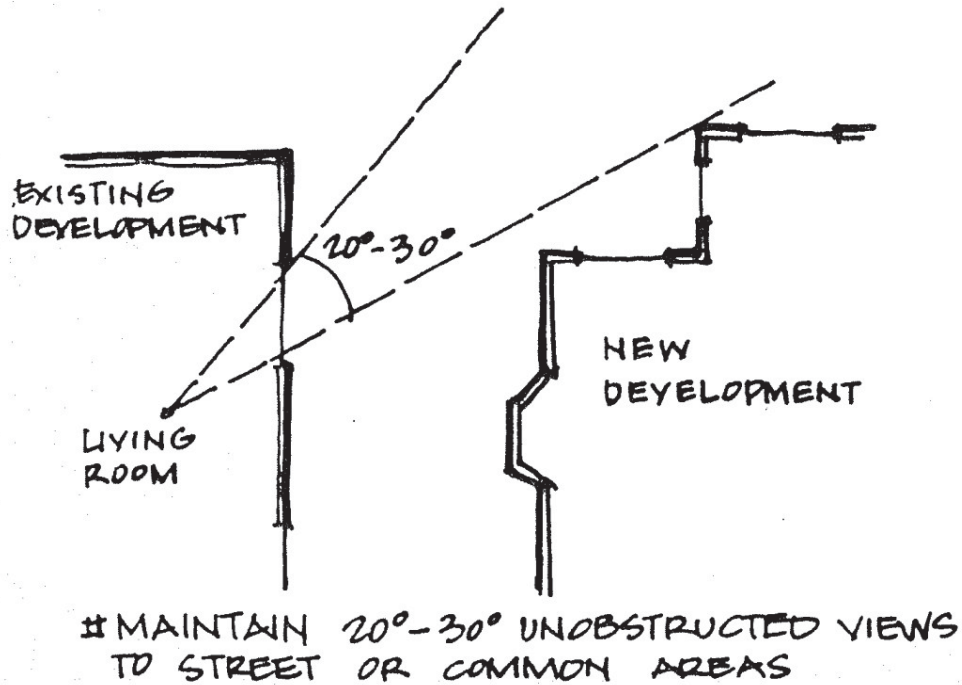
Encourage strolling and access between buildings with sufficient setbacks, grassed areas and paths.

Fences should be minimized and, when used, should be in small sections to provide privacy and screening.

If units have a principal orientation to a lane, adequate setback should be made.

Allow sufficient opportunity for neighbours to retain their views out. If a neighbouring building has principal windows facing the side property line, locate the new development further back from the

property line or step the building back so that the neighbour's view to the street and access to sunlight is maintained. A 20 to 30 degree unobstructed view is acceptable.



PRIVACY

Especially in a transition period from the existing low scale development to larger projects, attention to impact on the privacy of neighbours is critical.

Principal windows in rooms should face the street or lane, rather than a side neighbour, or be sufficiently set back from the property line or otherwise screened so that the neighbour's privacy is not unduly impinged upon.

When entrances to new developments are at the side, the entrances should be designed so that they do not unduly introduce public traffic past a neighbour who had previously enjoyed privacy.

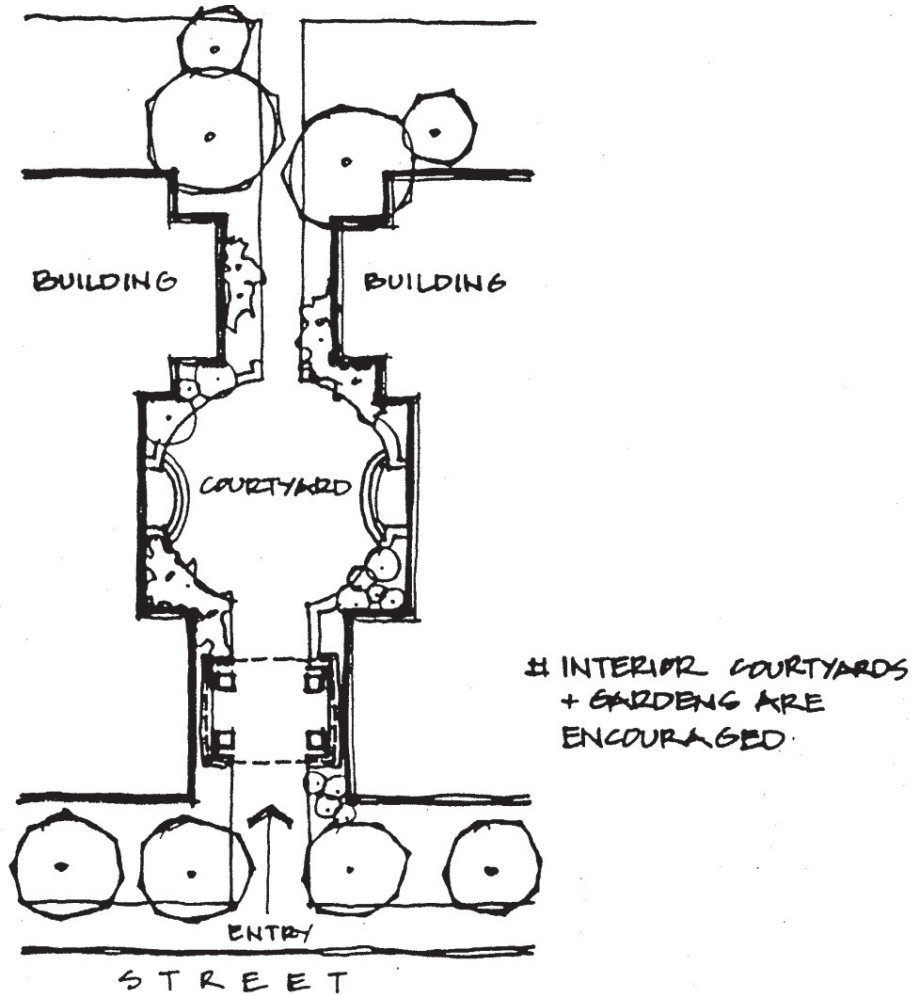
All suites should have (or have access to) private outdoor activity areas.

Decks, patios and other outdoor activity areas should be located so that they are not directly overlooking a neighbour's window or outdoor activity area. This is equally applicable within a development as to adjacent properties.

ENTRANCES

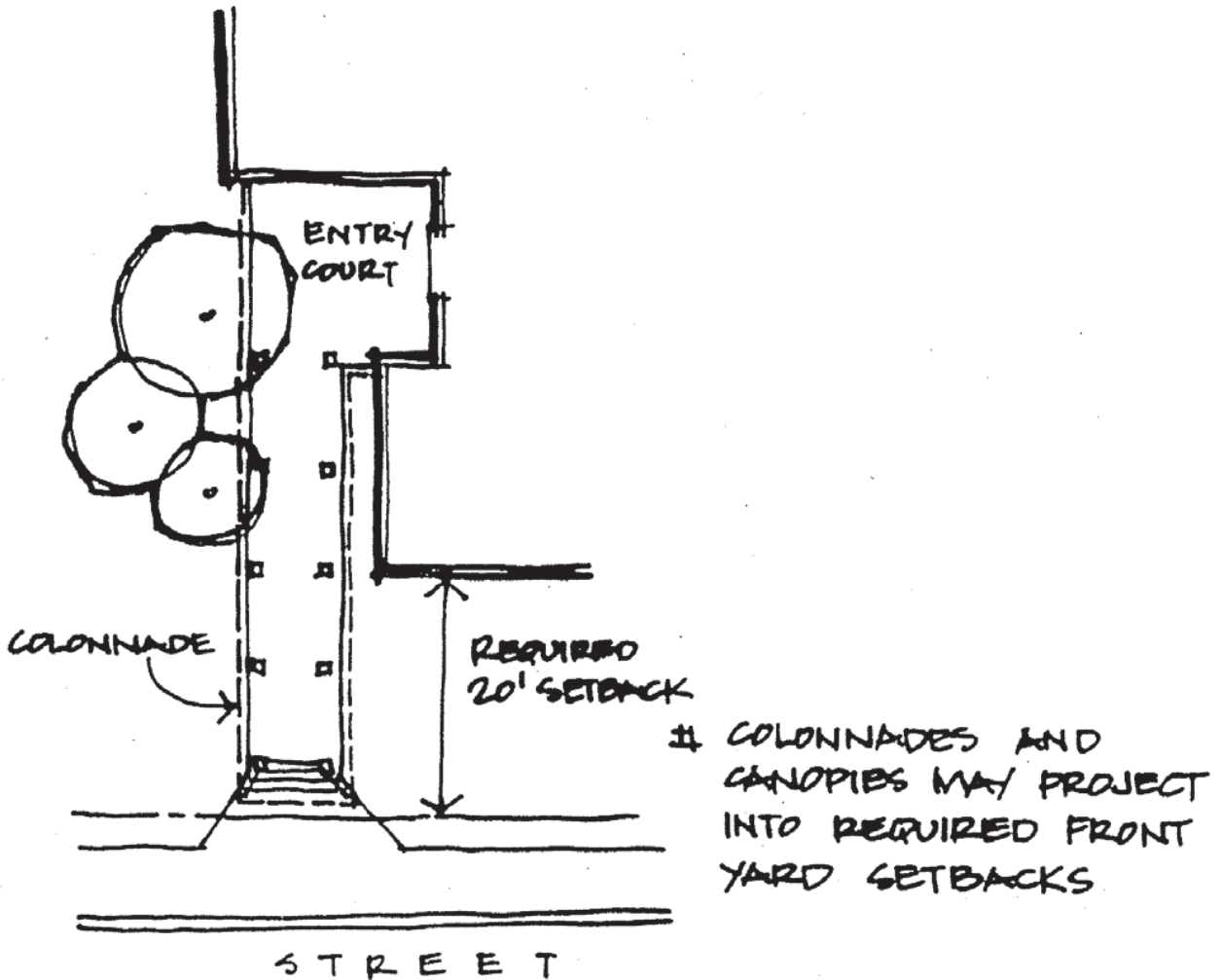
Main entrances to new buildings should be easily identifiable.

The use of recessed or courtyard entries and entries under the protection of colonnades or other structures, in keeping with a collegiate character, are strongly encouraged.



Avoid privacy conflicts between entrances and adjacent suites. Entrances should generally step up from the street rather than step down.

Colonnades, porticos, canopies and similar structures should lead out to the street and direct people to the main entrance.



While no material is proscribed, those exterior materials most appropriate for new developments are stone, brick and good quality stucco. The use of stained cedar is discouraged.

Ensure that the quality of construction materials and detailing is such that over the long term the image and livability of a project is maintained.

LANDSCAPING

Retain existing, good tree specimens wherever possible.

Applicants for new developments are strongly encouraged to plant regularly spaced, medium and larger

sized trees along the street at property lines, to add to the quality of the neighbourhood and to minimize the impact on smaller sized existing developments.

Avoid enclosing yards with fences. Maintain open, grassed yards wherever possible.

Considering the level of pedestrian use that lanes have and the overlook of apartments onto lanes, attention should be paid to a high level of lane landscaping.

Ramps down to underground parking garages should be set back from side property lines and should be landscaped and screened to minimize the impact on neighbouring properties.

Screen garbage containers with walls and roofs.

**COMPREHENSIVE DISTRICT (CD-1)
U.E.L. BLOCK 97 “THE VILLAGE” CONCEPT AND DESIGN GUIDELINES**

NOVEMBER 10, 1997

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Introduction

“The Village” is a mixed use development located on Block 97 of the University Endowment Lands. This is the site that historically has accommodated the goods and services required by the community, including both local residents and students at the University of British Columbia.

The purpose of this document is to describe the design intentions for “The Village”. **Part One: Concept Plan** contains drawings which demonstrate these intentions. This is not intended to be a finite design scheme for the parcels on Block 97. The intention is to describe one potential solution derived from the zoning that has been prepared for the site.

Part Two: Design Guidelines further describes, in both written and graphic form, the design aspirations for the development. The purpose of these guidelines is two-fold:

- To identify the design features that will contribute positively to the development of this commercial and residential core of the University Endowment Lands; and,
- To provide design direction to those who develop (developers, builders and design professionals) and to those who review development proposals (the Manager and neighbourhood interests).

The overriding theme of the concept plan and design guidelines is directed towards the creation of a character for Block 97 that conveys an active “village” ambiance. This theme has led to guidelines that deal with three aspects of the built environment:

- Guidelines for uses and activities appropriate for this area;
- Guidelines for the design of buildings; and,
- Guidelines for the design of streets, sidewalks and open spaces comprising the ground plane.

It is the combination of both good site planning and good individual design of all built elements that will ultimately create the physical environment envisaged for this “focus” in the University Endowment Lands.

Throughout this document, both linear and area dimensions are referenced. All measurements should be confirmed by legal survey to ensure their accuracy.

Part One: Concept Plan

1.1 Design Intent

The intent of the concept design for Block 97 is to create an interesting mix of activities at the heart of the University Endowment Lands. Working with a Citizen's Committee struck for this project various workshops, meetings and open houses led to a set of principles that should be adhered to in the planning and ultimate development of this block:

- A mixed-use development with places to live, work, shop and enjoy leisure time
- An increase in the commercial opportunities of the area, including a potential grocery market
- Improvements to Jim Everett Park
- Publicly accessible open space in the form of a plaza or courtyard for community enjoyment
- An indoor, community village space
- Improvements to the streetscape
- Increased on-street parking and traffic calming
- Development of high quality buildings
- An approval process with by-law and design guidelines to control the form and quality of development

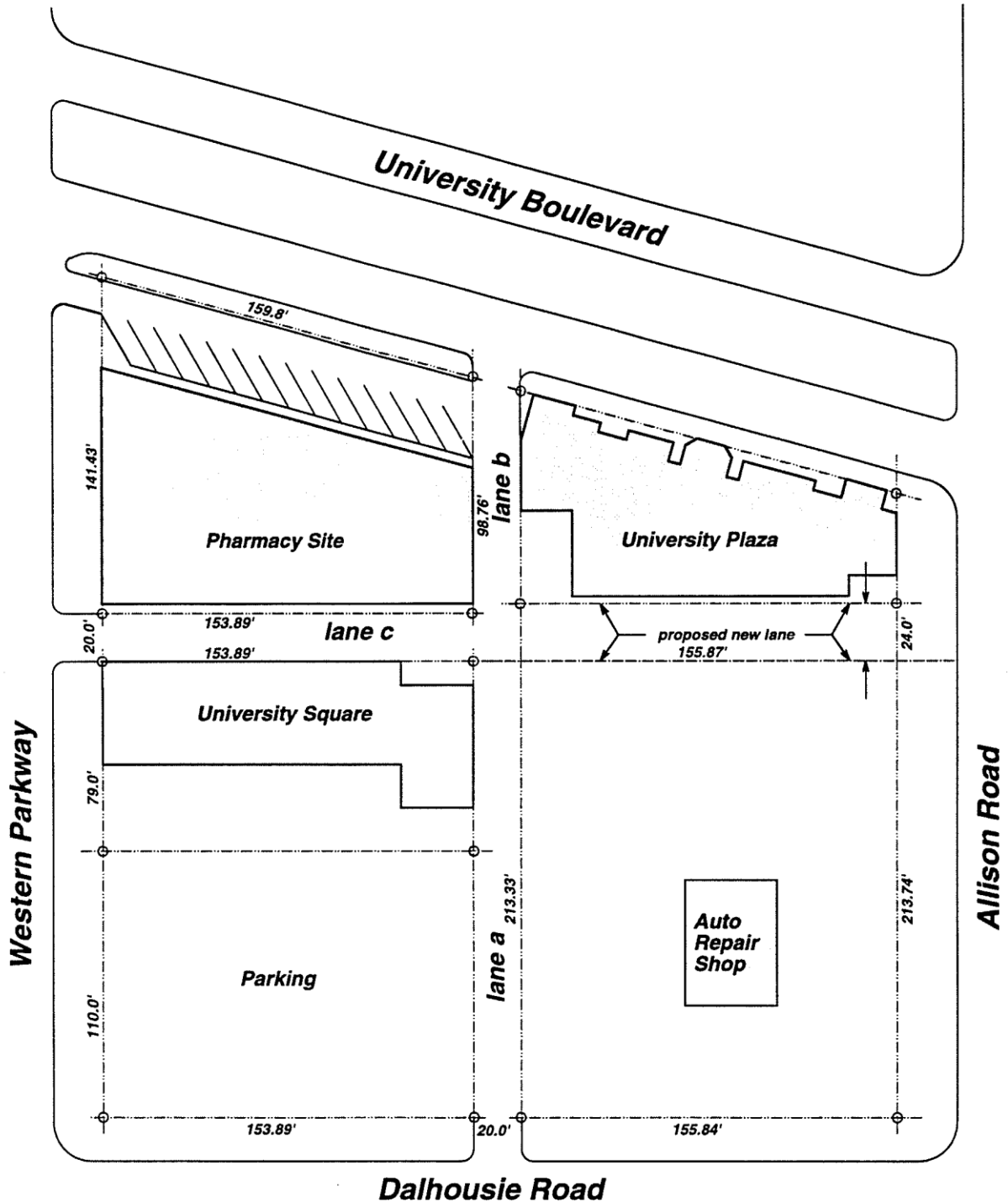
The design concept that evolved from these principles and objectives results in a building programme that is marketable and will produce the focus for the community desired by area residents. The plan includes the following primary components:

- A mix of retail, restaurant, office, residential and community amenity use
- Varying heights up to six storeys
- Underground parking for employees, residents and guests
- On-street parking for the visiting public
- An active streetscape with narrow retail frontages, rain protection, generous tree planting and comfortable street furnishings
- Two plazas on Western Parkway offering publicly accessible open space
- An on-site pedestrian network linking Block 97 with adjacent parts of the neighbourhood
- A continuous east/west lane for truck access and servicing
- Improvements to Jim Everett Park for the benefit of the broader community
- An aesthetic direction for the architecture that "fits" into the neighbourhood context

1.2 Illustrations

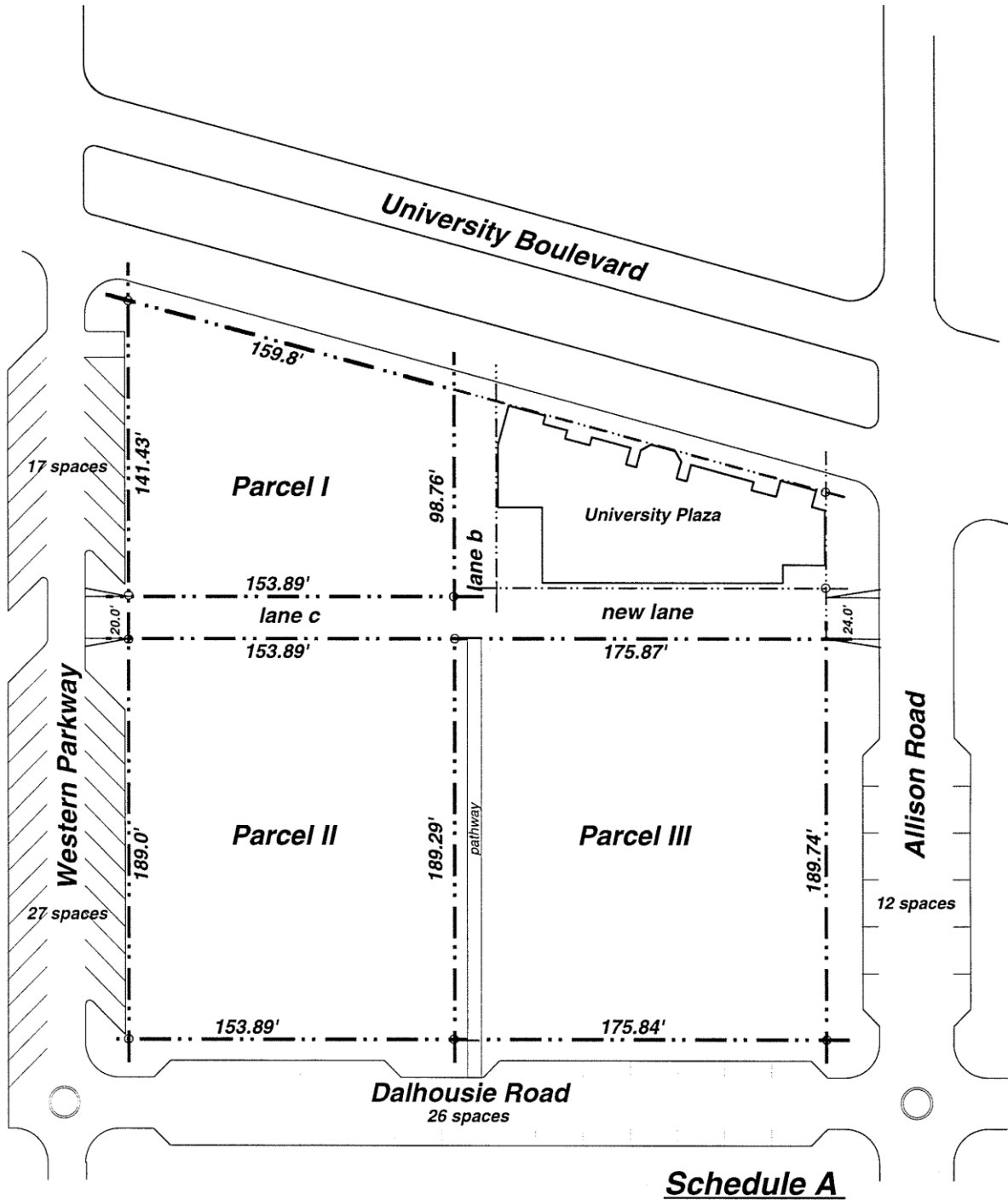
The following drawings illustrate the conceptual direction set for Block 97 as represented by the Comprehensive District (CD-1) zoning by-law and design guidelines prepared for this site.

Current parcels

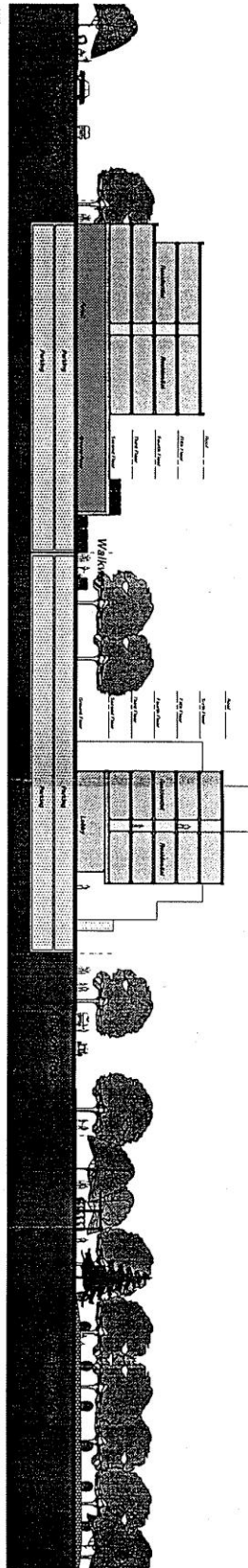


U.E.L. Block 97 "The Village"

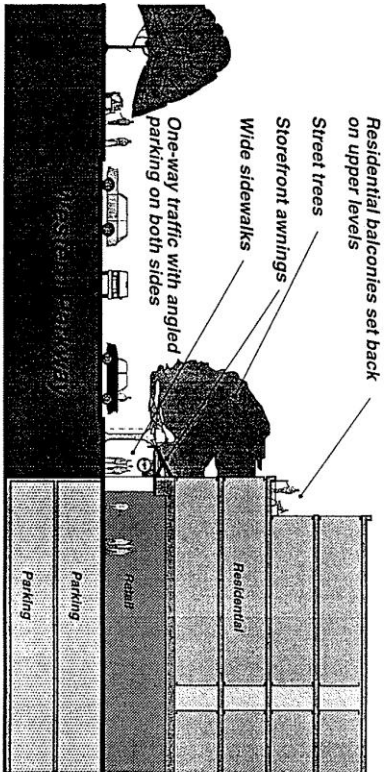
(dimensions and site areas for Parcels I, II and III to be confirmed by legal survey)



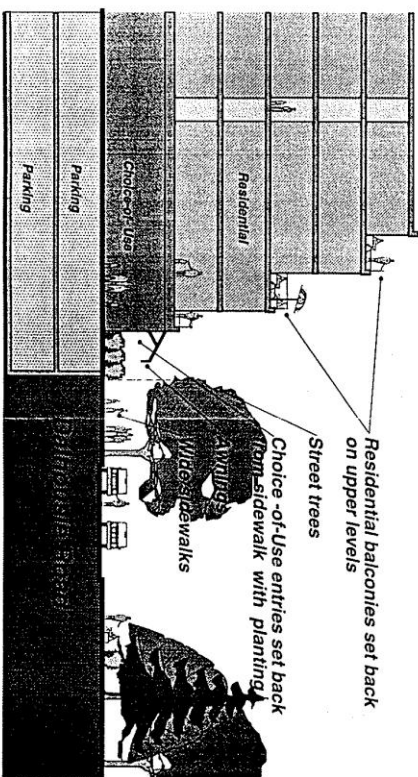
Concept sections



East-west through site



Western Parkway streetscape



Dalhousie Road streetscape

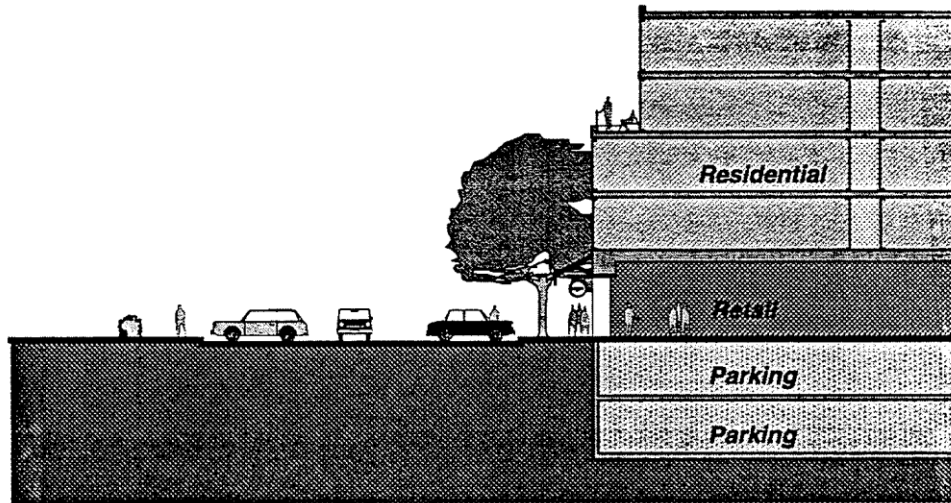
Concept and Design Guidelines, UEL Block 97 "The Village"

Part Two: Design Guidelines

2.1 Guidelines for Use and Activity

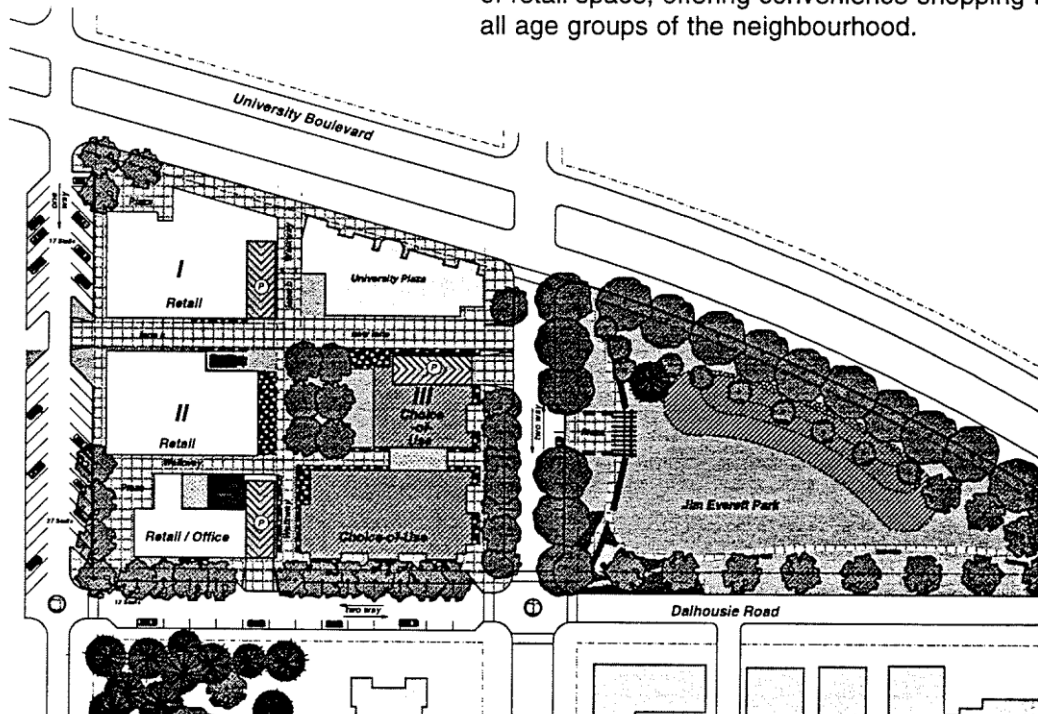
.1 A Mixed-use Environment

A vertical mix of uses is to be provided within the development parcels of Block 97 including underground parking, retail, restaurant, office, residential and community village space. These uses are to be distributed throughout the block, but are not all required in each parcel of development



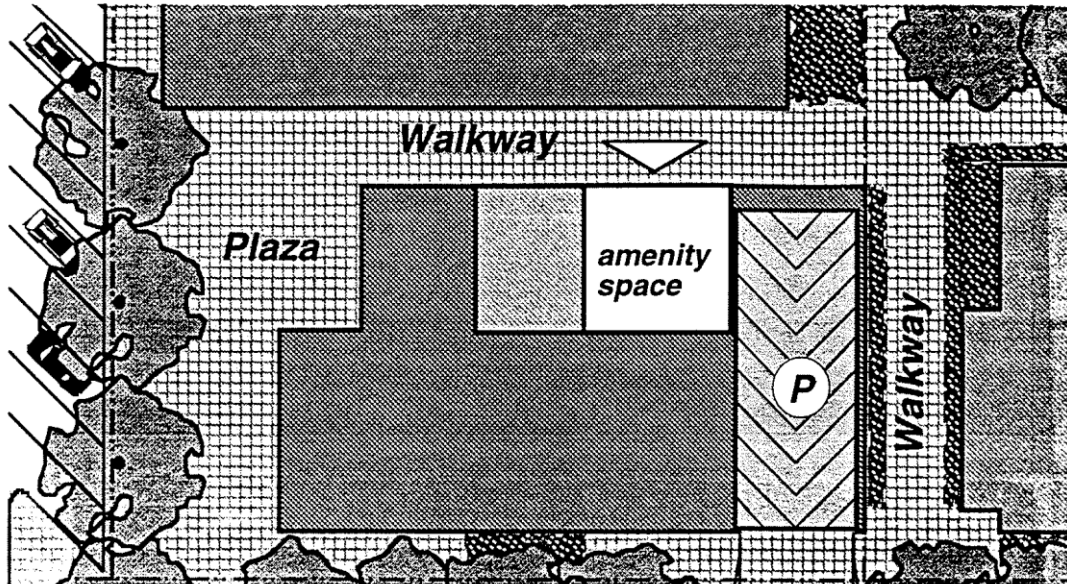
.2 Convenience Retail Shops

The ground floor must include a maximum amount of retail space, offering convenience shopping to all age groups of the neighbourhood.



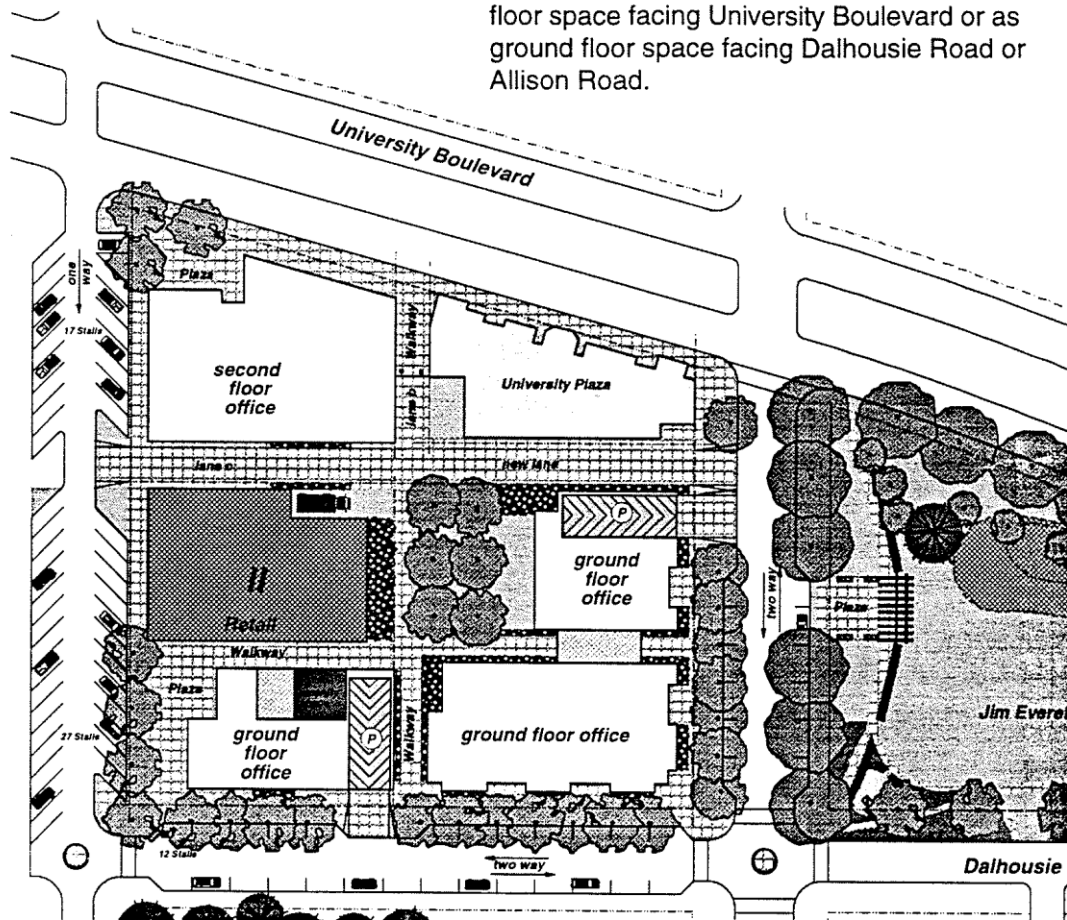
.3 A Community Village Space

Provide within Block 97 at least one ground level space for use by the community as a multi-purpose room, at a minimum size of 1,000 square feet. Locate this use area adjacent to an exterior terrace, plaza or garden.



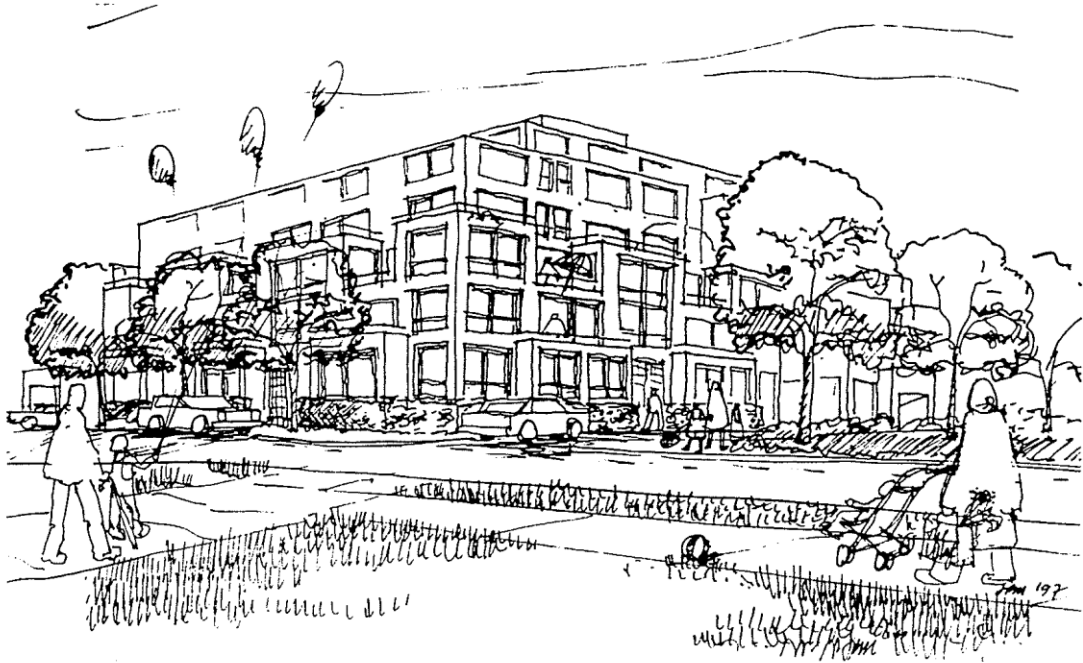
.4 Local Office Space

Space should be provided for small businesses wishing to operate offices within the community. The preferred location for this use is a second floor space facing University Boulevard or as ground floor space facing Dalhousie Road or Allison Road.



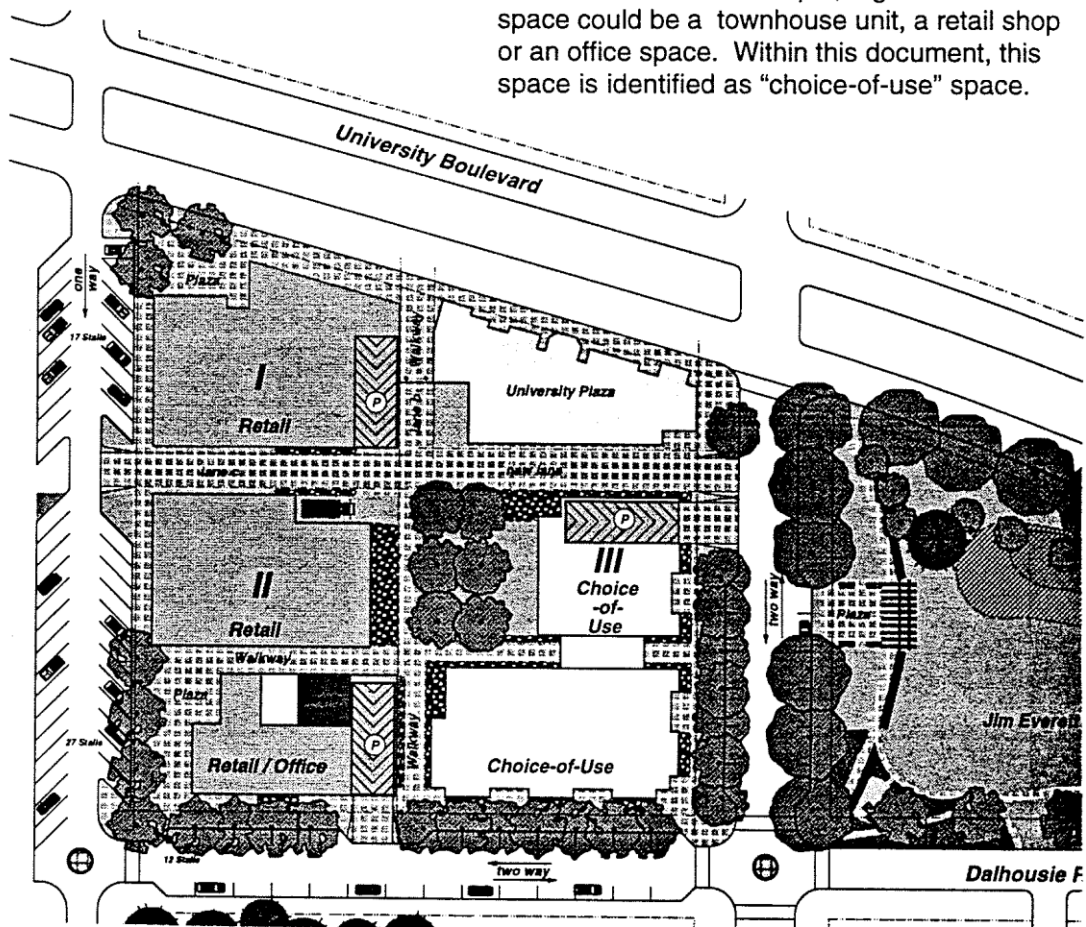
.5 Places to Live

Residential is to be included in the development of Block 97 as the principal land use, with a range of unit types and sizes.



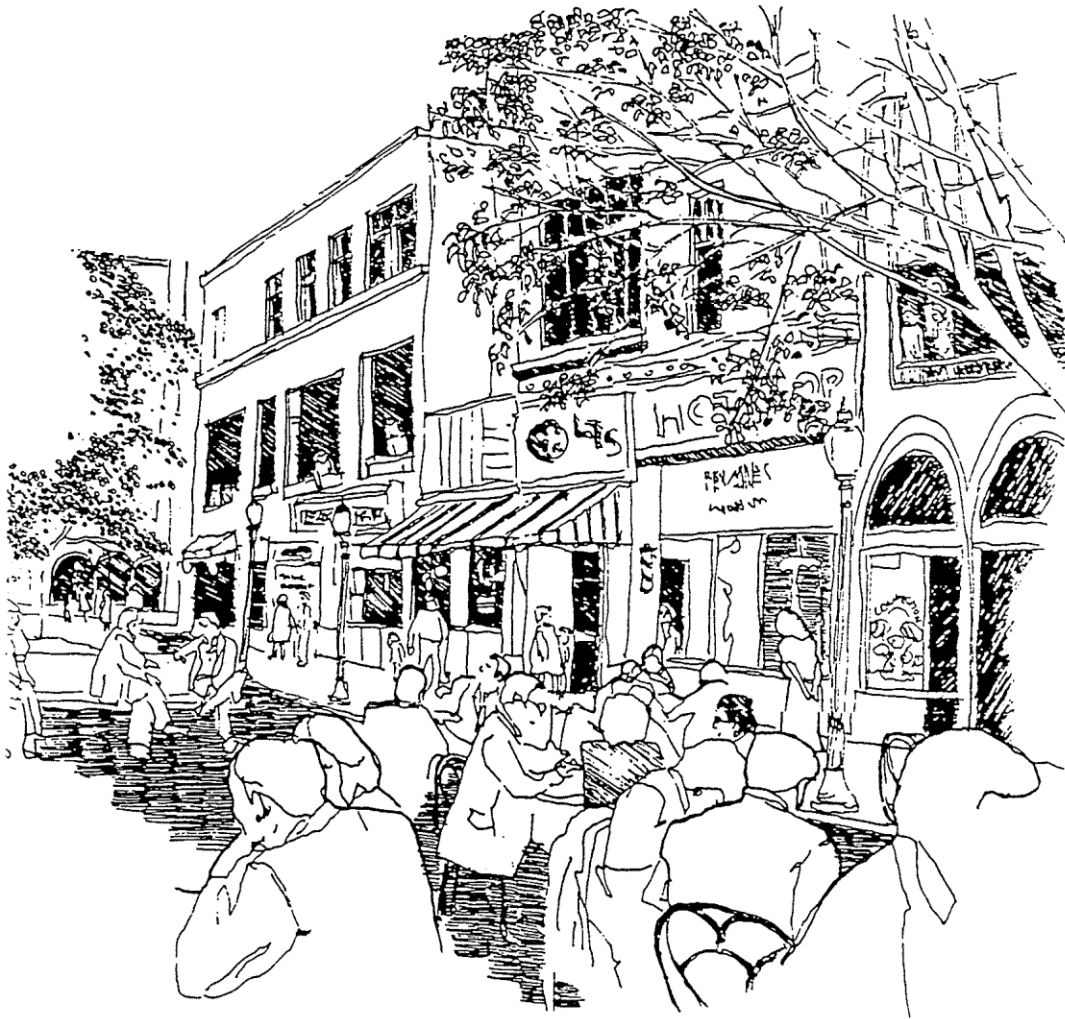
.6 Ability to Change

Space should be designed, particularly at the ground floor level, in a manner that allows different uses. For example, a ground floor space could be a townhouse unit, a retail shop or an office space. Within this document, this space is identified as “choice-of-use” space.



.7 Seasonal Uses

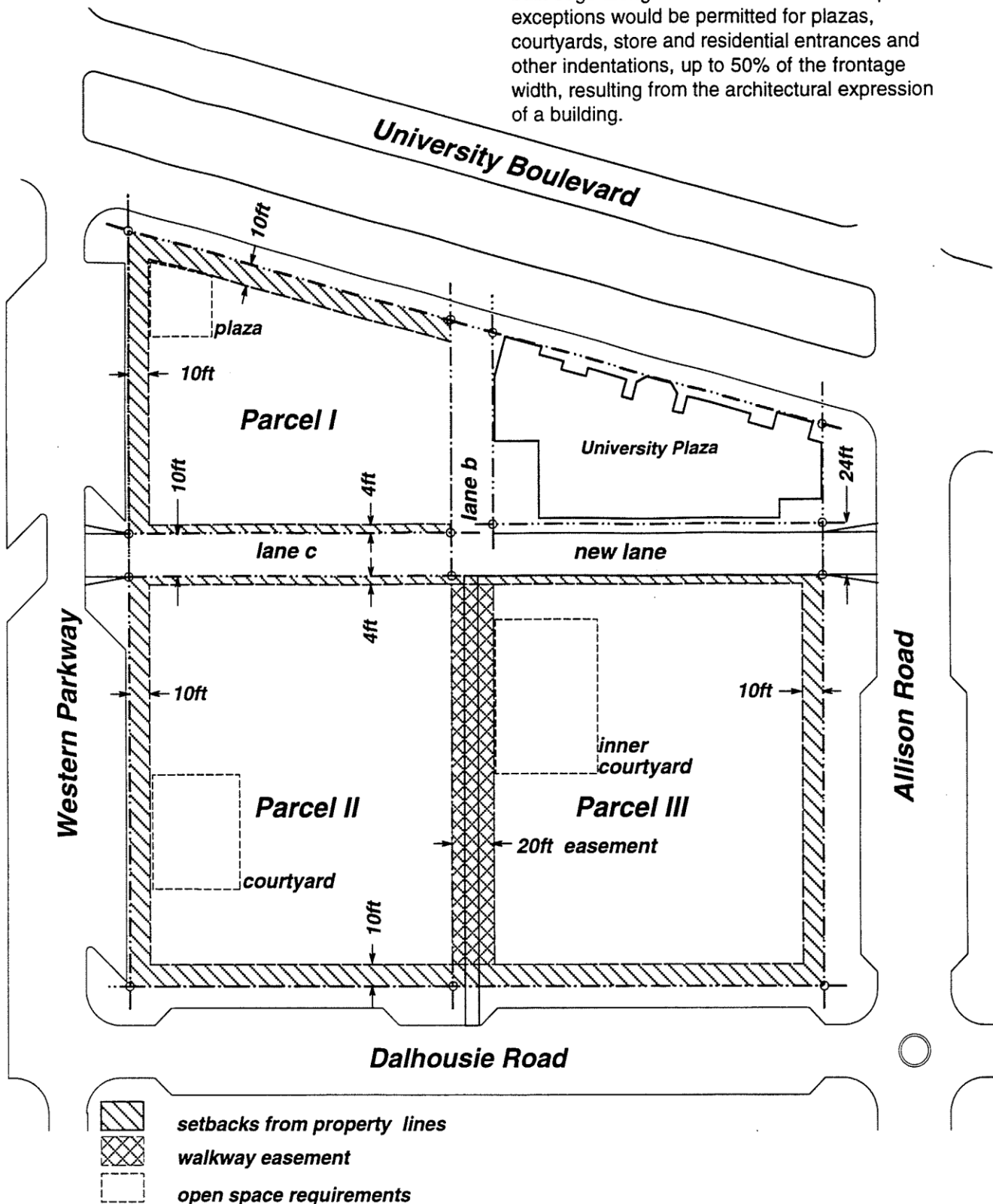
The spaces at sidewalk level should be animated to the greatest extent possible. Plazas, courtyards and sidewalks should be used for outdoor display, sales and public seating for outdoor eating.



2.2 Guidelines for Buildings

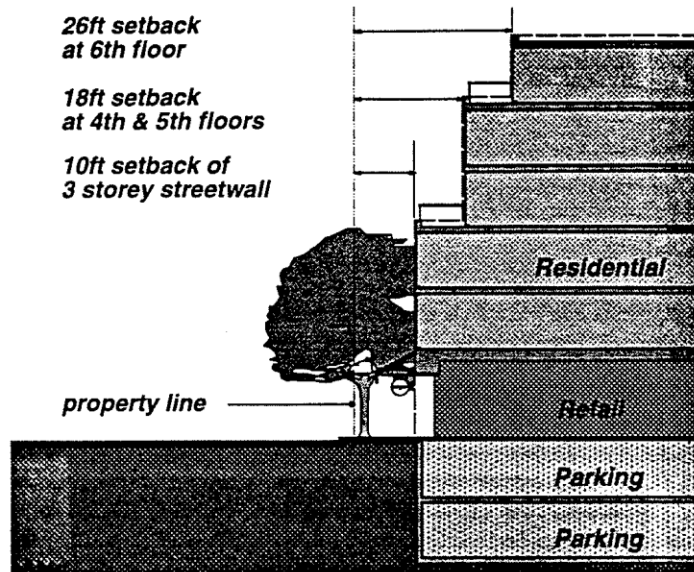
.1 Buildings Define Streets

Buildings are to be developed at a build-to line of 10 feet from the property line to strongly define a built edge along the streets of Block 97. Specific exceptions would be permitted for plazas, courtyards, store and residential entrances and other indentations, up to 50% of the frontage width, resulting from the architectural expression of a building.



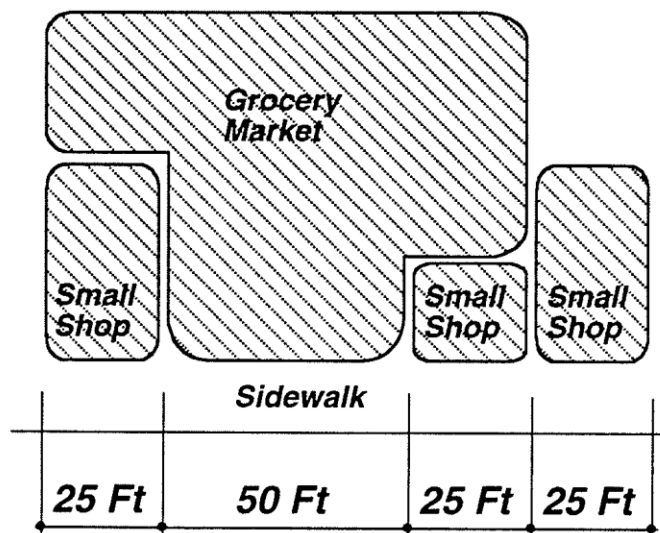
.2 A Three Storey Base

A three storey scale should be established on the facing streets of Block 97. The fourth and fifth floors should be further set back an average of 8 feet. A sixth floor is to be set back a further 8 feet average to reduce its impact on the street.



.3 Community Grocery Market

A grocery market is strongly encouraged as part of the development of Parcel II on Block 97. In order to not disrupt the desired diversity of the street, the grocery market should be flanked with smaller tenants facing the street to reduce the impact of its frontage. This particular use would be permitted a maximum street frontage of 50 feet in width, while other shop fronts are limited to 25 feet in width.



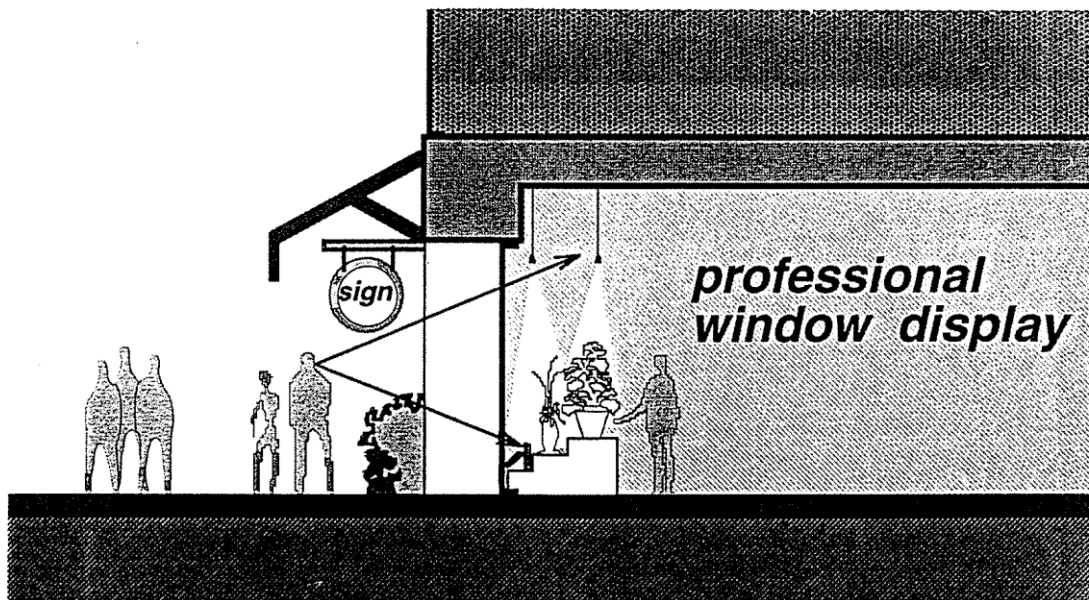
.4 Individual Storefront Design

Rather than "project" storefronts, tenants should provide individual storefront design and construction as part of their tenant improvements. Through this approach, individuality is expressed through a variety of materials, colours and storefront signage.



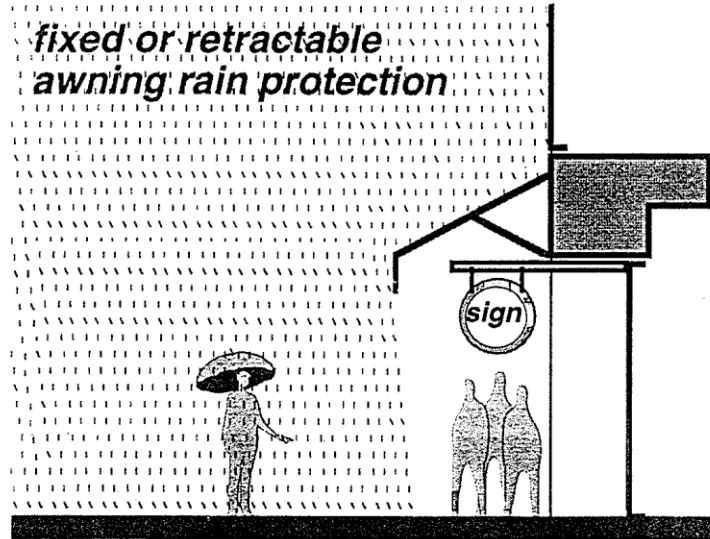
.5 Visibility at Street Level

Storefronts should be designed with maximum glass areas for viewing into shops. Professional window displays and warm display lighting increase pedestrian interest at street level. Visibility into shops must be maintained by avoiding any solid signage, advertising or blackout panels placed against the inside surfaces of glass storefronts. Clear glass must be used for retail storefronts.



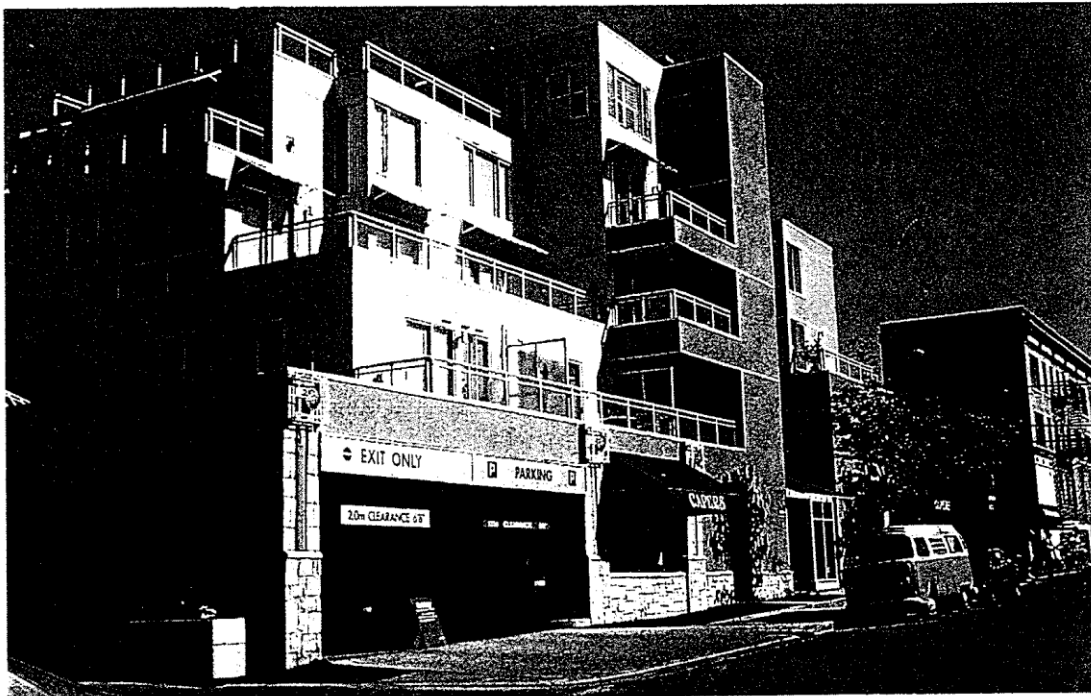
.6 Continuous Rain Protection

Continuous rain protection must be provided along all commercial frontages. Individually designed awnings and canopies are preferred for each storefront rather than a "project standard" awning or canopy. Retractable, coloured fabric awnings are the preferred type.



.7 Underground Parking

All parking required for commercial employees, residential owners and guests must be situated on-site and underground. Ramps should be hidden within the profile of the building with garage doors at their street end. Public parking for the retail stores is to be provided on-street with short-term control.



.8 Neighbourhood Fit

The local architecture surrounding Block 97 is characterised by clean lines; simple building forms; large-scale, punched windows; and, white colour. The materials and colours utilised in future building design should be compatible with the built form prevalent in the surrounding neighbourhood.

New construction on Block 97 must reflect these design motifs through the use of the following:

- .1 white stucco, brick or concrete wall finishes;
- .2 depth in the façade design through projecting and recessed building forms;
- .3 rebate windows, set back in deep recesses, rather than “nail-on” type;
- .4 Window treatments in keeping with the style of building with real, not applied, glazing mullions;
- .5 planted balconies and roof terraces; and,
- .6 high pedestrian interest at the ground floor as defined in previous guidelines.

High quality construction is required for Block 97 and the use of non-combustible construction is recommended.

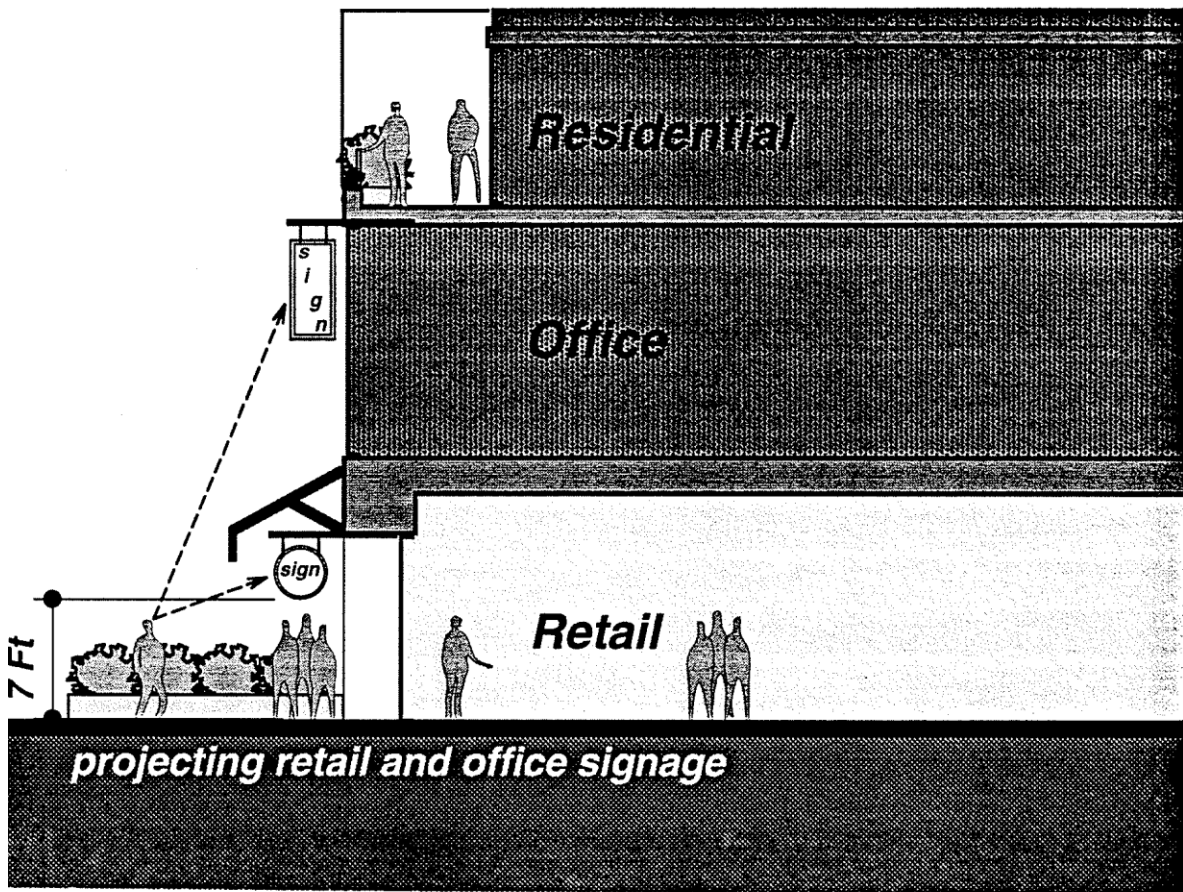
.9 A Positive Roofscape

Roofs on the development of Block 97 should project a positive image to the neighbourhood either through the use of sloped forms or flat roofs that are landscaped for outdoor use by residents.



.10 Quality Signage

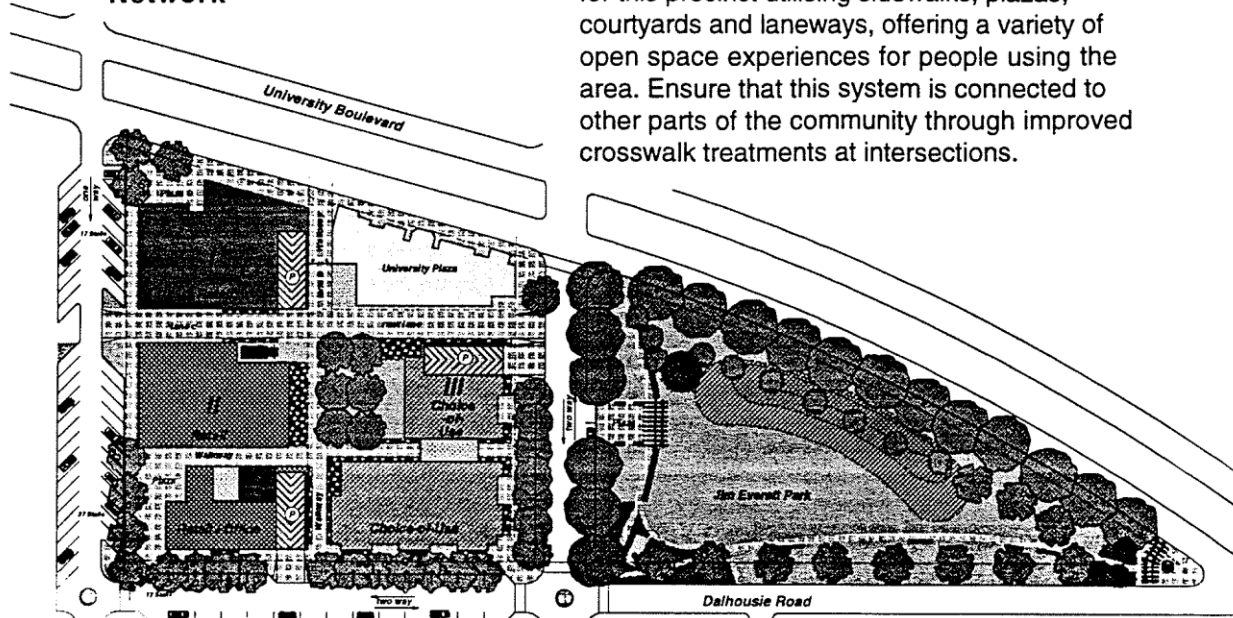
Signs must be the projecting type, at right angles to storefronts. These signs are to be placed a minimum of 7 feet above grade measured to the underside of the sign. They should be easily viewable from both directions by pedestrians and motorists. Signage illumination should be by front mounted, warm lamp sources projected onto the sign face. Signage forms that are not acceptable for Block 97 include fluorescent back-lit aluminium sign boxes and awnings with large signs painted on them.



2.3 Guidelines for the Ground Plane

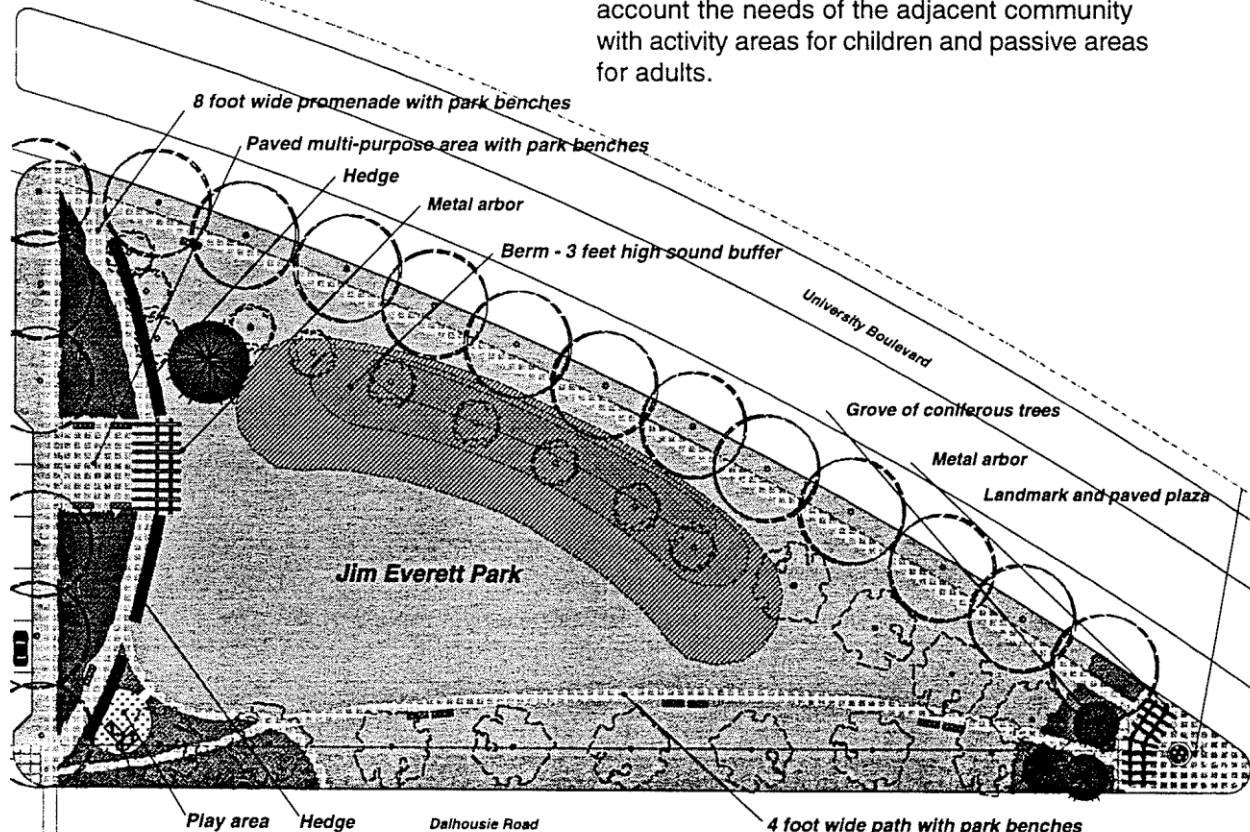
.1 An Integrated Pedestrian Network

A pedestrian network has been established for this precinct utilising sidewalks, plazas, courtyards and laneways, offering a variety of open space experiences for people using the area. Ensure that this system is connected to other parts of the community through improved crosswalk treatments at intersections.



.2 Park Improvements

Jim Everett Park is to be upgraded and connected to Block 97 through special crosswalk treatments at Allison Road. The new landscape design for the park should take into account the needs of the adjacent community with activity areas for children and passive areas for adults.



.3 Convenience Parking for Shoppers

Provide on-street surface parking for shoppers, conveniently located at sidewalk level, to supplement that provided in underground structures.



.4 Vehicle/Pedestrian Mix

The lane system of Block 97 should be designed in a manner that encourages a mix of vehicles and people. This approach will extend the pedestrian network of the block while creating an interesting urban streetscape.



.5 Sunny Courtyards

A plaza space has been identified for the corner of University Boulevard and Western Parkway as part of the redevelopment of Parcel I, the pharmacy site. Provide a second south and west facing courtyard on Parcel II of Block 97, surrounded by retail use to animate its edges.

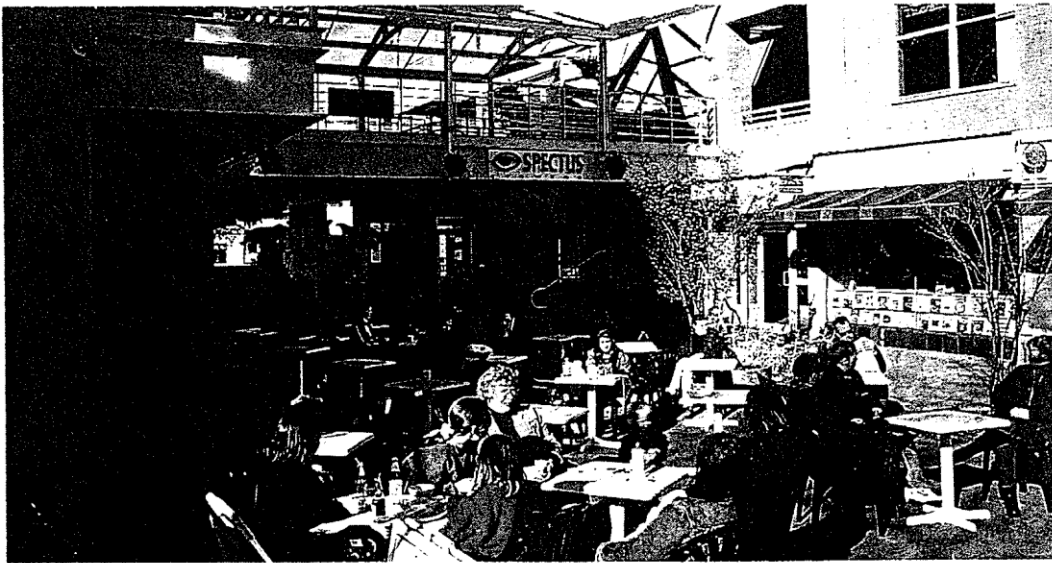
The following landscape criteria shall apply to these spaces.

North Plaza:

- urban gateway to Block 97
- neighbourhood information kiosk
- trees and lighting at similar scale to University Boulevard
- Holland pavers and concrete banding
- fixed seating

South Plaza:

- small, intimate scale
- flowering tree canopy for shade animated by restaurant/cafe use
- ensure ability of adjacent retail uses to spill into space
- brick and concrete paving
- movable seating



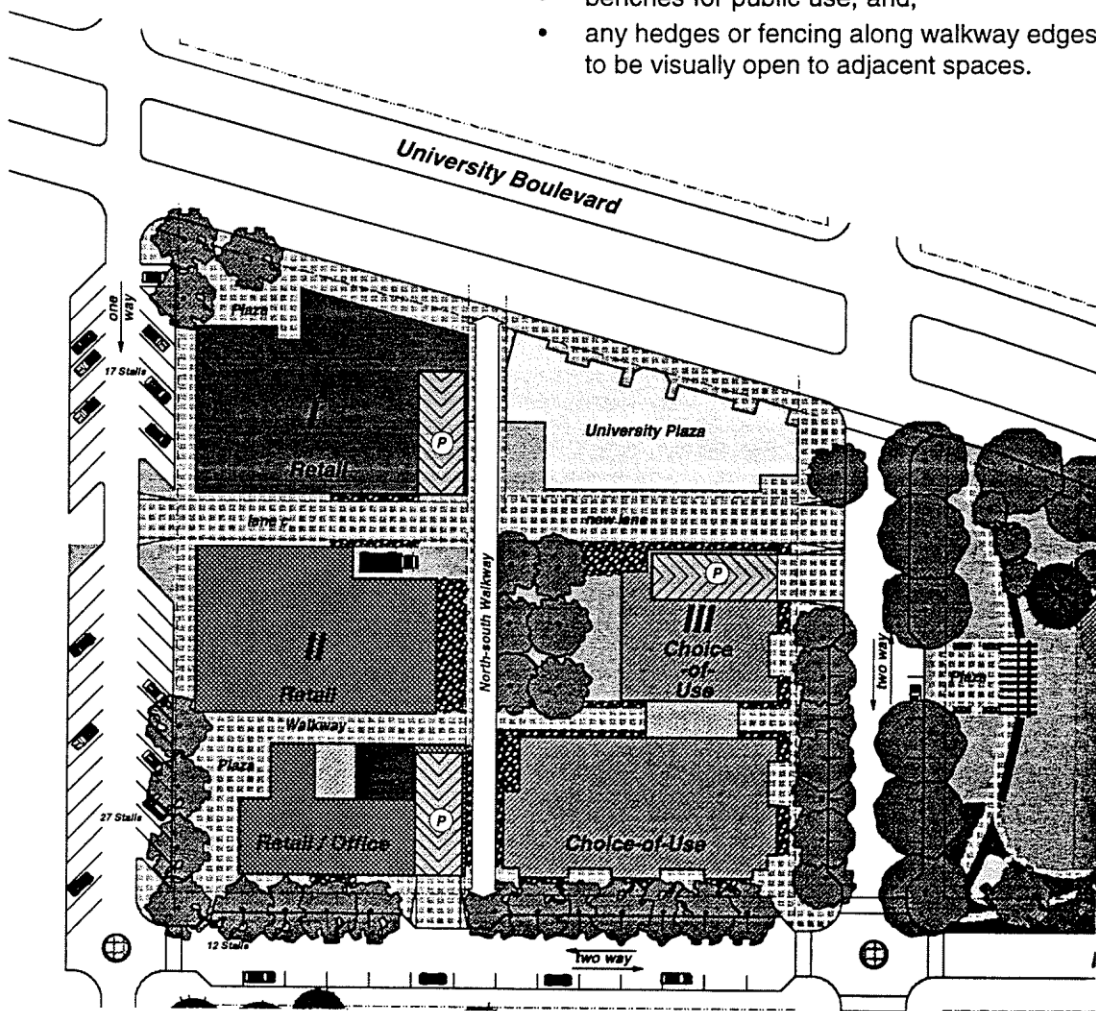
.6 North-south Walkway

Provide a new, minimum 6 foot wide walkway, within a 20 foot wide easement, from Dalhousie Road north to University Boulevard, along the alignment of the former north-south lane as a mid-block pedestrian route. Close the northerly half of Lane B to vehicular traffic and develop this area as pedestrian space.

The following landscape criteria apply to these spaces.

North-south Walkway:

- pedestrian scale with doors and windows facing onto the lane from both residential and commercial uses;
- lighting for safety and pedestrian scale
- brick and concrete paving to designate pedestrian use;
- small scale flowering trees and low flowering shrubs in landscaping beds along the edges of the walkway;
- benches for public use; and,
- any hedges or fencing along walkway edges to be visually open to adjacent spaces.



.7 Sidewalk Treatments

Develop a strategy for the design of sidewalks, laneways and other pathways that makes use of durable materials, adequate lighting and comfortable furnishings for pedestrians.

The following landscape specification applies to these areas of Block 97:

Street tree: London Plane on University Boulevard

Red Maple on other streets

Flowering trees on inside spaces

(In all cases the minimum diameter of new trees shall be 3" calliper)

Paving: Holland paver on University Boulevard and street crosswalks

Brick paver on other sidewalks, open spaces and laneways

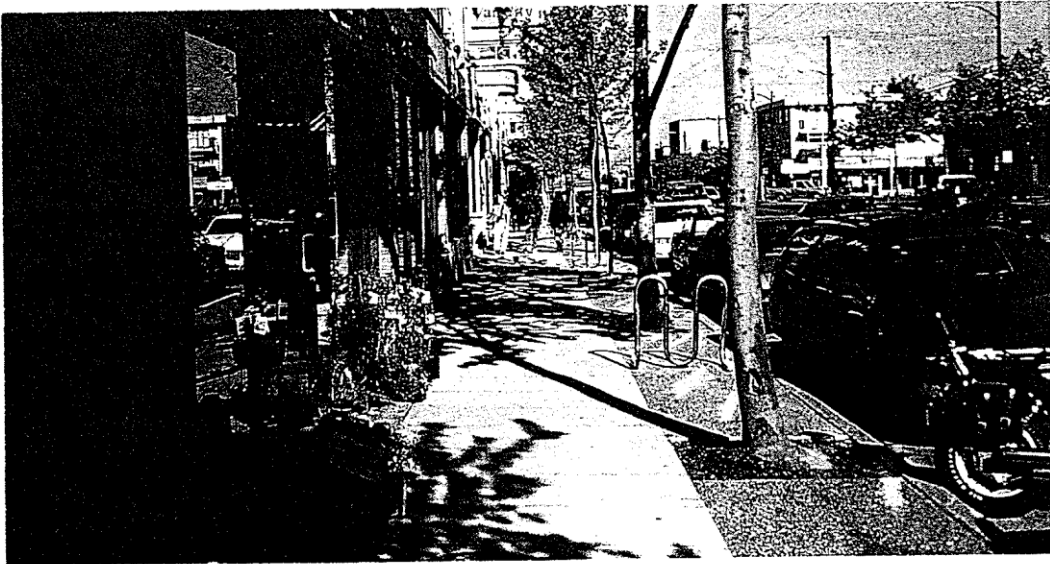
Bench: Warick Teak

Bike rack: Cora

Trash receptacle: Francis Andrew

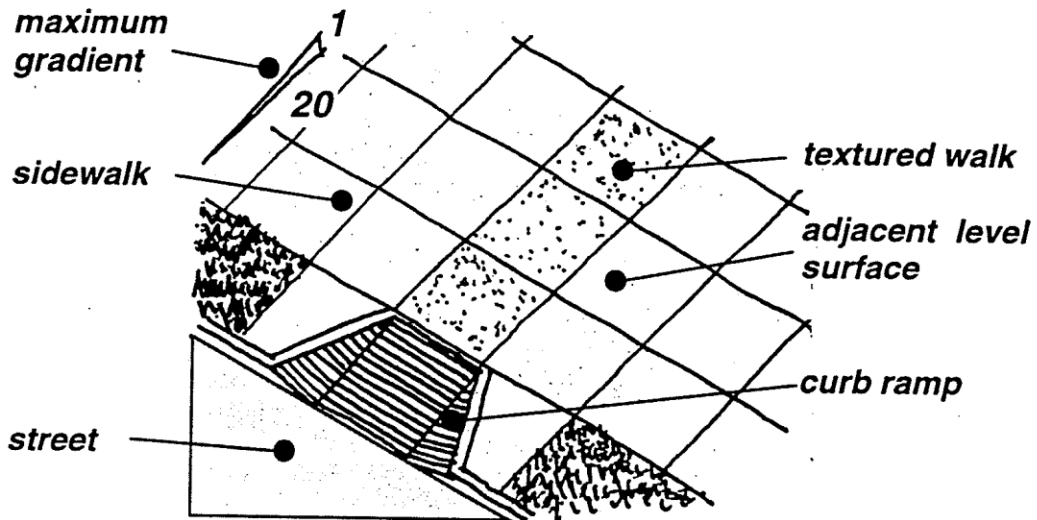
Lamp standard: Lumec Coach Lamp

Bollard: painted steel



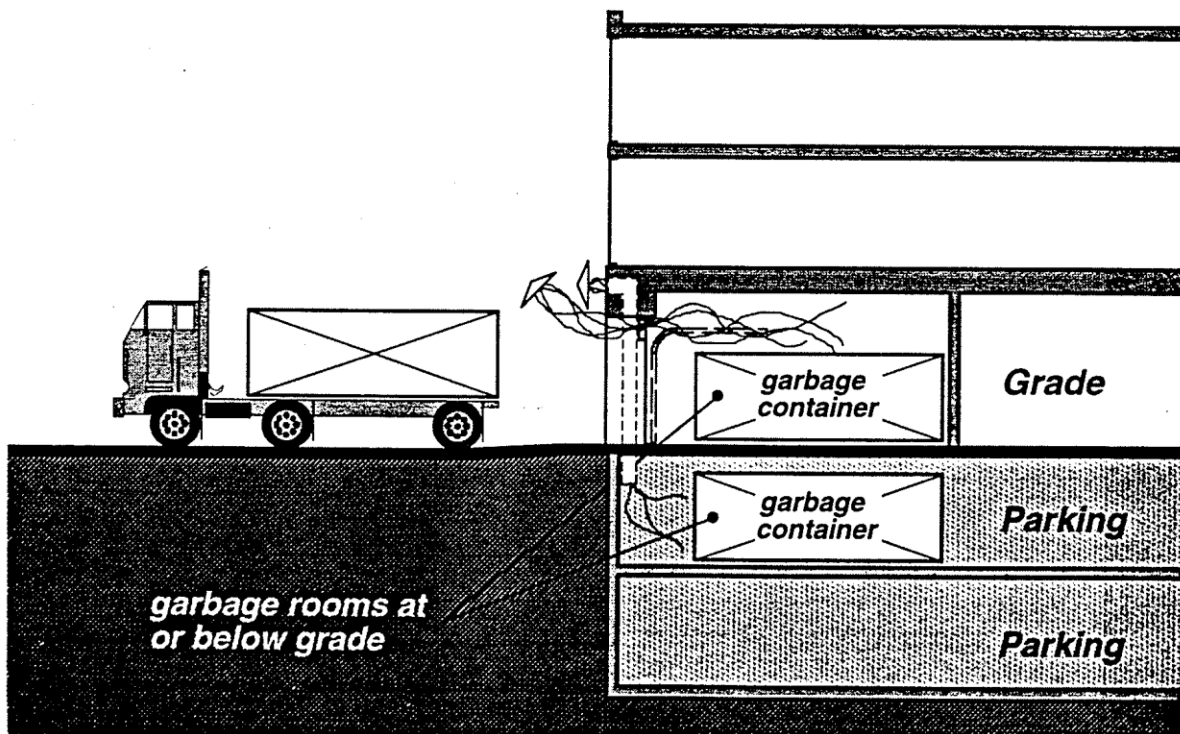
.8 Barrier-free Movement

Conventional curbs should be utilised for traffic and parking control along streets but "let-down" curbs at crosswalks and at laneways will ensure that all movement on Block 97 is barrier-free.



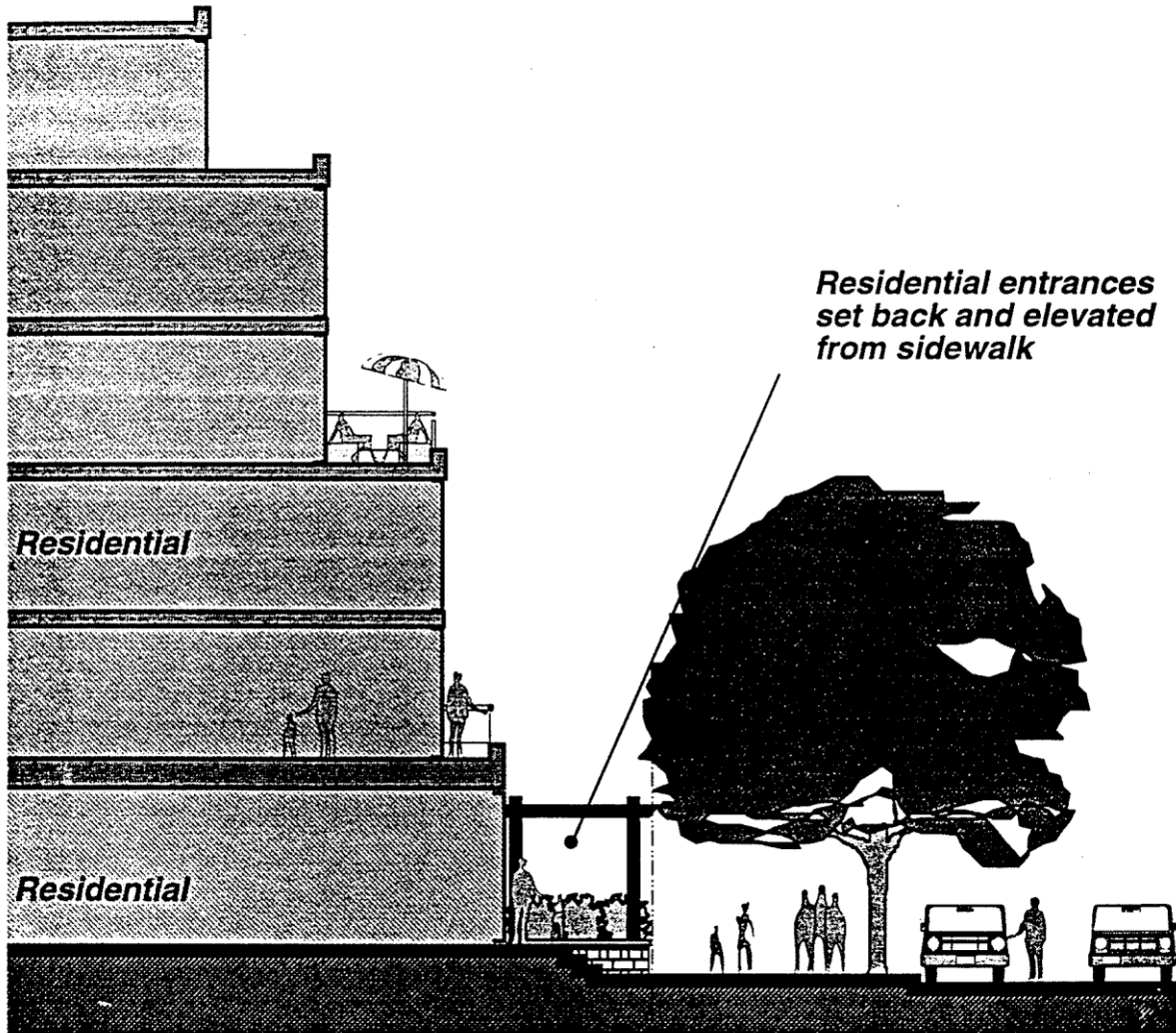
.9 Concealed Garbage Holding

Garbage holding areas must be provided within the building envelope of all new developments to avoid the negative impact that garbage storage can have on public areas. These areas are to be properly ventilated, enclosed behind operable doors and equipped for full sanitary management.



.10 Residential Setback

Where residential units are located on ground level facing streets setback zone has been defined. This space is to be developed with either an architectural treatment, like a front porch; a landscape treatment, like a front yard, courtyard or terrace; or, a combination of the two. Where possible, the ground floor residential units should be elevated approximately 2 feet above sidewalk level to facilitate a greater level of privacy for the residents. Where hedging is provided on the property line at residential frontages, it should be limited to 7 feet in height. Where a solid wall is located on the property line it should be limited to 5 feet in height. Wooden residential fencing is not permitted.



**APPENDIX 2: PURSUANT TO UNIVERSITY ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

**DESIGN GUIDELINES FOR UNIVERSITY HILL SINGLE DETACHED
DWELLINGS**

PREPARED TO: E. BRYCE ROSTICH ARCHITECT

APPENDIX 2: DESIGN GUIDELINES FOR UNIVERSITY HILL RESIDENTIAL INFILL DWELLINGS

PREAMBLE

These design guidelines, meant to be used in concert with R4/R6 zoning regulations and schedules, are to assist applicants in the design of houses, as well as to assist the Manager in evaluating proposals. The guidelines are intended to encourage design that responds to the concerns and desires of University Endowment Lands residents and the need for more affordable homes by increasing the number of available dwelling units and the diversity of forms including secondary suites and accessory dwelling units. By following the intent of these guidelines, an applicant increases the likelihood of neighbourhood acceptance of a development proposal.

The guidelines are grouped under four headings, all of which should be taken into consideration when deciding on a particular design.

DESIGN

There is no attempt to dictate a particular style or type of design for University Endowment Lands. The applicant is asked to consider neighbours when deciding on style, materials and colours as an indication of what is commonly accepted. It is also suggested that the applicant take into consideration the environment of the West Coast. Our moderate winters and periods of numerous gray days and rain, as well as glorious stretches of strong sunshine have led to the development of styles and selection of colours and materials which stand up best under these conditions and make the most of the climate we have.

VIEWS

The retention of existing views, particularly those to the north, is extremely important. Because of the value placed on these views, any screening or obliteration of existing views should be minimized.

In determining what would have an impact on views, all structures and appurtenances will be considered to have an effect. Note that these can include chimneys, dormers, antennae and handrails (whether clear glass, pickets or solid).

Residents should consider also the effect that future growth of trees and other vegetation will have on views when planning their landscaping. View retention underlies the requirement that accessory dwelling units in Area B be single storey and that those accessory dwelling units shall not include chimneys.

PRIVACY

New development should not unduly compromise the privacy of adjacent neighbours.

Windows looking directly into neighbouring windows are to be avoided.

Windows should not have their principal orientation to neighbouring yards or should be effectively screened.

Sundecks and balconies should be situated so that they are not directly overlooking neighbouring windows or activity areas in neighbouring yards or should be effectively screened.

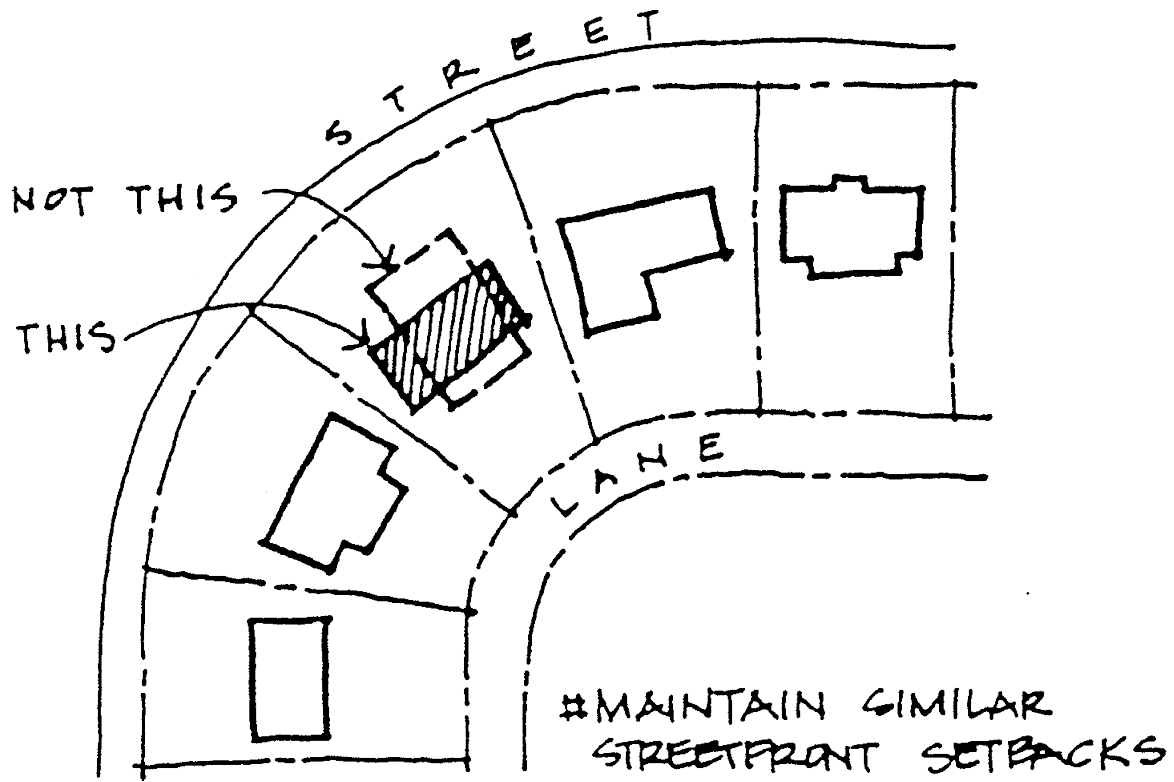
Portions of fences, hedges and wooden screens incorporated into the architecture of the house are acceptable as effective ways to lessen privacy conflicts.

Where four and up to six dwelling units are developed on a single lot, there may be challenges both within the property and with adjacent properties.

Within a property, separation spaces have been mandated between homes. Landscape such as hedges should be added to further improve the privacy of these homes. Where possible, windows should not face nearby windows in separate units.

Between properties, landscaping should be added to new development to improve privacy. Living, dining and bedroom windows should not overlook neighbouring properties unless side yards are 5 metres or more. Window placement should avoid new windows facing existing neighbours' windows. Bathroom windows should have obscure glazing.

STREETSCAPE



Street setbacks in R-4/R-6 district shall balance between respecting existing street setbacks and accommodating more development, especially in rear yard areas. Many streets are treed, and new development should continue established tree lines.

**APPENDIX 3: PURSUANT TO UNIVERSITY ENDOWMENT LANDS LAND USE,
BUILDING AND COMMUNITY ADMINISTRATION BYLAW**

**DESIGN GUIDELINES FOR CD-2: COMPREHENSIVE DISTRICT
(Amended by Ministerial Order M164, April 6, 2021)**

ADDED BY MINISTERIAL ORDER MO #453 NOVEMBER 16, 2016



JULY 2016

UEL BLOCKF Design Guidelines

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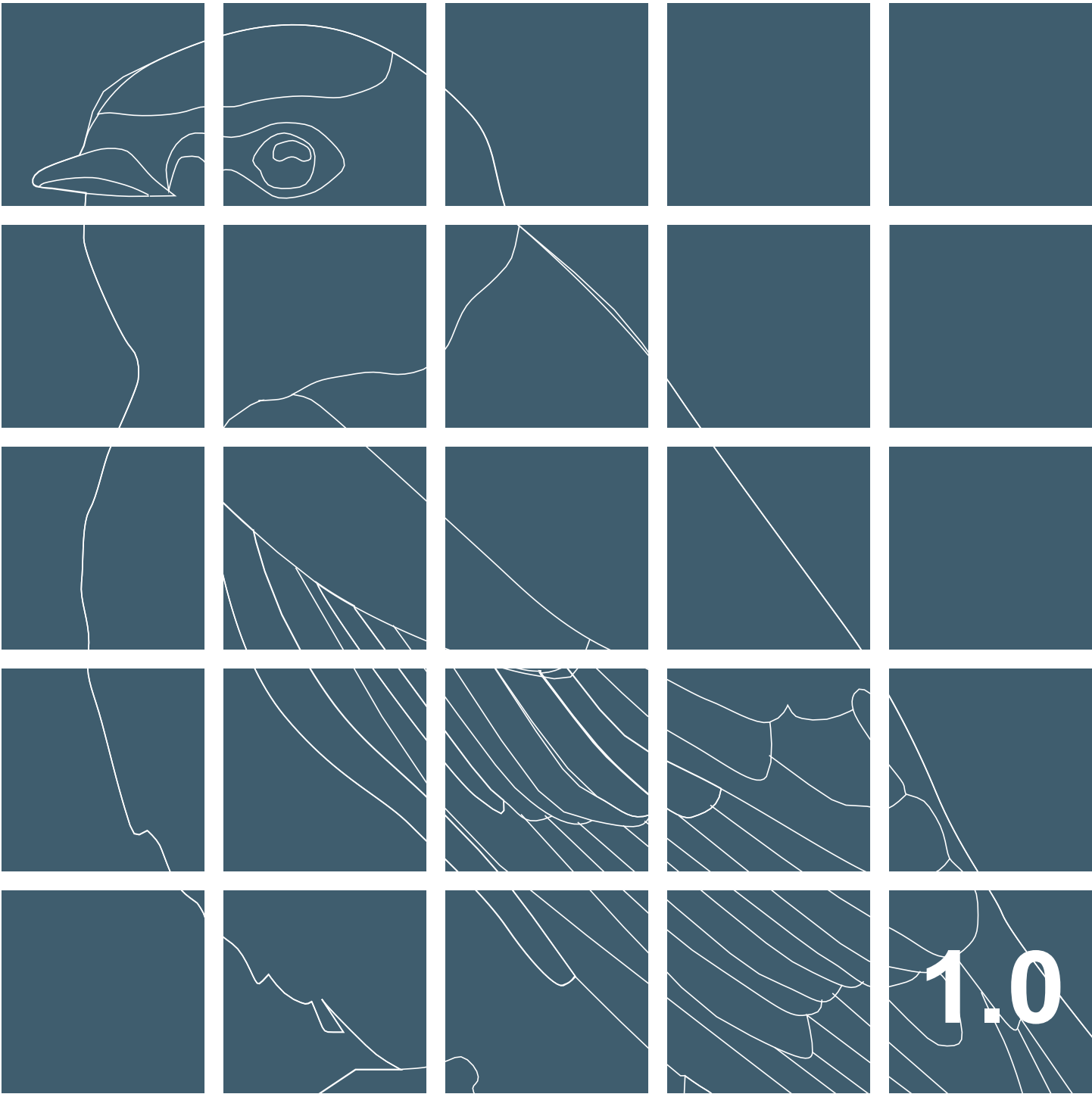
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INTRODUCTION





View West Through Wetlands



1.1 THE MUSQUEAM NATION

Musqueam culture today is a blend of the traditional and the modern. We are not people living out of time, nor a relic of the past encapsulated in history. Like any other Nation, we are living, breathing people whose culture continues to adapt and grow; we bring forth a proud heritage as we navigate the changes to our surroundings. The values of our ancestors are still our values today. We are keepers of the river, keepers of the lands, and waters that continue to sustain us. We intend to care for our territory so that our future generations can enjoy the abundance of our predecessors. Perhaps more than ever, we value community.

The rich and dynamic culture of the Musqueam people is seen both in early history and in more recent times as Musqueam adapted to and adopted outside influences. Integrating aesthetic, practical, and essential elements of Musqueam culture into modern building design and construction should contribute to an impressive and dramatic facility that reflects the complexity and sophistication of the Musqueam people.

Musqueam people traditionally lived in harmony with their natural surroundings and all living creatures. The site should facilitate a living environment - one that acts as habitat for birds, small mammals, insects, and marine life indigenous to the region. The western red cedar is integral to both the landscape of the Musqueam people and their culture. A landscape design that includes large trees should greatly contribute to the overall aesthetic and authenticity of the site.

(Extract from *Musqueam - A Living Culture*, 2006 by Musqueam Indian Band)

1.2 MUSQUEAM LEGACY AND VALUES

Musqueam has been widely recognized nationally and provincially for their leading edge community planning and development projects. The same commitment is brought to the development of Block F. The design on Block F is to be guided by the following principles and objectives.

1. Protect and enhance open space and community connections
2. Live sustainably
3. Encourage community integration and respect
4. Provide a diversity of housing for a mixed community
5. Provide a range of amenities
6. Engage in responsible development – economically progressive and socially respectful
7. Build a community heart and neighbourhood focus for future residents of Block F and all of the UEL community

1.3 THE VISION

The vision for Block F is to create a mixed-use sustainable community that is integrated into the University Endowment Lands (UEL) and University of British Columbia Lands seamlessly. The project is intended to be a showcase of sustainable development that the Musqueam Nation can refer to that demonstrates respect for the land, the waters, and the community.

Block F will provide a variety of housing types for a wide variety of future residents. The character of the community is residential housing, village retail, and community amenities focused around a beautiful mature forest, wetlands, and greenway trail system.

The overall development will have a Contemporary West Coast look that demonstrates green building and green infrastructure in an innovative and integrated way.



UniverCity: A Mixed-use Sustainable Master Planned Community at Simon Fraser University

1.4 PLANNING PRINCIPLES

The following Planning Principles reflect the Musqueam values and their approach to community building:

- » Protect and enhance open spaces and community connections to Pacific Spirit Park
- » Live sustainably; Musqueam's cultural values are founded on stewardship of the natural world; we have walked the talk of sustainability for a long, long time
- » Community integration and respect; encourage good relationships and strive to be good neighbours
- » Provide a diversity of housing for a mixed community and a variety of housing types for a variety of needs including rental and non-market housing
- » Provide a range of amenities and services within the community
- » Engage in responsible development that is economically sound, environmentally progressive, and socially respectful
- » Build a community heart for UEL
- » Create a neighbourhood focus and a centre of activity and services for both future residents of Block F and the existing UEL community

1.5 OVERVIEW

Block F is a special place because of the site's natural features and the area that surrounds it; its history; its future uses and the contribution it will make to the larger community. The design of the architecture and landscape architecture will honour these special qualities and build upon them.

This is an urban development, but the presence of the adjacent University Endowment Lands, the surrounding Pacific Spirit Park and University Golf Course, the integration of the mature evergreen trees and a constructed wetland give it a bucolic nature. The architecture and landscape should reflect these features through the selection of good and honest materials, the creation of a human scale, the integration of people with the natural and built environment, and the design of buildings that open up to the sun and shelter from the rain.

The site plan and new CD Zoning have been developed in parallel. The plan embodies features and attributes that are important for the success of the overall development. The expectation is for designers to follow these attributes as closely as possible. Where a new approach is taken in the design, it must be clearly shown how that new approach meets or exceeds that shown in the design guidelines.

While the design guidelines are, in fact, guidelines, they will be heavily relied on by the approving authorities in assessing whether or not to approve development permit applications. The site planning and Design Guidelines have been shared with the community who will have an expectation that future applications will generally comply with these documents.

The design guidelines are intended to be a framework for future development providing sufficient direction but still allowing for some creativity in keeping with the development vision of this document.

1.6 LEGAL LIMITATION

Section 1 of these Block F Design Guidelines is a cultural and conceptual introduction to the Guidelines themselves which are found in Sections 2 through 9 of the Design Guidelines. The statement in Section 1 address the cultural past as a formative element of the general design principles that will instruct owners, developers, architects, landscape architects, engineers and builders who will design and build the future community on Block F.

Only Sections 2 through 9 provide the legally applicable form and character guidelines to be taken into account by the University Endowment Lands staff and its Manager when evaluating and exercising development approval discretion in respect of specific development proposals.



Aerial View of Existing Site



Existing Wetland on Site is the Inspiration for the Constructed Wetland

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GOALS AND OBJECTIVES





LIVING IN CLOSE PROXIMITY BETWEEN NATURE AND PEOPLE

2.0 GOALS AND OBJECTIVES

2.1 DESIGN OBJECTIVES

Following from the Planning Principles, the Design Objectives guided the creation of the site plan and the resultant components of the rezoning documents.

Preservation of Natural and Existing Features

- » Further preserve the mature evergreen tree forest area
- » Retain/enhance the site's hydrological systems
- » Maintain/reinstate the trail networks originally on site

Integrated Sustainability

- » Use rainwater Best Management Practices to reduce off-site impacts
- » Utilize green infrastructure throughout the development
- » Include sustainable design initiatives within the public realm and private development areas
- » Explore options to maintain or enhance habitat such as for song birds

Community Integration + Respect

- » Provide neighbourhood amenities geared towards UEL residents of all ages and abilities
- » Ensure amenities are physically accessible for all ability levels
- » Explore options that provide and enhance connections with existing and planned cycling, walking and transit routes and facilities
- » Ensure the scale and type of development respects the adjacent neighbours
- » Use open space and greenways as guiding features in the design of the community

Housing Diversity

- » Provide a variety of housing types to address a variety of needs including rental, non-market, and lock-off suites.
- » Include workforce housing and include seniors with 25% adaptable units
- » Consider providing larger residential units to accommodate families or existing residents looking to downsize

Responsible Development

- » Locate the commercial uses to benefit the local surrounding community
- » Ensure businesses support local needs
- » Support a mix of land uses
- » Ensure economically sound, environmentally progressive, and socially responsible
- » Ensure development respects frontages on University Blvd, Toronto and Acadia Roads

Build a Community Heart

- » Create a focus that becomes the heart for the wider UEL community
- » Ensure access to new community services for wider UEL community
- » Create a central open space/park related to the commercial and amenity areas as a gathering spot for the local community
- » Provide opportunities for formal and informal gathering places

2.2 NEIGHBOURHOOD SUSTAINABILITY

In keeping with the Musqueam commitment to respecting the land, Block F will be developed to a high level of sustainability.

2.2.1 LEED®

- » The project reflects a number of LEED® neighbourhood planning principles and individual buildings will be designed and certified to a LEED® Gold standard

2.2.2 Neighbourhood Patterns + Design

- » Site plan design focuses on public open space and respects natural features such as the forest
- » Minimize site area dedicated to vehicular traffic in order to maximize open space and green space

- » Organize buildings and density to maximize available site area for public open space
- » Site design respects and connects to surrounding neighbourhood
 - » Provide a strong connection to neighbourhood school/childcare facility/Community Centre
 - » Respect existing pedestrian, cycling and vehicular, networks
 - » Encourage Future Transit Station at Commercial Village
- » Provide two primary trail routes through the site; one north-south route and one east-west route
- » Site design provides a mixed use compact community
 - » Design provides a variety of housing types and opportunities for local serving businesses



Southeast False Creek Green Street



Southeast False Creek Hinge Park



Sage at the University of British Columbia

- › A central commercial area within walking distance for neighbourhood residents
- › Accessible and integrated open space areas meeting the residents' needs
- » Site design preserves connections to Pacific Spirit Park
 - › Maintain on-site trail heads in close proximity to original locations and existing off-site trails
 - › Maintain trail routes through the community retaining broader off-site routes/connections
 - › Explore options for new/enhanced routes
- » Site design encourages walkable streets and pedestrian network
 - › Create “green streets” with continuous sidewalks, treed boulevards, landscape bump-outs and a high quality pedestrian experience
 - › Connect to new and existing trail network
- » Site Design creates an accessible open space approach to meet the diverse needs of the present and future community



SFU UniverCity Rain Garden

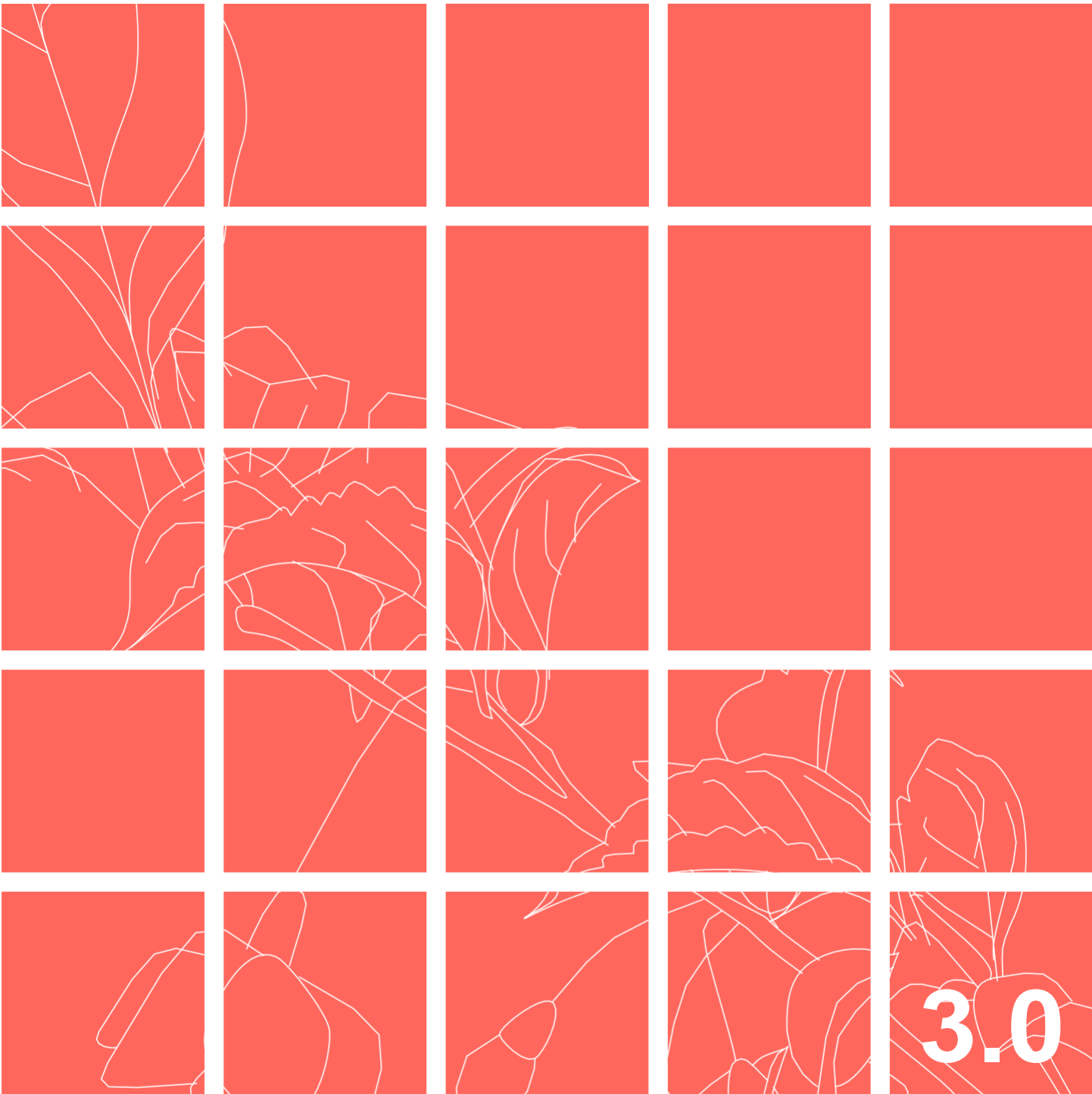


Rain Garden Collecting Run Off from Road and Sidewalk

2.2.3 Green Infrastructure

- » Create a site wide and holistic green infrastructure rainwater management system
 - › Build a constructed wetland in the vicinity of the original culvert on University Boulevard to treat on-site rainwater, maintain pre-development off-site flow rates, create habitat and be a showcase gateway feature for the new community
 - › Create a bioswale along University Boulevard connecting the individual parcels and the roadway drainage facilities to the constructed wetland
- » Rain water management will be embedded in the site design
 - › Include rain water management facilities in the open space areas, roadway design and on development parcels where appropriate
- » Maintain, to the degree possible, the mature stand of evergreen trees on the site
- » Minimize impervious surfaces
 - › Explore the use of pervious paving within on-street parking to minimize surface runoff and sediment transport
- » Maximize absorbent landscape areas in the public realm and private landscape areas

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PUBLIC REALM





VIEW NORTH THROUGH VILLAGE SQUARE FROM SWORD FERN / IVA MAN TRAIL

3.1 PUBLIC REALM CHARACTER: WEST COAST RAIN FOREST

The project has been designed around the strong and unique character of the mature west coast rain forest that exists, and will be preserved, on the project site. Public realm features and elements will work with the character and nature of the forest in both a contemporary and natural manner. The west coast rain forest character will be most prominent in the dedicated Forest Park however; opportunities to use and create this character in the general public realm are to be explored.

3.2 PUBLIC REALM ELEMENTS

The public realm of Block F is made of several distinct typologies that together will help create the physical fabric that will bind this development together as a whole community. These areas are generally focused on the existing natural amenities of the site but also include urban areas and edges. The public realm elements are:

- » The Village Heart
- » Natural park space
- » Urban plaza space
- » Open space
- » Trails and walkways
- » Wetlands



Interacting with Rainwater Management Features

3.3 PARKS + OPEN SPACE DESIGN PRINCIPLES

Create a true village heart for the community by concentrating a variety of community amenities around adjacent land uses that support a wide range of inclusive activities.

The parks and open spaces shall serve the residents' need for active and passive recreational amenities, providing opportunities for social engagement, promote healthy living and encourage connection with the natural environment.

The parks and open spaces shall be safe, welcoming and functional at all times of day and throughout all seasons of the year.

The design of the public realm will be founded on sustainable best management practices and industry leading environmental design.

The spaces shall respond to a wide variety of users from the new resident population, the existing UEL residents and visitors to the area.

These principles can be achieved through the following objectives:

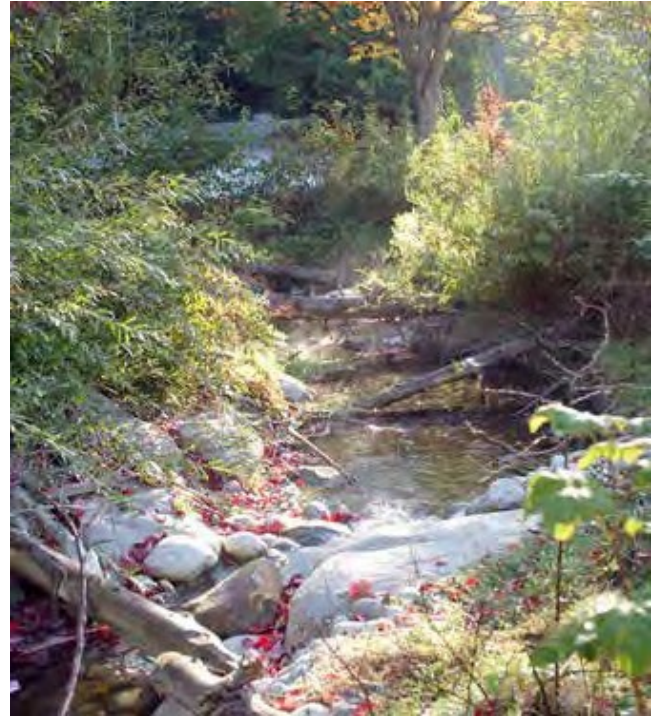
- » Organize the community around the park and open space areas
- » Create a variety of flexible open spaces that support active and passive recreation

LEGEND

- 1 Village square / public plaza
- 2 Community Amenity Building
- 3 Forest park
- 4 Wetland
- 5 Community green
- 6 University boulevard linear park
- 7 Greenways & public access routes
- 8 Ortona trail (off site)
- 9 All weather sport fields
(available after school hours on VSB property)



- » Provide a diversity of social places in varying scale, character and locations related to adjacent land uses
- » Create flexible urban open space accessible to all residents of Block F and the surrounding community that can support a variety of activities
- » Weave the “forest” throughout the entire development
- » Focus the park and open spaces around, and integrate with, the existing natural features, topography and vegetation
- » Enhance wildlife habitat and plant ecology connectivity throughout the site and to Pacific Spirit Park where possible
- » Provide all-weather and all-season uses and places
- » Provide opportunities for educational elements related to the site and natural ecology
- » Ensure the principles of Crime Prevention Through Environmental Design (CPTED) are met



Naturalized Stream



Naturalized Landscape and Habitat Area

PUBLIC REALM OPPORTUNITIES



1 VILLAGE SQUARE / PUBLIC PLAZA

- Urban plaza character
- Sword Fern Trail crossing
- Cafe seating and retail spill out areas
- Farmer's Markets
- Community celebrations
- Public art
- Art walk

2 COMMUNITY CENTRE AND DAY CARE PARCELS

- Outdoor covered areas
- Outdoor day care area
- Informal gathering
- Young children's playground

3 FOREST PARK

- Integrated adventure / nature play areas for a variety of age groups
- Flexible open free play areas and play fields
- Multi-use trails
- Fitness circuit
- Seasonal outdoor movie night
- Public art
- Dog walking
- Trail hiking
- Outdoor community gathering space /
- Outdoor education
- Bird watching
- Sword Fern Trail with lighting
- Community celebration
- Open flexible green space
- Picnic areas

4 WETLAND

- Viewing platforms
- Boardwalk
- Educational signage
- Public art
- Outdoor education
- Casual cycling
- Trail hiking
- Bird watching
- Seating

5 COMMUNITY GREEN

- Flexible open space / lawn
- Outdoor tai chi or yoga space
- Outdoor frisbee or catch
- Seating around the perimeter with associated planting areas
- Lighting
- Public art
- Trail connections

6 GREENWAYS & EASEMENT

- Walking and running
- Casual cycling
- Dog walking
- Trail hiking
- Seating

7 UNIVERSITY BOULEVARD LINEAR PARK

- Multiuse trails: walking, running, cycling
- Flexible open spaces/lawns
- Bridges over bioswale
- Birdwatching at wetland
- Seating and lighting

8 ORTONA TRAIL (OFF SITE)

- Sword Fern Trail connection to Pacific Spirit Park
- Lighted walkway
- Seating
- Cut Throat Creek viewing

3 FOREST PARK



4 WETLAND



2 COMMUNITY CENTRE AND DAY CARE PARCELS



1 VILLAGE SQUARE / PUBLIC PLAZA



5 COMMUNITY GREEN



7 UNIVERSITY BOULEVARD LINEAR PARK





3.4 VILLAGE HEART

The Village Heart shall be comprised of a series of public open spaces and amenities organized around key neighbourhood facilities that promote social interaction and create a sense of community. The Forest Park is located in the centre of the site at the stand of existing evergreen forest. It is adjacent to the Community Centre and the village retail area. Together, these places connected by walking trails and open space, framed by building edges and containing animated and programmed public spaces will create the Village Heart for this new community. The design of the Village Heart shall be inclusive of all residents, abilities, interests and ages by providing a wide range of fixed elements and flexible open spaces.

The Village Heart will be a destination for UEL residents promoting a larger sense of community beyond the limits of this project area. To do so, the Village Heart is in a visible location and will be easily accessible by multi-modal transportation including walking, cycling, public transit as well as personal vehicles. It shall include services and amenities appealing to the whole of the UEL population.

VILLAGE HEART



3.5 PARK AREAS

The park areas in Block F include the Forest Park (dedicated) and the Community Green. Together they will provide the open space for passive and active recreation in the new neighbourhood and for the broader UEL community. They will be designed around the natural amenities of the site and the west coast forest theme. The Forest Park and Community Green are located adjacent to each other but separated by Road B where an enhanced pedestrian crossing bridges this physical gap to create a sense of continuity and overall integration with the neighbourhood. All three will be connected to each other by the Block F trail system. These parks are different in size, location, and adjacent to different land uses and development forms. They will be different in character and function in order to meet the varying needs of the community.

All park and open space areas will have the full range of site furniture including dog waste bags, wayfinding and interpretive signage, pedestrian scale lighting, and play features. These areas will be capable of supporting a wide range of active and passive activities. Numerous social hubs will be created throughout the park system at places where people are most likely to congregate. The hubs will be of varying scales, ranging from whole community gatherings to quiet places to read a book or watch the birds, and the associated site furniture will be relative to the intensity of use.

3.5.1 The Forest Park

The Forest Park includes a large stand of mature, wind firm, evergreen trees in the centre of the site at the headwaters to the Salish Creek. The design will create places capable of supporting a wide range of community activities while maintaining functional ecological and habitat areas. These areas will include:

- » Open forest meadow areas with turf grass mixed with groupings of retained trees at the north side of the forest stand for flexible open space play and active uses
- » Forest stand with carefully cleared understory forest floor to support constructed amenities
- » Forest stand with managed understory vegetation to create open site lines to allow for comfortable and safe travel through the park



UBC East Neighbourhood Park as an Example of a Naturalized Park Area with a Retained Forest Stand

- » Forest stand with retained and enhanced understory vegetation to preserve the ecological services and habitat area

Wind firm trees are required at the perimeter of the retained forest stand to ensure a stable forest condition protected from storms and winds. The project arborist has identified the wind firm tree perimeter, individual and groups of high value and wind firm trees not specifically required for forest protection. These trees must be protected during adjacent parcel construction and park development.

Prior to development, Sword Fern and Fairview, crossed through the forest connecting to the Pacific Spirit Park and the community beyond. These two main trails shall be re-established and form part of the new Block F trail system. A hierarchy of trails will be provided to facilitate pedestrian and cyclist connections through and around the park in both east-west and north-south directions. Creating trail loops has been given a high priority. Paving surfaces shall reflect the level of use ranging from resilient hard surfacing for high use to crushed stone in low use areas. A variety of seating options will be provided along the trails. Lighting will be provided on the two main trails in order to facilitate safe evening use.

Distinct areas shall be created to support a range of active recreational uses for a variety of age groups including adults. The natural topography and stands of trees have



been used to identify areas of opportunity as well as constraints to re-grading and clearing. The types of activities will be reflective of the site and natural conditions so as to support the west coast rain forest theme. These activities and amenities will include:

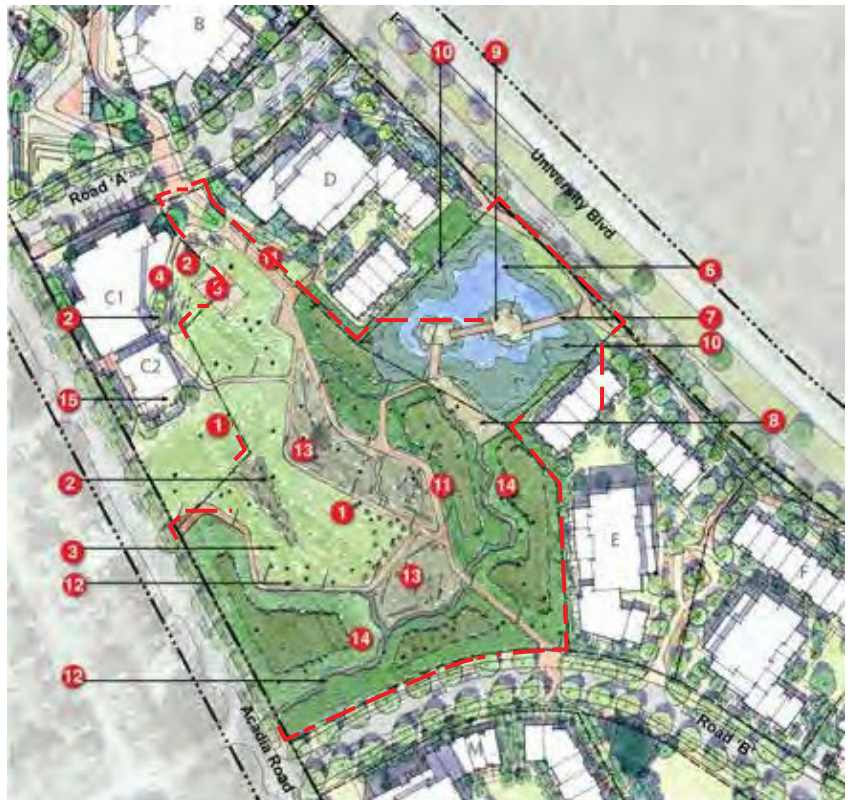
- » Natural adventure play, or Nature Play, areas for children
- » Natural adventure play areas for teens and adults such as slack lines and parkour
- » Fitness loops utilizing natural materials to create stations
- » Hard surfaced trails to assist people with mobility issues, learning to ride a bike, pushing a stroller etc.
- » Open forest meadow areas for yoga and tai-chi
- » Open flat turf grass area for sport activities such as playing ball, frisbee, or an informal game of soccer
- » A hard court area for basketball
- » Water fountain and bottle filling station

FOREST PARK

LEGEND

- 1 Community lawn / flexible open space / play fields
- 2 Playground
- 3 Picnic area
- 4 Community building outdoor amenity area + great lawn
- 5 Hard Court
- 6 Constructed wetland
- 7 Bridge / boardwalk
- 8 Observation area
- 9 Wetland island
- 10 Riparian buffer
- 11 Sword Fern / Iva Mann Trail
- 12 Nature / tertiary Trail
- 13 Nature play
- 14 Habitat and nature trail area
- 15 Outdoor day care play area

- Tall shrub
- Medium shrub
- Meadow
- Wetland planting
- Mulch



The Forest Park will also include areas created to support passive activities some of which should be distant, or thoughtfully screened from the active uses. Again the design theme, the natural topography and stands of trees shall be used to identify areas of opportunity. These activities and amenities will include:

- » Picnic areas including tables and seating
- » Quiet nature trails for bird watching and experiencing the forest character
- » Smaller trail loops for shorter contemplative walks
- » Open flat turf grass areas for passive activities such as reading and sitting in the sun
- » Quiet seating areas

The Forest Park has a significant interface with the constructed wetland, Community Centre and the Village Heart. This interface shall be designed with a seamless visual and physical connection between the areas creating a large unified open space.

With frontage on both Roads A and B as well as Acadia Road, the Forest Park connects the new neighbourhood from north to south and west to the UBC neighbourhood. The perimeter of the park shall be designed to be welcoming and inviting to passersby through controlled views into the park and signage at the Community Trail Heads. The frontage on Road A is of particular importance to emphasize the connection between the park and the plaza at the retail area. The character of these two areas shall be carefully designed to ensure a sense of continuity of the public realm and open space.

3.5.2 Community Green

The Community Green on the south side of Road B is a complement to the activities and amenities of the Forest Park. It will include perimeter trees with planting around an open lawn area offering a different scale than the Forest Park. Framed on the west and southeast by residential development parcels, a buffer between the garden gates to the individual units and the open lawn area will be



An example of Adventure/Nature Play



Seating and Tables by Open Lawn Area



Open Lawn Area with Planted Edges



Furnishing Catering to a Wide Range of Ages

provided. As an integral part of the Block F trail system, the Sword Fern trail connects with the Forest Park to the north, crosses the park on the west providing direct residential unit access to the trail network and connects with the Ortona Trail and the school to the south.

Also supporting active and passive activities for a range of ages, the park will include:

- » Flexible use open lawn area
- » Seating and tables
- » A small walking loop connected with the overall trail network and the sidewalk on Road B

The design will be based on the west coast rain forest theme and shall ensure tree growth doesn't create extensive shade on the open lawn area. Through species selection, plant density and contiguousness the planting will provide a habitat corridor from the Forest Park to the Ortona Trail and Cut Throat Creek riparian area.

3.6 OPEN SPACE AREAS

The open space areas are to complement the defined park spaces of the community that reinforce overall connectivity through, and unity of, the new neighbourhood. In some cases they provide unique and different uses than the park spaces offer. They should be connected to each other through the Block F trail system. There are four main open space areas:

- » Village Square
- » University Boulevard Linear Park
- » Public access easements over development parcels
- » Enhanced road boulevards

3.6.1 Village Square

The Village Square is located at the north end of Block F by the retail and residential buildings of lots A and B. It will be a publicly accessible plaza for the residents of the new neighbourhood and the greater UEL community. It will support the local businesses through provision of flexible open space for spill out, café seating, and connections to the larger public realm; thereby allowing people to arrive there by foot, bicycle, or transit in addition to personal vehicle use.

The design of the plaza shall be in the character, forms, and theme of the other public realm areas to create a unified neighbourhood. Defined by hard surfacing and punctuated with large planters with "Forest Remnant" character it will be a flexible space capable of supporting a wide range of community oriented programming. The design will provide a variety of edges in order to facilitate activation of the space through daily use; and provide an unobstructed southerly exposure to allow for sun on outdoor seating and dining areas.



LEGEND

- Public Access**
- Dedicated Park (Public Land)
 - Open Space (Private Land Subject to Lease or Easement)
 - Public Access (Private Land Subject to Lease or Easement)

VILLAGE SQUARE



LEGEND

- 1 Public plaza
- 2 Seating and raised planters
- 3 Event lawn
- 4 Cafe seating
- 5 Surface parking
- 6 Proposed bus stop
- 7 Parallel street parking
- 8 Perpendicular parking
- 9 Raised cross walk
- 10 Enhanced width sidewalk
- 11 Parkade driveway



A short-term surface parking lot to support the retail uses will be provided at the intersection of Toronto and Acadia and utilized for loading access to the proposed grocery store. Its paving should reference the overall paving pattern to reduce the visual impact of the parking lot. Robust screening of the parking lot and loading area from the roadways through the combination of vegetation, walls, and signage will be provided.



Farmer's Market



Portland's Director Park Operable Water Feature



Dockside Green Development Residential Frontage on Stormwater Management System

The Village Square has an important visual and physical relationship with the Community Centre and the Forest Park to the south. This shall be reinforced through paving, planting character, and pedestrian connections. The Sword Fern Trail will connect from the park through the site to the proposed bus stop on University Boulevard. An enhanced raised pedestrian crossing on Road A will provide a pedestrian first hierarchy and strong visual connection between these spaces.

Features that will be provided in the plaza are:

- » Large built in seating elements
- » Rain shelter/canopy
- » Amphitheatre like berm with seating facing into the plaza
- » An operable water feature that when turned off provides functional hard surface space
- » A paving pattern that identifies the Sword Fern Trail
- » Large planters with forest character planting and trees

3.6.2 University Boulevard Linear Park

A Statutory Right of Way (SRW) for public access on the University Boulevard frontage will increase the width of the available space for a new multi use trail and allow for the creation of a robust west coast rain forest themed park between the street and the fronting townhouse residential units. Transitioning from a highly naturalized character at the edge of the Pacific Spirit Park on the south, to a more refined character at the Village Square and retail area to the north, the park will welcome people to this new development and be a gateway to the UEL. The adjacent lots located between Road A and Road B will all have fronting townhouse units with private patios and gated entries to the front doors accessible from the trails.

A bioswale with several naturalized pond/wetlands collecting water from development sites, and both roads A and B, will be a defining feature of the corridor. Meandering from the north and south towards the constructed wetland it will convey significant volumes of water creating animation and connections to the natural systems of the environment. Providing both visual and ecosystem services the bioswale will reinforce the connection between water and the site as the headwaters to the Salish and Cut Throat Creeks. Naturalized water features at key locations will be provided to emphasize this design theme and create additional visual interest. They shall be designed with naturalized forms, include native planting and have connections with the bioswale system.

A hierarchy of trails will be provided to create a varied experience for pedestrians and cyclists, and alternate routes to the adjacent residences. The primary trail will provide a direct route along the street and link to adjacent east-west trails. The secondary trails shall branch off to provide discrete walkways to adjacent residential units where the meandering primary trail is closer to the curb line.

The design will seek opportunities for the trails to cross over the bioswale at points through the use of bridges to provide visual and physical connections to the water.

The planting design shall reflect a west coast forest character and be an extension of existing forest of the site and Pacific Spirit Park. Existing street trees will be retained and protected. A mix of deciduous and evergreen trees will be placed in a naturalized layout and avoid regular spacing. A low planted boulevard shall be created between the curb and main trail to provide a visual and physical buffer between traffic and pedestrians on the trails. Pockets of lawn area will be provided where sunny exposures can be achieved as areas for active play and activity by the adjacent residents and park users.

Social hubs will be created at primary intersections of the trails, public access points from adjacent development parcels, and at the constructed wetland and in many other locations. The full range of site furniture including pedestrian scale lighting, a variety of benches, picnic tables, and both recycling and waste receptacles will be provided. Bike racks will be located adjacent to public open space areas. Similar to the road design, social hubs will be created in areas of trail intersection, adjacent to open area and at road intersections. Wayfinding and interpretive signage will be provided to orient people to the Block F amenities, as well as Pacific Spirit Park beyond. As a result of the length of the linear park there will be many locations of benches and other amenities.



Zoom In Plans of University Boulevard Linear Park

3.6.3 Public Access Easements

To improve overall walkability and neighbourhood permeability, public access easements will be provided on several parcels including A, B, D, E, F, G, H, and I as well as the Wetlands and the Community Green. These connections will be designed in the character and finishes of the Block F trail system, in order to convey visual unity and the clear sense of public access. This will include paving treatments matching the trail widths, forms and materiality, moderate planting, and site furniture where applicable.



3.6.4 Enhanced Road Boulevards

The boulevards within the road rights-of-way for Road A and B will be enhanced in several ways. These shall include:

- » A widened sidewalk on one side of each street. Refer to the plans and sections in Chapter 4 for further information
- » Landscape bump outs with naturalized plantings at crossings, driveways, and ends of on-street parking bays
- » Landscape bump outs as rain gardens where grading permits. Refer to Section 7.16 for further information.
- » Significant street tree plantings
- » On-street parking laybys with permeable pavers

These areas will include widened areas of paving with benches, lighting, and bike parking associated with areas of planting. The purpose of the social hubs is to create opportunities for neighbours to meet and help grow the sense of their community. In other areas recycling and waste receptacles will be provided to help keep the neighbourhood clean. Pedestrian scale lighting will be provided for the sidewalk and social hubs illumination separately from the streetlighting.



City of Tacoma's Rain Garden Bump Out



Permeable Pavers



Southeast False Creek Green Street

3.7 TRAILS + WALKWAYS

The proposed Block F trail system will provide a variety of trails and experiences linking the new neighbourhood internally and to the surrounding areas. Of particular importance is maintaining the trail connections with Pacific Spirit Park that existed prior to development. The trails will cross the site in urban areas, through park and open space areas, the mature forest, over wetlands, and development parcels. In all cases they should reflect the character of the setting and the overarching design theme. The trails will serve the wider resident population and provide safe pedestrian and cyclist connections through the new community.

The trail system will have a variety of trails that support a variety of uses and experiences. The primary trails will include Sword Fern and Fairview, routing through the neighbourhood in north-south and east-west directions, respectively, and connect to their original trail heads. The secondary trails shall branch off of the two main routes and connect to the various areas of the neighbourhood, including development parcels and areas of the parks and open space system. A tertiary level of trails shall be provided in the Forest Park for a closer connection to the habitat areas.

All trails shall be universally accessible with adequate path width and avoid the use of stairs. This will allow trail access for all age groups and mobility users.

Measures will be taken to ensure that protected trees are not damaged in the construction of adjacent walkways and trails. Work in the area will be monitored by an arborist and landscape architect through the following measures:

- » Any work in critical root zone to be as per arborist's directions and under supervision
- » No excavation zone
- » Hoarding specifications

Any work done to construct the trails needs to refer to the Arborist Report, see Section 3.14. The trail system is largely located within the Forest Park area and therefore frequently within the critical root zone of protected trees to be retained. Work within this area needs to conform to the recommendations and comments in the Arborist Report prepared by Diamond Head Consulting, dated April 8, 2015.



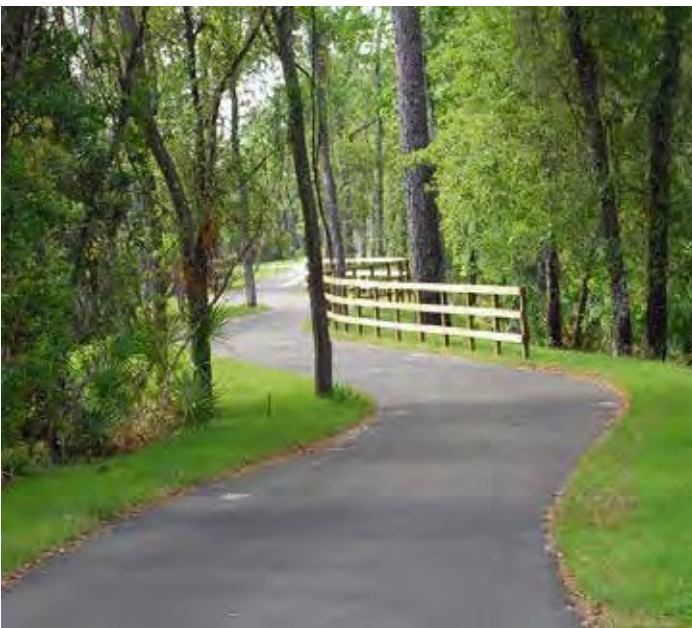
SFU UniverCity Urban Trail with Townhouse Frontage



Primary Trail Through Forest Park



Nature Walk Through Forest Character Area



Trail Through UBC South Campus Parks

3.7.1 Primary Trails

The primary trail requirements are:

- » Have a unified character through the whole length of the trail
- » Should be less than 5% slope and universally accessible
- » Must be lit with pedestrian scale lighting providing minimum light levels for safety as well as for character and experience
- » The trail will vary in width with a minimum width of 2.5m up to 4.0m
- » Be paved with resilient surfacing along its total length ensuring ease of use for all mobility levels
- » Will include benches, recycling and waste receptacles, wayfinding signage, bike racks, water fountains near active play areas, and interpretive material at strategic points (e.g. trail heads on site and site furniture nodes). See trails plan
- » Bike parking at community amenity destinations
- » Should have a planted landscape treatment that ensures a unity of character

3.7.1.1 Sword Fern Trail

The Sword Fern Trail will start at its original trail-head at the intersection of Toronto Road and University Boulevard and is the most important trail of the community. Its route, generally a north to south direction, will link all of the important community amenities: the new bus stop on University Boulevard (west of Road A), the Village Square and retail services, the Community Centre, Forest Park, and the Community Green. It will end at the Ortona Trail trail-head and the Norma Rose Point School. Moving through urban and natural conditions the trail will be a unique experience for residents and visitors of Pacific Spirit Park, contributing to the identity of the new neighbourhood.

Where the Sword Fern trail crosses the Village Square, it will be protected through the public access easement and have a more urban expression reflective of the overarching Square design. Its route will be identified through unique paving reflective of the other portions of the trail. The trail will be expressed through paving patterns in the Village Square. It will return to a more typical trail expression in the Forest Park.



Forest Trail Adjacent to Residential Buildings



Forest Trail with Elevated Boardwalk



Primary Trail Adjacent to Residential Buildings

3.7.1.2 Fairview Trail

The Fairview Trail aligns generally in an east to west direction. Its eastern trail-head is in the University Boulevard Linear Park and links the wetland, Forest Park, and the UBC community to the west on Acadia Road. It intersects with Sword Fern in the middle of the park. The experience will be of a natural landscape, as the trail moves through the wetland, over the bridges and islands, and in the mature forest stand. In the wetland area opportunities for overlook and small gatherings shall be provided to view the wetland habitat. It is envisioned that the future development of the Acadia lands (UBC) to the west will provide a trail extension directly across from the Acadia trail-head.

This trail has some additional requirements over and above the typical primary trail standard:

- » Where the trail crosses the constructed wetlands an elevated boardwalk and bridge system with guardrails will be provided
- » The elevated boardwalk and bridge system should utilize built in lighting fixtures rather than pole mounted pedestrian lights to minimize the impact on the wetland habitat

3.7.1.3 University Boulevard Trail (primary)

The existing (pre-development) University Boulevard sidewalk was located at a uniform distance back of the curb and offered a typical sidewalk experience with pedestrians close to the traffic on the street and no vegetation buffer. The proposed University Boulevard Trail will meander through the new evergreen and deciduous trees in the linear park, providing a greater separation from traffic, an improved pedestrian experience, and the opportunity for cyclists to come off of the street and into a protected path system. The northern portion of this trail will include the Sword Fern Trail; it will connect with the Fairview Trail at the constructed wetland; and it will return to the typical sidewalk condition at the church site on the south. This trail will also intersect in several locations with the secondary University Boulevard Trails that connect with the adjacent residences.

This trail has some additional requirements over and above the typical primary trail standard:

- » Where the trail crosses over the bioswale a bridge structure will be provided
- » The trail should vary in width with a minimum width of 3.5m up to 5.0m

3.7.1.4 Ortona Trail

The Ortona Trail will be located within the closed portion of the Ortona Road right-of-way. Its route, in a generally east-west direction, will connect on the east to the University Boulevard trail, Cleveland and Heron trails at Pacific Spirit Park, the proposed public access route over Lots H and I, and on the west to Sword Fern Trail, Norma Rose Point Elementary School, and Ortona Road. It will parallel and cross over the headwaters of Cut Throat Creek offering a close experience with the riparian environment. Fencing to protect the sensitive natural environment and signage to educate trail users of the unique headwater location will be provided. Signage shall be designed in conjunction with the Pacific Spirit Park Society. Site furniture elements and lighting will be provided along the Block F property frontage.

3.7.2 Secondary Trails

The secondary trail requirements are:

- » Have a unified character through the whole length of the trail
- » Should be less than 5% slope and universally accessible
- » May be lit with pedestrian scale lighting providing minimum light levels for safety, as well as for character and experience if connecting important community facilities; the final plan will indicate lighting
- » The trail should vary in width with a minimum width of 1.5m to 2.5m
- » Be surfaced with an identical resilient surfacing along its total length ensuring unity of character and ease of use for all mobility levels
- » Will include benches, recycling and waste receptacles, wayfinding signage, bike racks, and interpretive material at strategic points
- » Bike parking at community amenity destinations
- » Will have a planted landscape treatment that ensures a unity of character depending on location

3.7.2.1 University Boulevard Trail (secondary)

The secondary trails in the University Boulevard Linear Park will primarily serve the adjacent residences, but will also provide an alternate route and experience. They will branch off of and loop back to the primary trail in locations where the primary trail is closer to the curb line and distant from the adjacent residences.



Secondary Trail Through Forest Park



SFU UniverCity Urban Trail Adjacent to Residential Buildings

These trails have some additional requirements over and above the typical secondary trails:

- » Where the trail crosses over the bioswale a bridge structure will be provided
- » The bridge system should utilize built in lighting fixtures rather than pole mounted pedestrian lights
- » Will be lit with pedestrian scale lighting providing minimum light levels for safety, as well as for character where there are connections to adjacent residences

3.7.2.2 Secondary Forest Park + Community Green Trails

The secondary trails in the Forest Park and the Community Green (refer to Trail Hierarchy Diagram 3.7.5 for locations) should provide intermediate connections to various amenities and roadway sidewalks to expand the network of pedestrian and cycling routes improving the walkability of the community.

3.7.2.3 Public Rights of Ways over Development Parcels

The trails through public rights of ways over development parcels should match the character and theme of the public realm trails with regards to site furniture and lighting. They should feel public and not private in character in order to convey the sense of public access and remain open and unfenced. Connections to main lobbies and individual front doors of adjacent residential units are strongly encouraged. The trails will connect across the development parcel, linking sidewalks and trails on opposite sides of the parcel and shortening pedestrian travel distances through the neighbourhood. The surface paving shall be unit pavers to facilitate long term building envelope repairs.

3.7.3 Tertiary Trails

The only location of the tertiary trails is in the Forest Park. Intended for low use, these trails shall be nature trails through the enhanced and protected understory areas. The tertiary trail requirements are:



Tertiary Trail Through Protected Understory

- » Be of a highly naturalized character
- » Can include varied slopes based on the location relative to trees and existing grades that may not be adjusted
- » Should not be lit
- » The trail shall vary in width with a minimum width of 900mm to 1.2m
- » Be surfaced with an aggregate (crushed rock) including an organic binder
- » Shall not include any site furniture
- » Will not have an associated planted landscape treatment due to its location within the retained forest area
- » Utilized boardwalk trail over topography and sensitive areas

3.7.4 Trail Heads

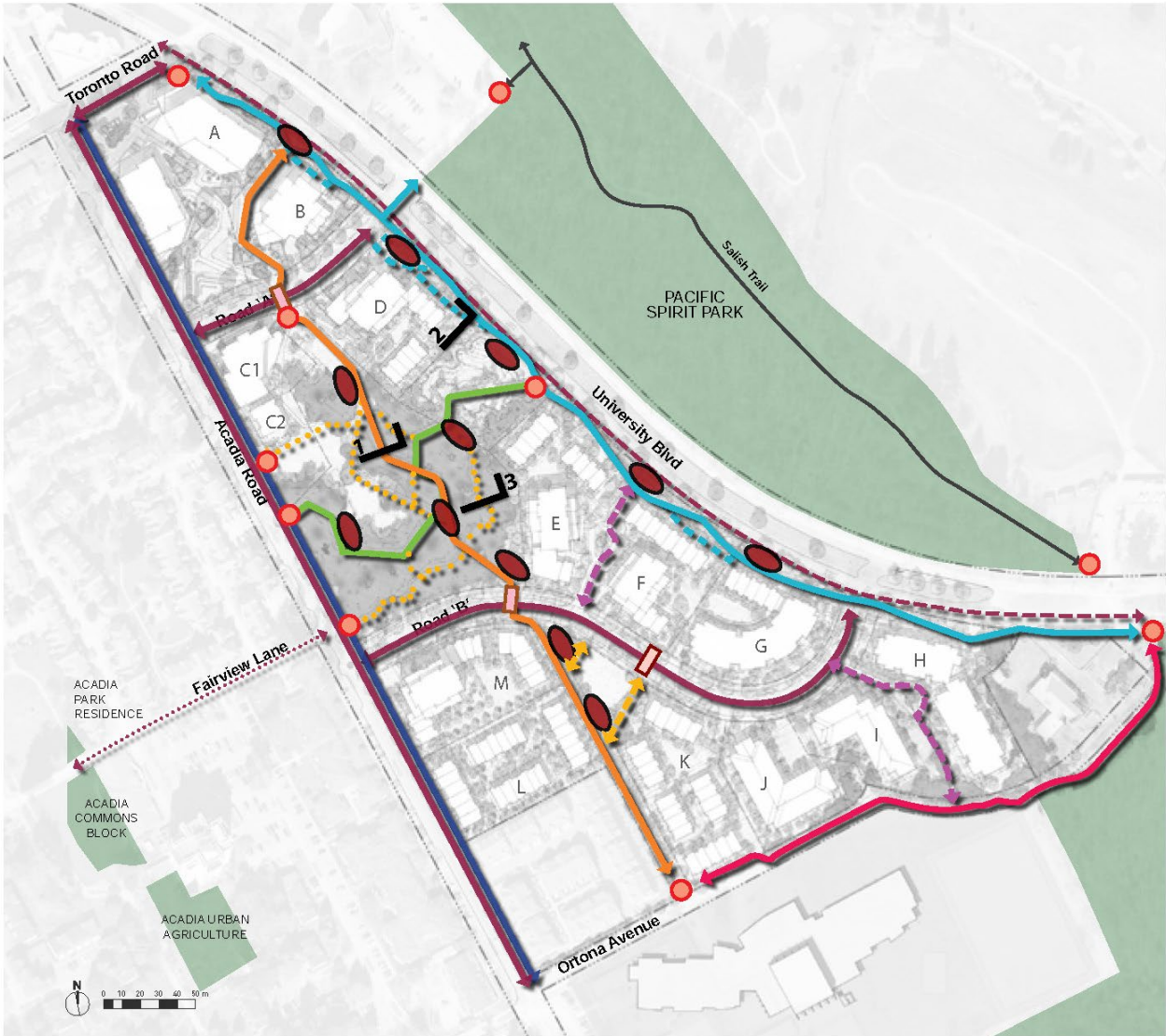
Trail heads shall be strategically placed and designed in conjunction with the Pacific Spirit Park Society. Key locations will include intersections with on-site trails as well as the pre-development locations at the perimeter of the site. Trail heads may include the following based on its location and adjacent public amenity areas: wayfinding signage, recycling and waste receptacles, map holders, benches, interpretation materials, and other trail amenities such as dog waste bag posts.



Harbour Green Park, Coal Harbour, Wide Walkway Through Planted Area

3.7.5 Trail Hierarchy

TRAIL HIERARCHY



LEGEND

Primary Trails

- Sword Fern Trail
- Fairview Trail
- University Boulevard Trail
- Ortona Trail
- Acadia Multiuse Trail

Secondary Trails

- University Boulevard Trail (Secondary)
- Public right of way over development parcel
- On site trail

Tertiary Trails

- Tertiary nature trail

- On street shared bicycle route (Toronto Rd, Acadia Rd, Road A & B)
- On street designated bicycle route (University Blvd)
- Informal bicycle route
- Raised crosswalk
- Trail heads
- Site furniture node

PEDESTRIAN BRIDGE CROSSING

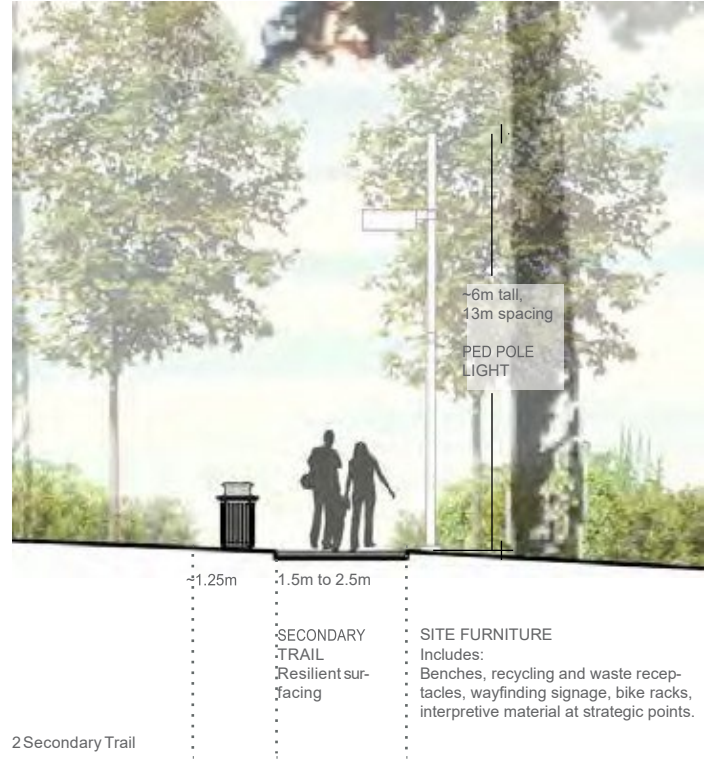


Pedestrian Bridge Crossings

LEGEND

-  Trail System
-  Tertiary nature trail
-  On Street Shared Bicycle Route
-  Raised crosswalk
-  Bridge

3.7.6 Trail Sections by Type



For detailed additional sections, refer to Chapter 4.3

3.8 WETLANDS

In the pre-development conditions the project site was the headwaters to two creeks; the Salish to the northeast and Cut Throat to the south. Most water flowed to the east over the natural site topography to a swale on the south side of University Boulevard, created by the road construction, and directed water to a lowlands portion of the site. There, a culvert drained to the northeast and eventually to Burrard Inlet. Predominantly the result of an undersized culvert and beaver activity, the natural lowland area of the site became saturated and held water for parts of the year effectively becoming a wetland. The proposed plan intends to maintain and enhance the original watershed systems, match pre-development run-off rates, and manage water quality on-site prior to release to the Salish and Cut Throat Creeks. The southern portion of the site drains towards the east and eventually becomes Cut Throat Creek.

There are three main rainwater management facility typologies. All are tied to existing drainage patterns, are intended to manage collected rainwater and are connected through surface flow to off-site creeks. As such they require a high degree of ecological integration through materiality and planting. The recommended plant list for the proposed native riparian restoration areas are presented in Appendix A. The typologies are:

- » Constructed wetland
- » Bioswales
- » Rain gardens

The rainwater management facility requirements are:

- » West coast rain forest character
- » Native wetland planting with emergent and upper riparian planting including appropriate trees
- » Naturalized organic forms, including islands, reflective of similar natural systems
- » Include natural rock of varying sizes and woody material, such as decomposing stumps and logs
- » Be visually integrated into the adjacent development parcels
- » Be physically and visually integrated into public realm areas to celebrate and raise awareness of rainwater management and the site's deep connection to the local area hydrological system
- » Shall not be fenced off or otherwise restricted to wildlife access



Block F, Existing Wetland

3.8.1 Constructed Wetland

The constructed wetland will be a visual center point to the community along University Boulevard. It is a re-establishment of the emerging wetland existing on site prior to development. With improved ecological function and ability to retain and detain on-site rainwater runoff, it will have a naturalized character with a broad diversity of native wetland plants. The constructed wetland will have important interfaces with the University Boulevard Linear Park, the Forest Park, and the adjacent development parcels. The natural character of the wetland shall extend into these areas to create a seamless natural landscape from the riparian area to the upper and non-riparian areas. A split rail fence will be located just above the high water line in order to prevent human and dog access to the sensitive ecosystem, but not inhibit wildlife access into the water. Open viewing areas to the north and south of the wetland will be provided to promote engagement with the wetland, wildlife viewing, and outdoor education. The east area shall be lawn and similar in character to the University Boulevard Linear Park, while the west one shall be an aggregate (crushed stone) “beach” integrated into the Forest Park character. These viewing areas will be connected to the new trail system.

The constructed wetland will include a proposed average riparian setback width of 10m to protect aquatic habitat, as required under the Department of Fisheries and Oceans’ Land Development Guidelines. The following measures are to be met for the setback:

- » Mature trees in the riparian zone are required to provide an ongoing source of large organic debris that provides instream stability, and cover for amphibians. The tree/shrub riparian setback zone proposed will provide adequate stability. Cover and habitat for juvenile fish are not relevant as a result of there being no fish present at the site.
- » The vegetation of the riparian corridor will be habitat for terrestrial insects that, in turn, are a major food source for rearing juvenile fish downstream off site. Leaves and other organic matter falling from proposed native riparian vegetation is to be planted at the site providing an important food source for aquatic insects.
- » Summer water temperatures cannot exceed approximately 20 degrees celsius without causing stress and eventually mortality in downstream salmonids. Riparian shrubs/trees will be included to provide adequate shade.
- » There will be no direct runoff of dirty stormwater from future site development to the constructed wetland through the use of vegetated riparian buffer planting.

The constructed wetland will include a pond liner on a portion of the wetland. This liner will ensure that there should always be some water in a portion of the wetland area. The constructed wetland plan with proposed riparian setbacks are shown on the following page.



Hinge Park Creekside Wetland



New York Hunter's Point Bioswale

3.8.2 University Boulevard Bioswale

The University Boulevard bioswale will flow from the north by the Village Square and the south by Lot H towards the constructed wetland. Because of the high visibility of this feature, careful attention to its visual character will be important. It will meander through the University Boulevard Linear Park and be crossed by the primary and secondary trails. Its character shall be reflective of a natural intermittent stream, including a range of exposed rocks and woody debris and native riparian plants. Natural materials should be used to construct check dams and weirs. The bioswale will be linked to the naturalized water feature ponds/wetlands to create an enhanced visual amenity at gateway locations.

3.8.3 Raingardens

Raingardens will be located in many locations throughout the neighbourhood to manage point source rainwater collection and treatment. Most commonly located at landscape bump outs in the street rights-of-way, the design will take into account roadway pollution and sediment while utilizing native riparian plants for treatment and creating a natural aesthetic. Rocks and woody material will be used to form the swale. Future phases of work shall utilize the first built examples of work to ensure each street has a unified character.



Curbside Raingardens

PROPOSED RIPARIAN SETBACKS



LEGEND

- Area 1890 sq. m.
 - Perimeter 182 m
- = Average Setback 10.4m

The second common location of raingardens is on lots H, I and J. Here they will collect and treat water prior to release into the Cut Throat Creek system. The design of these raingardens shall express the west coast rain forest theme and extend the natural character and habitat areas into the development parcels. The planting design will weave the development parcel planting into the riparian plants of the raingarden. Careful consideration of the physical constraints due to the proximity to underground parking will ensure the success of these features. Direct as much as feasibly possible of the roof water and site drainage into this system.

3.9 SIGNAGE + WAYFINDING

Block F is closely integrated with the trails of the Pacific Spirit Park (PSP) and as such, wayfinding signage at the trail heads, trail intersections, and in the park and open space shall include PSP park signage including trail name and statistics. At select areas Block F scale maps will be provided. The mapping will include key public amenities such as the Village Square, Community Centre, Forest Park, constructed wetland, Community Green, Norma Rose Point Elementary School, and public transit routes. A notice community board element will be included at the Village Square and Community Green. It is envisioned that the Community Association would manage the community board. The signs shall be designed in keeping with the overall design theme of the west coast rainforest.

Opportunities to include Musqueam, ecological and sustainability content shall be included wherever possible.

3.10 LANDSCAPE MATERIALS

A select list of materials will be developed for use in all of the public realm areas in order to create unity among these spaces and a sense of the Block F neighbourhood. These materials shall fit into the West Coast Rainforest/ Natural design theme. Durable, sustainable, and locally sourced materials shall be the preferred choices.

Various landscape materials will be used to create a sense of unity within the public realm, applying the same materials throughout the trail networks and public open spaces. For instance, open areas of lawn will define flexible open spaces, sport courts will be identified through asphalt surfacing and line paving, trail networks will have paving treatments based on the level of trail definition, and a family of site furnishings will be used across the site to provide a unique and cohesive walking experience. Robust materials will be used in more prominent public



Cast-in-place concrete and permeable unit pavers



Unit pavers and aggregate



Chugach National Forest Boardwalk, Alaska



Village Square Formal and Informal Seating



Bike Parking in Parks and Open Spaces



Bollards for Pedestrian Paths

realm locations, such as the Village Heart, retail services, and the Community Centre surroundings to announce the significance of these places within the community.

Permeable paving will be used where drainage to adjacent soft landscape cannot be achieved. Metalwork where it is used, its assembly methods and end of functional lifecycle finishing should allow for deconstruction and recycling/upcycling.

A hierarchy of varying scales will be used to define areas of prominence within the community. The material choices will be appropriate for type of use and level use, as well as visual importance within the community.

Higher levels of finish will be provided in key areas such as the Village Heart and community centre. Typical materials in these areas will include:

- » Sand blasted cast-in-place concrete
- » Pre-cast concrete unit pavers with frames and more elaborate paving patterns reflective of the design intent and metaphor
- » Decorative stone inlays will also be considered to define entryways and other points of interest
- » Wood decking for boardwalks. Sustainable composite wood
- » Heavy timber frames for outdoor structures
- » Woody material such as logs, preferably sourced from site, for use in soft landscape areas
- » De-barked logs
- » Cast-in-place concrete walls with pre-cast or stone caps
- » Stone-faced retaining walls
- » Locally appropriate stone and boulders
- » Custom metal fencing and barriers
- » Permeable unit pavers

Other areas will utilize more cost effective materials primarily due to increased areas of coverage requirements and varying levels of durability and activity:

- » Broom finished cast-in-place concrete
- » Pre-cast concrete unit pavers with simple patterns
- » Aggregate paving with organic binder (crushed granite etc)
- » Wood mulch (within the Forest Park area)
- » Modular concrete block walls
- » Wood cribbing
- » Woody material such as logs, preferably sourced from site, for use in soft landscape areas
- » Logs
- » Locally appropriate stone and boulders
- » Prefabricated metal fencing and barriers
- » Permeable unit pavers
- » Asphalt

3.11 SITE FURNISHINGS

A kit of site furnishings will be selected at time of development permit and will ensure that it is in keeping with the overall design theme and will be applied throughout the Block F public realm. Preference will be given to products that are manufactured from sustainably sourced and/or with recycled content, are recyclable/upcyclable at the end of their functional lifecycle, and are durable in the west coast environment. This kit of site furniture shall include:

- » A variety of seating options including formal and informal elements
- » Bike racks (single and multiple)
- » Bollards (light and security)
- » Recycling and waste containers
- » Dog waste bags

Detailed area development at time of development permit will determine which of the kit of parts from the site furniture selection will be provided in each location. Proximity to amenities, open space, and building programming will inform the necessary site furniture.



Stone wall with cap



Sawcut concrete



Stone paving by aggregate paving



Stone paving

BENCH TYPE 1

Description: Durable wood and metal. Bench with back, with option for arms to support a wide variety of ages and mobility levels

Location: Public open spaces of the Village Heart and Community Green

Colour: Black

BENCH TYPE 2

Description: Durable wood with metal. Playful bench within Forest Park meant to support larger groups with a variety of seating arrangement options. Curves are able to respond to existing tree locations and path directions.

Location: Forest Park and University Boulevard Linear Park

Colour: Black



TABLE TYPE 1

Description: Durable wood with metal. Picnic table with extension for universal access. Fixed locations to prevent theft and relocation.

Location: Public open spaces of the Village Heart, Community Green, Forest Park

Colour: Black



WASTE RECEPTACLE TYPE 1

Description: Durable wood with metal. Fits within family of site furniture. Options for waste and recycling and rainproof cover.

Location: Public open spaces of the Village Heart

Colour: Black



WASTE RECEPTACLE TYPE 2

Description: Metal. Fits within family of site furniture. Options for waste and recycling and rainproof cover.

Uses: Public open spaces of the Forest Park, University Blvd. Linear Park, and Village Green

Colour: Gun metal grey and black



BIKE RACK TYPE 1

Description: Metal.

Uses: All areas. Functional 2 bike stall rack. Flexible spacing facilitates location throughout the community rather than multi-bike racks.

Colour: Gun metal grey





Pedestrian Lighting Along Forest Trail

FOREST PARK TRAIL LIGHTING

Description: Column style luminaire

Use: The light column is selected to recede from view during the day and blend with the forest. The light acts as a beacon through the forest. Without armatures or independent fixture, there is reduced opportunity for bird perching, reducing maintenance.

Size: Based on use and spacing

Luminaire: LED/Dark Sky Compliant

Colour: Black

PLACES OF INTEREST

Description: Oval style luminaire with short armature and light tube

Use: Placed as beacon for trail heads, important special nodes, amenity areas or places of interest

Size: Based on use and spacing

Luminaire: LED/Dark Sky Compliant

Colour: Black

PEDESTRIAN AND STREET

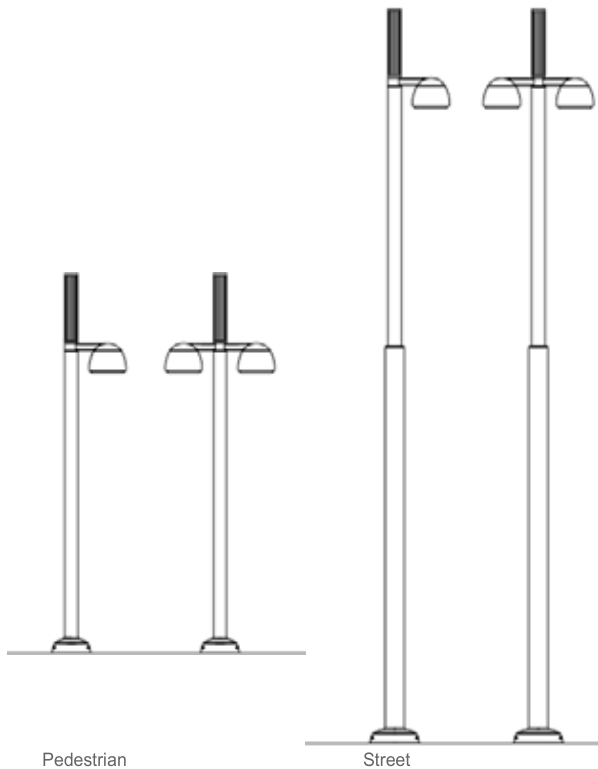
Description: Single and double fixture poles with oval style luminaire on short armature

Uses: For roadway, pedestrian and residential pole lighting, creating a strong unity within the community

Size: based on use and spacing

Luminaire: LED/Dark Sky Compliant

Colour: Black



3.12 LIGHTING

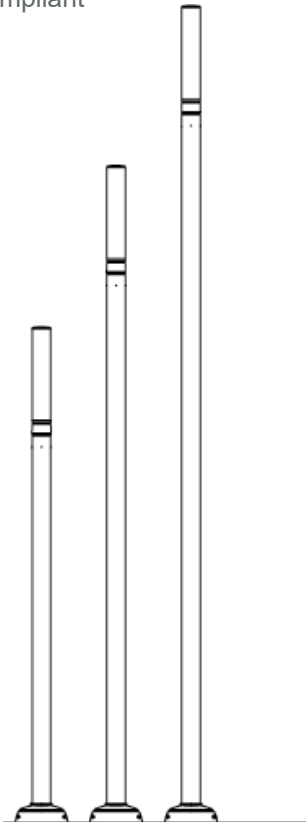
As with the other public realm elements, the lighting fixtures will create a unity throughout the Block F neighbourhood. The light fixtures selected will be unified across Block F through a family of parts, identical in colour and finish with uniform lighting temperatures and a similar character style.

There will be a distinct hierarchy of lighting ranging from street lighting to neighbourhood scale pedestrian lighting and lower level pedestrian lighting in smaller scalespaces, such as around the Community Centre and Day Care. A unique lighting concept will be provided throughout the Forest Park, ensuring a safe and comfortable, well lit route through the park. All key pedestrian routes will be lit in order to ensure walkability, neighbourhood permeability, and safety at all times of the day and seasons of the year.

Refer to the following lighting diagram for locations and hierarchy.

Lighting requirements are:

- » LED high efficiency lights
- » High cut off rates to reduce light trespass
- » Dark sky compliant



3.13 PLANTING

The planting in the public realm will be a critical element in achieving the design intent of a native West Coast landscape. The soft landscape areas will predominantly be large informal groups with naturalistic arrangements. Flowering plants will be used to compliment the typically evergreen native plant palette. Understory vegetation within the Forest Park will be preserved and enhanced as per the diagrams provided where there is no impact to public safety. The recommended plant list for the proposed native riparian restoration areas are presented in Appendix A.

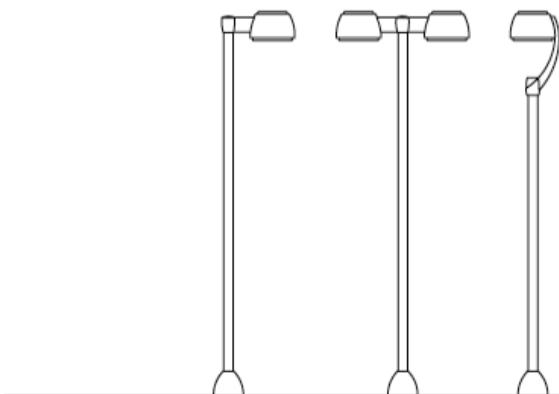




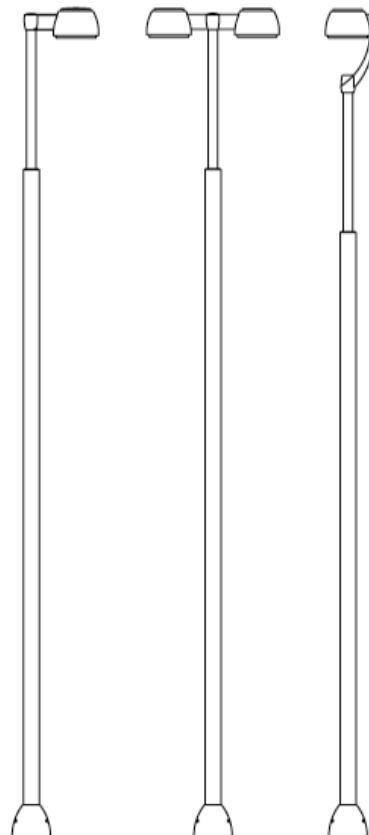
The use of native trees, shrubs, and perennials shall be maximized. The tree plantings will be focused on the use of evergreens to be in character with and expand the existing forest stand; however, deciduous trees will also be used in the streetscape and other areas of the site where appropriate.

Plantings shall be appropriate to the micro-climatic conditions such as forest understory, forest edge condition, and wetland. The tree plantings shall also be indigenous to the area.

The overarching planting concept is to create a contiguous landscape, blurring the lines between development parcels and the public realm. As such this allows for a visual continuity, as well as extended habitat opportunities throughout the development. The planting design will be cohesively applied throughout the public realm including the Village Heart, retail services area, and Village Green. The plant palette for the development parcels will include more showy plantings than the public realm, being richer in colour yet both the public and private realm will consist of the same plant species.



Pedestrian



Street/parking

PEDESTRIAN TRAIL LIGHTING PLAN



LEGEND

— Primary Trails

--- Secondary Trails

••• Tertiary Trails - No Lights

○ Pedestrian Pole Lights

■ Residential Pole Lights

○ Beacons

■ Public Open Space Lighting

■ Active Play / Sports Lighting

■ Raised Crosswalk



Sword fern



Salal



Natural plant colonies

3.14 TREE MANAGEMENT

The most significant stand and stable group of trees are the mature conifers. The stand includes large healthy and structurally sound Douglas-fir trees that are considered trees of significance in the region. A proposed windfirm boundary has been laid out to retain most of this stand. All trees on the perimeter of the stand have been inventoried as well as the interior edge of trees to allow for a central meadow area. The required root protection zones for all edge trees have been recommended to retain them safely and in good health. Significant and healthy individual trees have been identified for retention in the clearing area north-west of the stand. These trees as well as some of the new edge trees along the north-west edge of the stand will require some windfirming treatments. These treatments include thinning and spiral pruning to reduce the risk of them failing in high wind storms. Following tree clearing, it is recommended that the new edges be assessed for hazard trees and to prescribe pruning. It is anticipated that additional field work will be required to verify current conditions at the time of development for each parcel.

Tree retention area and removal of deciduous and evergreen trees and understory are shown in the Tree Management Plan provided below.

3.15 WILDLIFE CORRIDORS

Wildlife habitat will be integrated into the community, to ultimately achieve a stronger sense of land stewardship for residents, through daily exposure and strengthened connections with nature.

Wildlife corridors remaining in the central portion of the site in Forest Park and the Community Green will be augmented by the rebuilding of the University Boulevard frontage with native plantings which will provide habitat and a corridor for species looking to move through the Block F site to the Pacific Spirit Park to the southeast of the site.

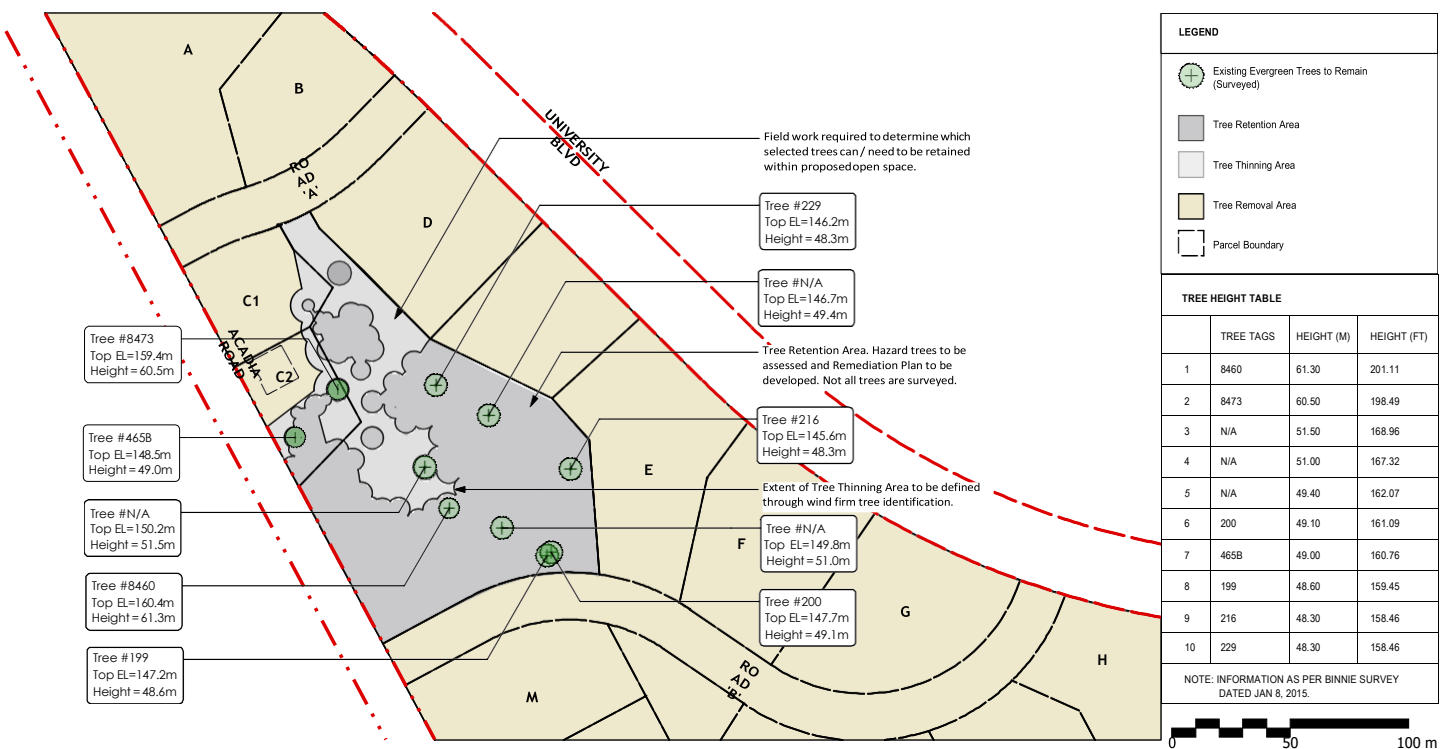
Plant species that enhance the bird habitat will also be proposed in the Parks and Open Spaces. Habitat areas including mature trees and understory planting areas will be provided.

Improvements to the Ortona Road ROW/Trail will allow for wildlife to access the Block F site and leave via the improved Ortona Rd Trail. The retention and enhancement of the trail system on the Block F site will also provide a wildlife corridor allowing easy passage for wildlife through the site.

3.15.1 Wetland Habitat

The constructed wetlands and bioswales will provide wetland habitat within the open space systems of the site. The goal is to improve the habitat value through a diversity of plants suited to the riparian conditions and through the design of the ponds.

TREE MANAGEMENT PLAN



These will be located throughout the community and may also be provided on the development sites.

An enhancement area adjacent to the Cut Throat Creek at the Ortona Avenue Right-of-Way will improve the habitat areas on site as well as off-site.

Consideration of the specific and desirable species of amphibians and other riparian creatures and off-site fish habitat will inform the design of the wetlands.

3.15.2 Forest Habitat

The forest stand provides habitat for a variety of species within the large mature evergreen trees, snags standing in the forest, as well as in the forest litter, fallen trees and the understory plants.

The retained forest stand is adjacent to a proposed wetland. It helps to buffer and support the adjacent wetland and working together they form a significant and valuable habitat area.

The retained forest and the proposed vegetation buffers will function as a movement corridor for wildlife ensuring habitat connectivity with the off-site habitat areas.



Red Winged Blackbird



BC Coastal Forest



Salish Creek

3.15.3 Bird Habitat

The site will continue to offer high value habitat to the many species of birds that are known to be in the area. Plant species that enhance the bird habitat will be proposed in the Parks and Open Spaces and a bird nesting survey will be conducted prior to development permit or building permit issuance.

Habitat areas including mature trees and understory planting areas will be provided.

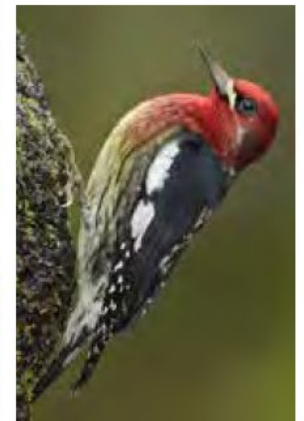
Potential impacts to environmental values, including SAR (species at risk), largely depend on the timing of construction (e.g., clearing within the breeding bird window could impact potentially occurring bird SAR), therefore effective mitigation of potential impacts to environmental values will be closely linked to construction timing. For instance, if clearing occurs within the breeding bird window, a nest survey shall be completed prior to clearing activities.

In addition, all site works will be monitored by a qualified environmental professional who will have the ability to halt construction and implement additional situation or species-specific mitigation measures should the need arise (i.e., if a species is in immediate danger of injury or mortality. This pertains to all wildlife protected under the Wildlife Act).

SITE PLAN: HABITAT TYPES



- 1 WETLAND HABITAT**
- 2 FOREST HABITAT**
- 3 BIRD HABITAT**



Eight Spotted Skimmer Dragonfly

Banana Slug

Tree Swallow



Forest Undergrowth

Oregon Spotted Frog

Hummingbird Nest

Red Breasted Sapsucker

Barred Owl

Yellow-rumped Warbler

Northern Flicker

Golden Crowned Kinglet

Cooper's Hawk

HABITAT AREAS AND CORRIDORS



LEGEND

AREAS

-  Forest
-  Riparian

CORRIDORS

-  Habitat Corridor
-  Terrestrial and Avian
-  Avian
-  Riparian (culvert)

3.15.4 Species at Risk

Potential impacts on environmental values, including species at risk (SAR), will be partially mitigated through site design, including the preservation of high-value forest habitat and proposed construction of functional wetland habitat. Pre-construction surveys will also be completed to identify plant species at risk, raptor nests, amphibians and other nesting birds potentially occurring on the property. Further mitigation includes implementation of Best Management Practices (BMPs) in accordance with the Wildlife Act and Migratory Bird Act. Similarly, if construction occurs when there is potential for amphibians to be inhabiting the existing wetland, then an amphibian salvage and relocation plan shall be implemented. These measures take a precautionary approach to development to mitigate potential impacts to all environmental values that occur, or could potentially occur onsite, including impacts to SAR. Furthermore, project development will take a phased approach which will allow BMPs to be implemented and monitored more effectively on smaller portions of the site. Environmental monitoring shall be carried out on each parcel as it's developed.

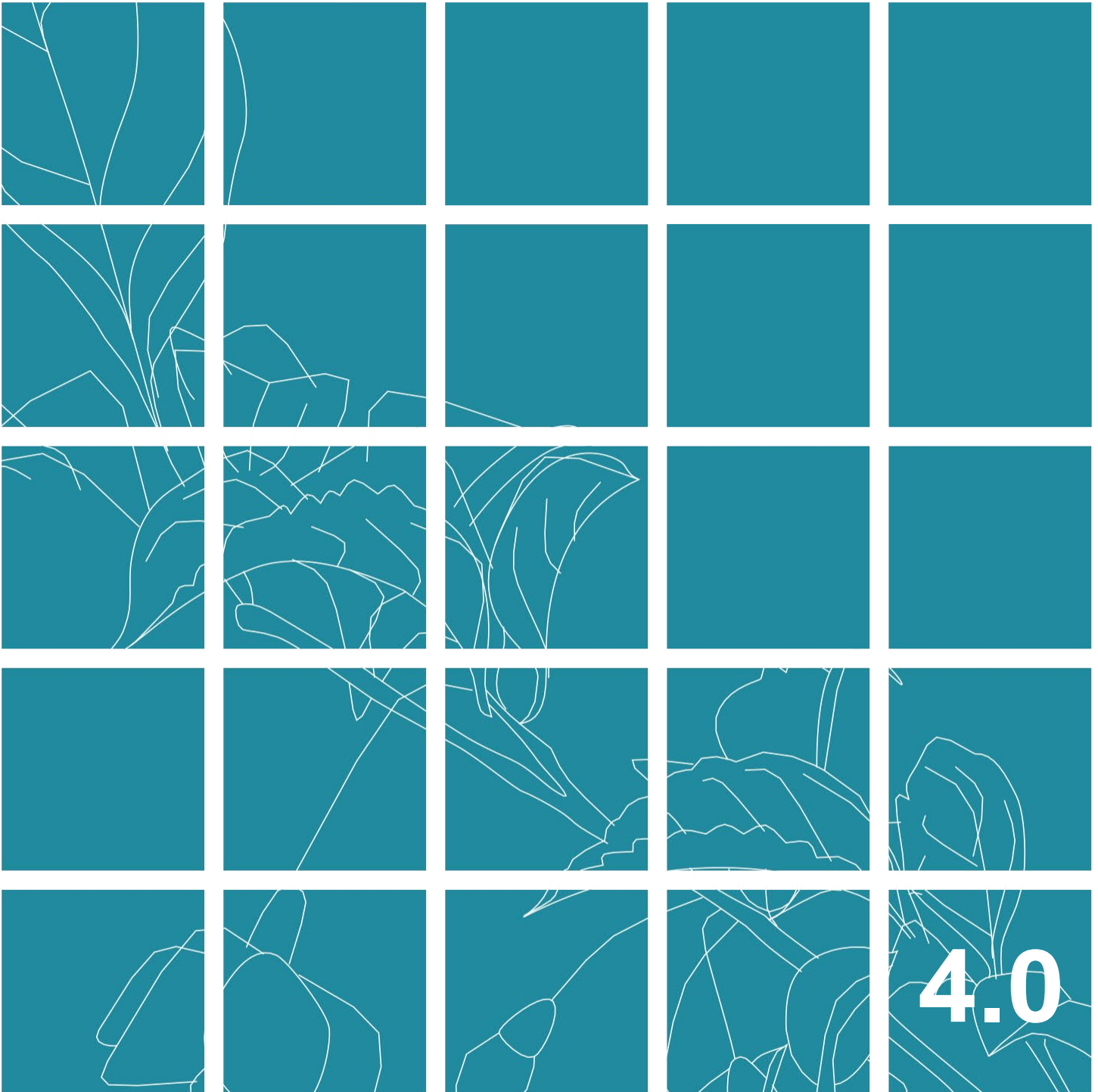
Based on the above rationale provided, satisfactory implementation of any recommendations from either the Provincial or Federal Government related to the riparian area regulations (RAR), habitat preservation, and species at risk protection shall be demonstrated prior to development permit or building permit issuance.

WETLAND AND FOREST HABITAT



- Constructed Wetland Habitat
- Forest Habitat: Enhanced
- Forest Habitat: Protected and Enhanced

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CONCEPT PLANS



MASTER PLAN



4.0 CONCEPT PLANS, SECTIONS, AND 3D MODELS



4.1 PUBLIC INTERFACE WITH DEVELOPED PARCEL

In addition to the site planning incorporated into the CD-2 Comprehensive District, Concept Plans for each site have been included in these guidelines to further explain the intent of the plans. They offer guidance about:

- » The siting and massing of buildings
- » Features that will benefit the overall community and ensure that a proposed development is sensitive to future adjacent developments
- » Requirements on how buildings define and address streets
- » Recommended locations of lobby entrances and parking accesses

- » Locations of open spaces and connections among open spaces
- » And other issues to be addressed and features to incorporate

Where any discrepancy between the CD-2 Comprehensive District and this Section 4 is found, the CD-2 Comprehensive District shall take precedent in the evaluation of any development permit application.

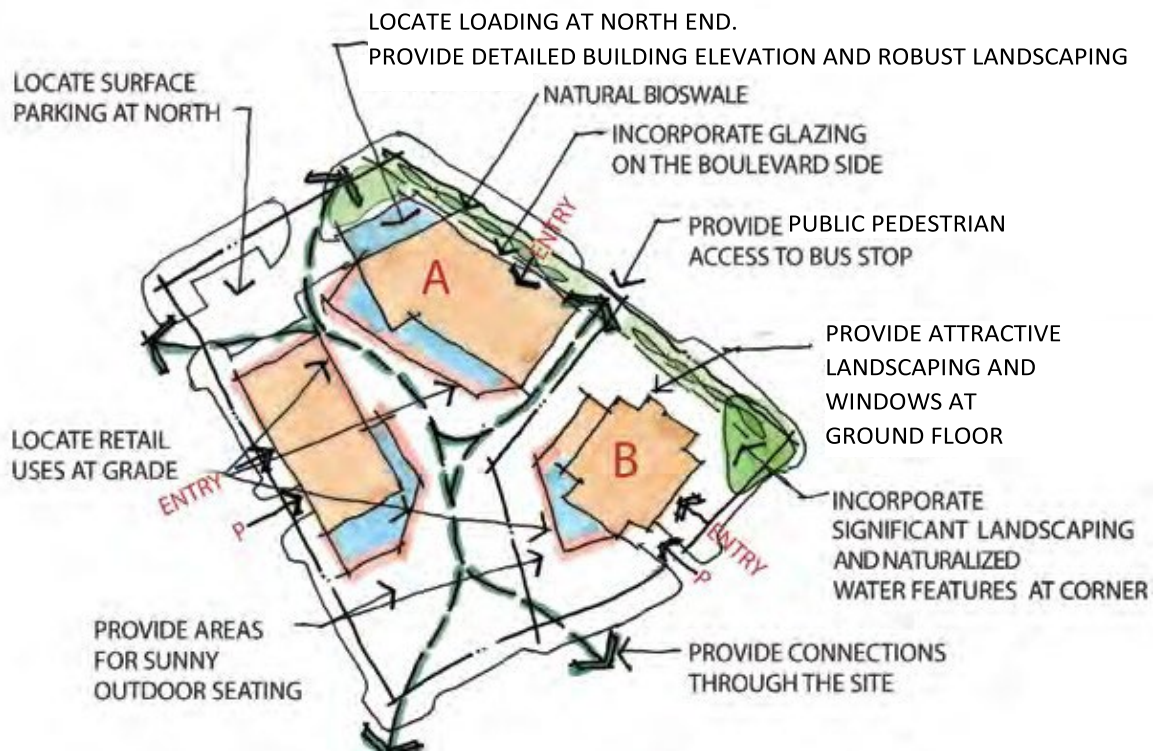
Refer to Section 6.0 for additional development parcel information.

4.1.1 Parcel A and B

See Sections 6.4 and 6.5 for additional information.



Key Plan



NORTH PARCELS - COMMUNITY HEART



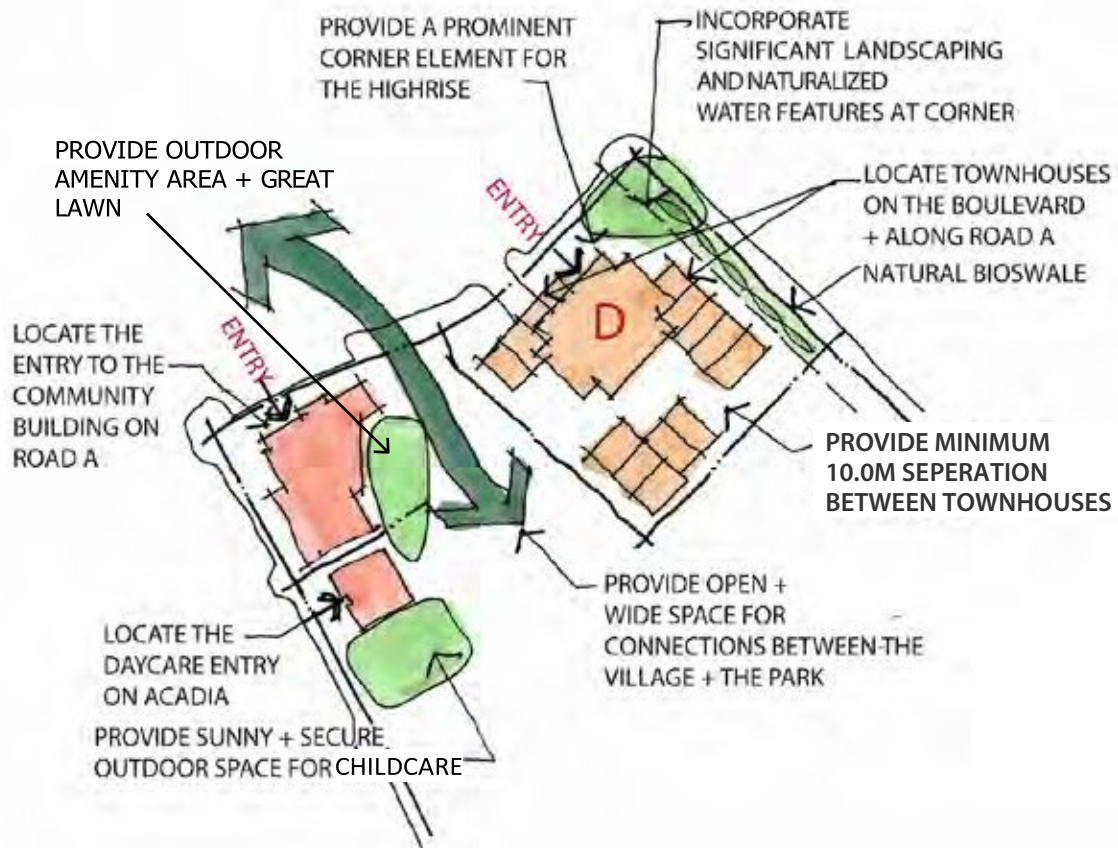
LEGEND

- 1 Public plaza
- 2 Seating and raised planters
- 3 Event Lawn
- 4 Cafe seating
- 5 Surface parking
- 6 Proposed bus stop
- 7 Parallel street parking
- 8 Angled parking
- 8 Raised cross walk
- 10 Enhanced width sidewalk
- 11 Parkade driveway

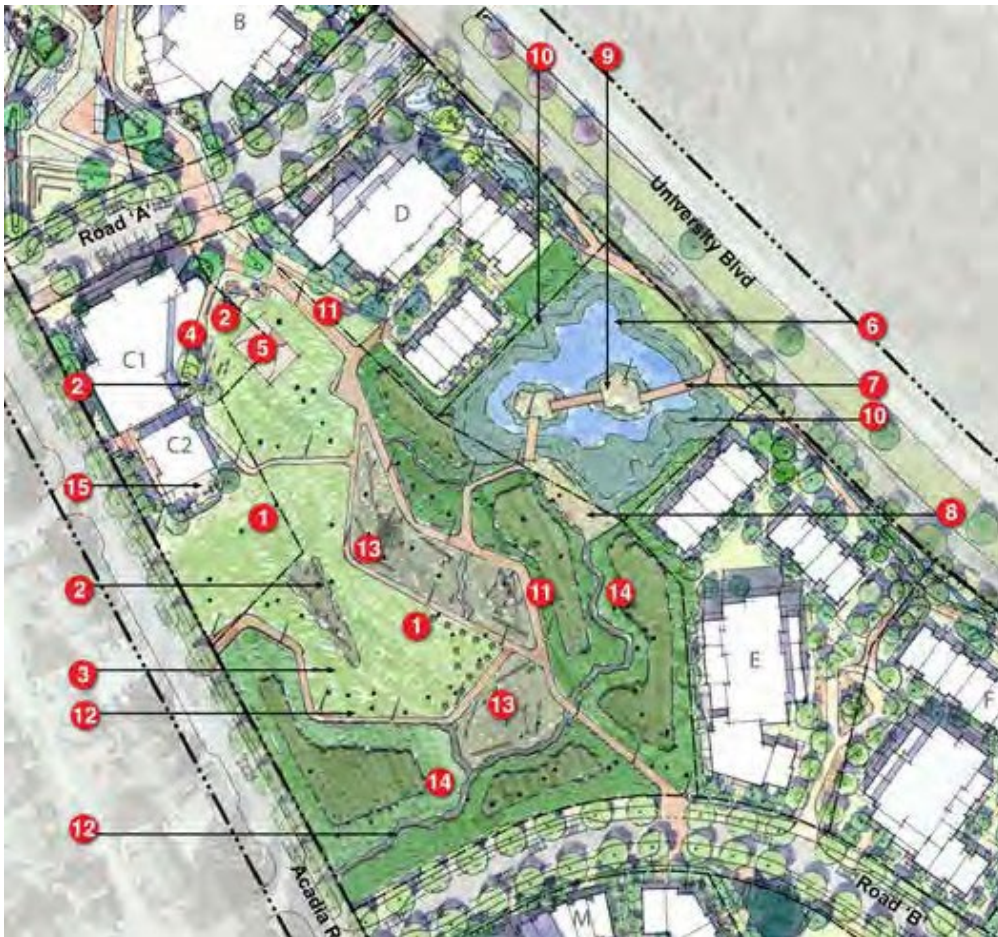


4.1.2 Parcel C1, C2 and D

See Sections 6.5 and 6.6 for additional information.



CENTRAL PARCELS



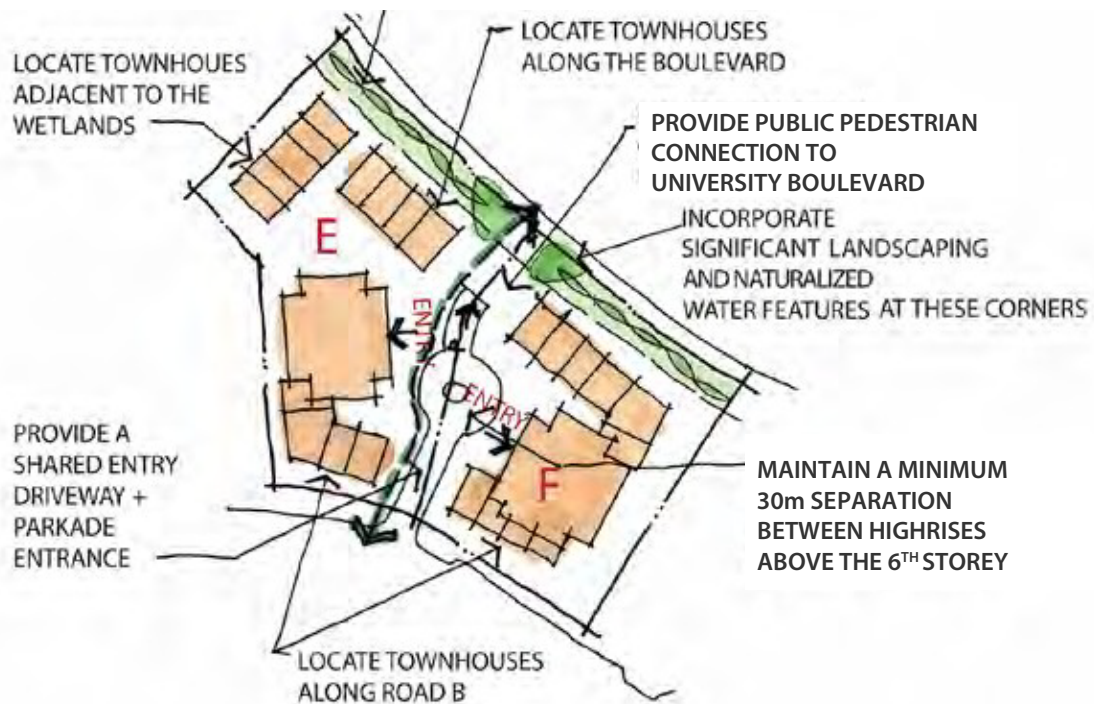
LEGEND

- | | |
|--|----------------------------------|
| 1 Community lawn / flexible open space / play fields | 10 Riparian buffer |
| 2 Playground | 11 Sword Fern / Iva Mann Trail |
| 3 Picnic area | 12 Nature / tertiary Trail |
| 4 Community building outdoor amenity area + great lawn | 13 Nature play |
| 5 Hard Court | 14 Habitat and nature trail area |
| 6 Constructed wetland | 15 Outdoor day care play area |
| 7 Bridge / boardwalk | |
| 8 Observation area | |
| 9 Wetland island | |



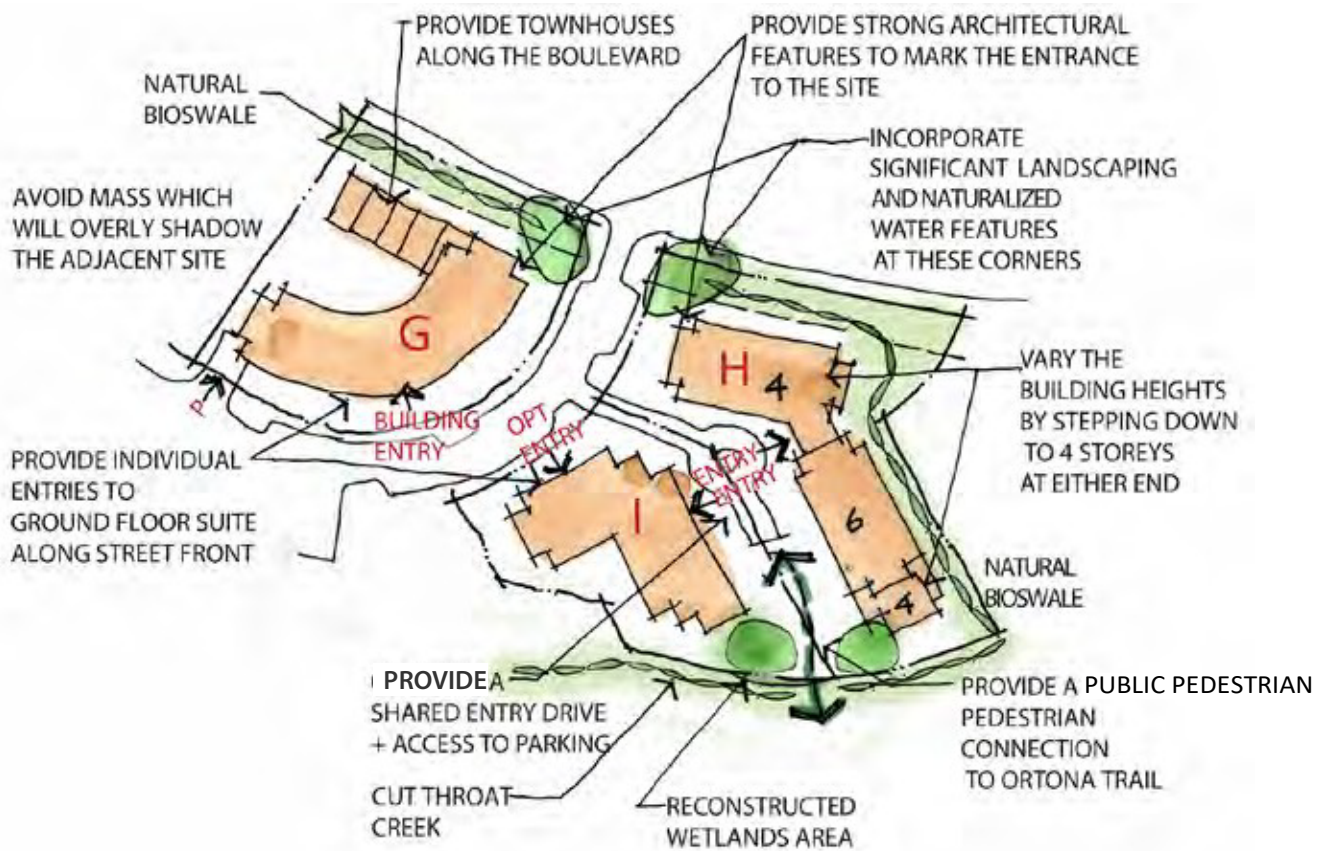
4.1.3 Parcel E and F

See Section 6.5 for additional information.



4.1.4 Parcel G, H, and I

See Section 6.5 for additional information.



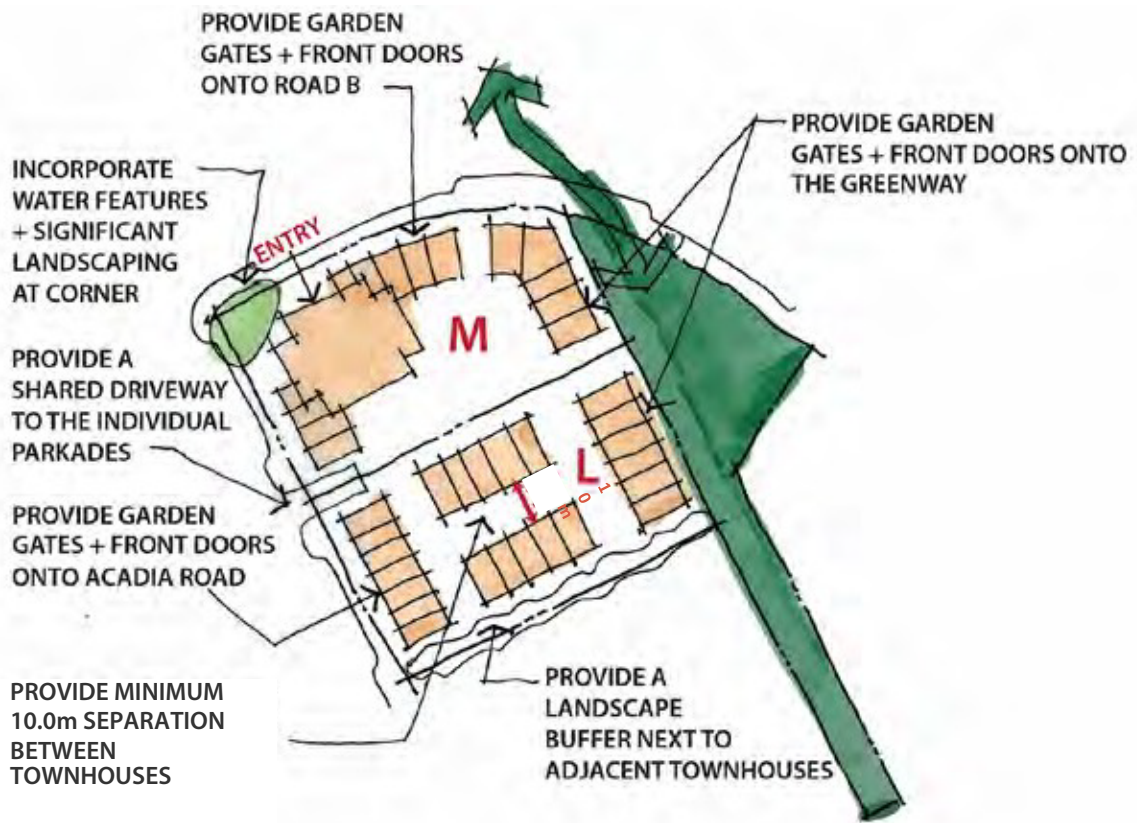
4.1.5 Parcel J and K

See Section 6.5 for additional information.



4.1.6 Parcel M and L

See Section 6.5 for additional information.



4.1.7 Parcels E-L Site Plan



LEGEND

- 1 Lawn /flexible Space
- 2 Seating
- 3 All weather sport fields (on VSB grounds)
- 4 Continuous sidewalk at driveways
- 5 Parallel on-street parking
- 6 Raised pedestrian trail crossing
- 7 Sword Fern / Iva Mann Trail
- 8 Ortona Trail
- 9 Multi-use trail
- 10 Community connection / public access
- 11 Riparian buffer and Cut Throat Park
- 12 University Boulevard Linear Park

4.1.8 Parks and Open Space Character Program Plan



DETAIL PLAN 1



DETAIL PLAN 2



LEGEND

- | | | |
|-------------------|--|---|
| 1 Primary trail | 6 Retail patios | 11 Connections into Block F from University Boulevard |
| 2 Secondary trail | 7 Lawn | 12 Naturalized water feature |
| 3 Rainwater swale | 8 Bridge / Boardwalk | 13 Private patios with gates |
| 4 Seating area | 9 Bike lane | 14 Tower Entry Plaza |
| 5 Bus stop | 10 Pedestrian access to Village Square from bus stop | |



Dockside Green Development



Boardwalk Crossing Over Bioswale

4.2 VIEWS





1 View North through Village Square



2 View South through Community Green along Road B



3 View Northwest along University Blvd



4 View North along Acadia Road

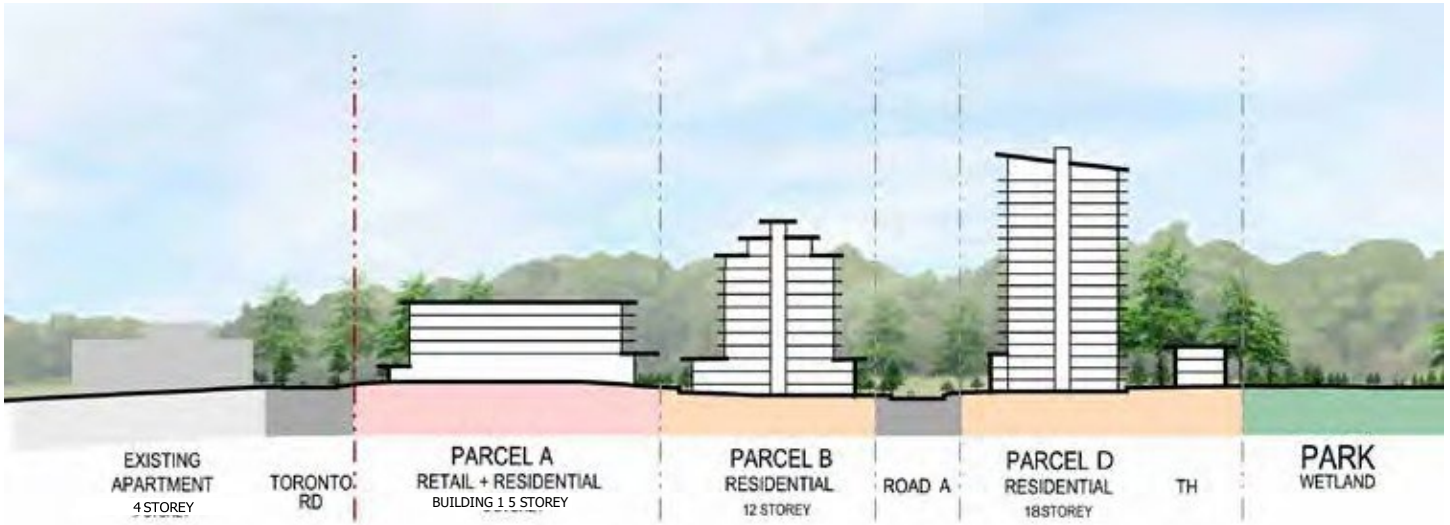


5 View North through Park towards Community Centre



6 View West through Wetlands

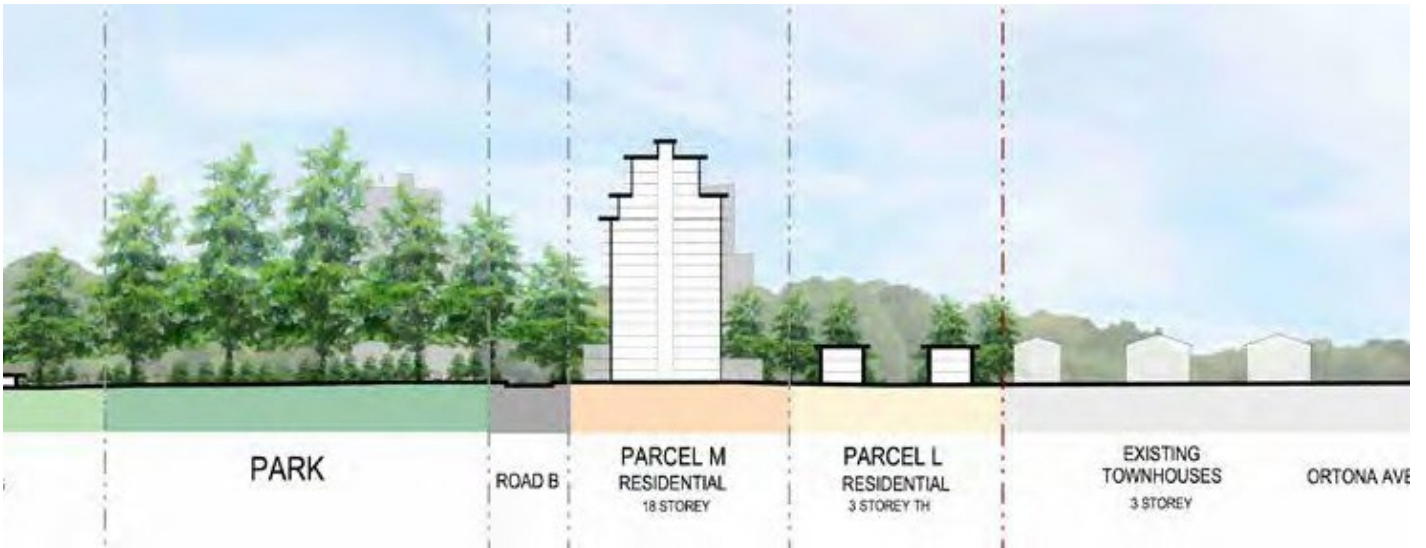
4.3 CROSS-SECTIONS



Section A, looking northeast

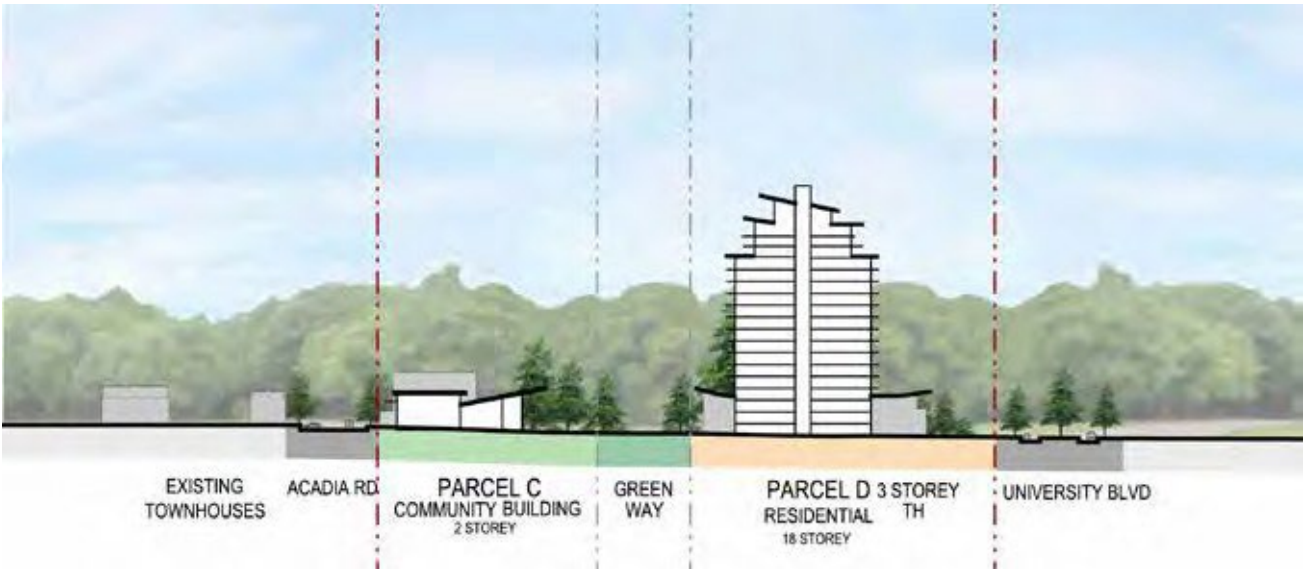


Section B, looking northeast

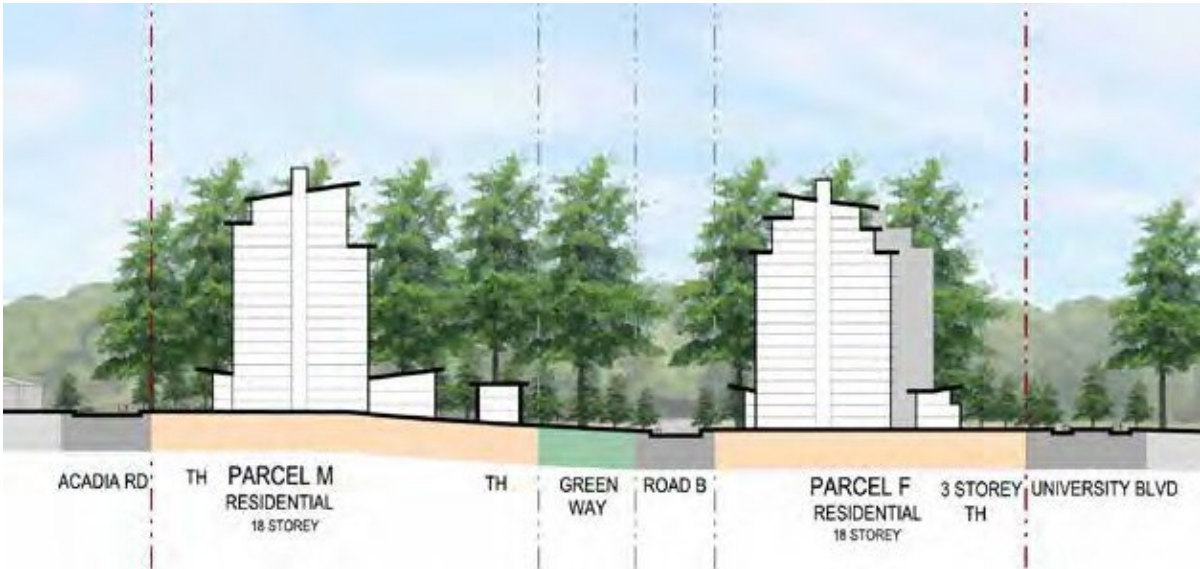


KEY PLAN

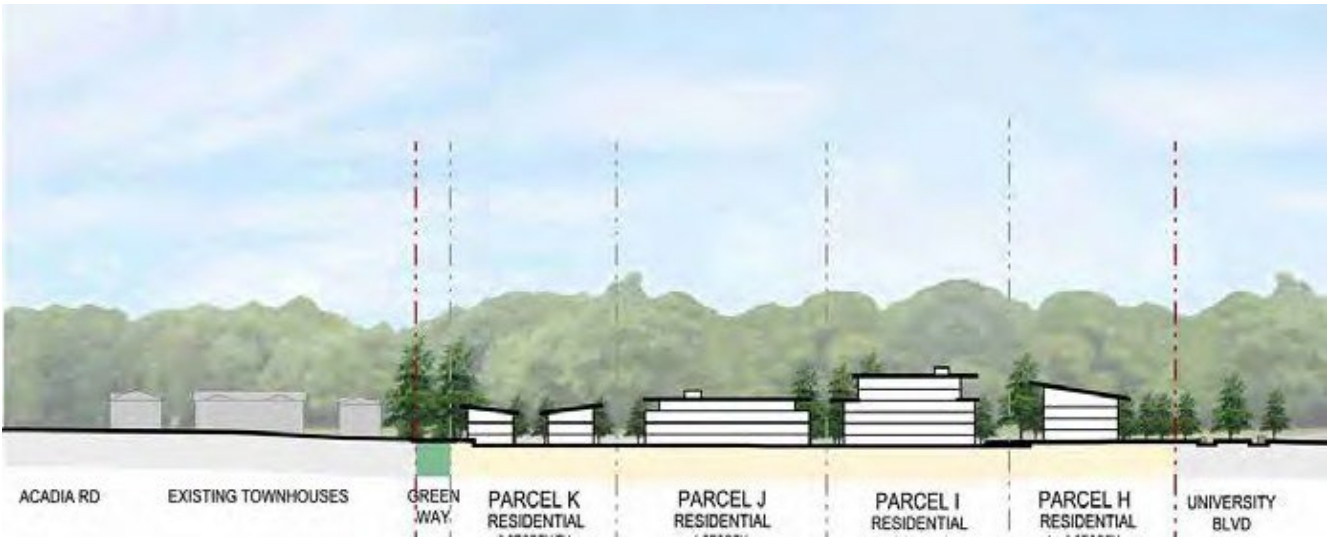




Section C, looking northwest



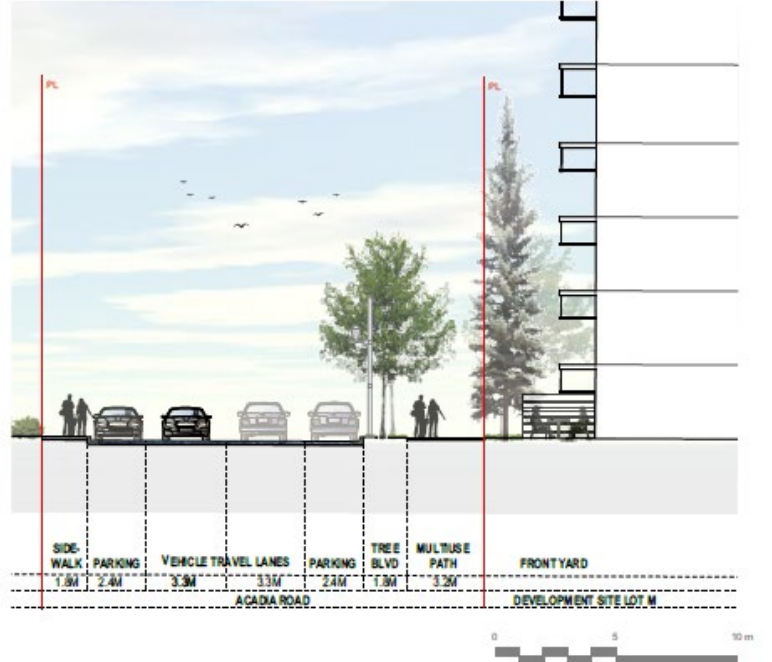
Section D, looking northwest



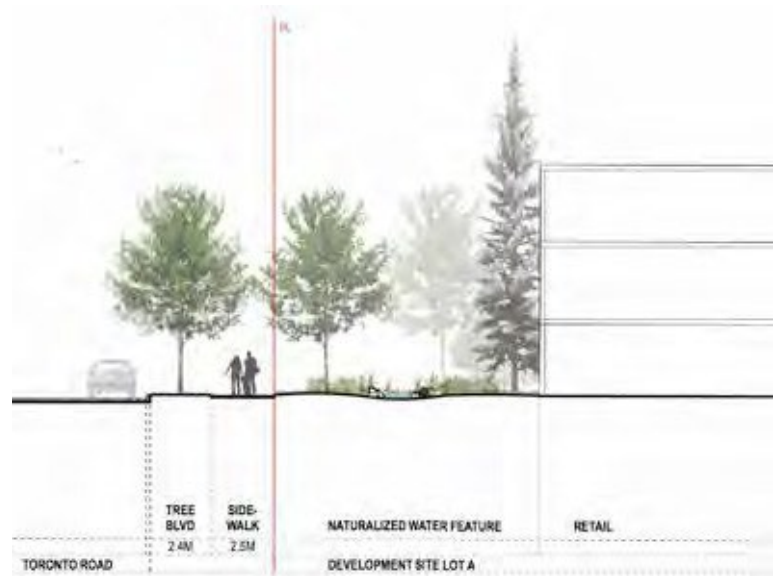
Section E, looking northwest



4.3 Cross-sections



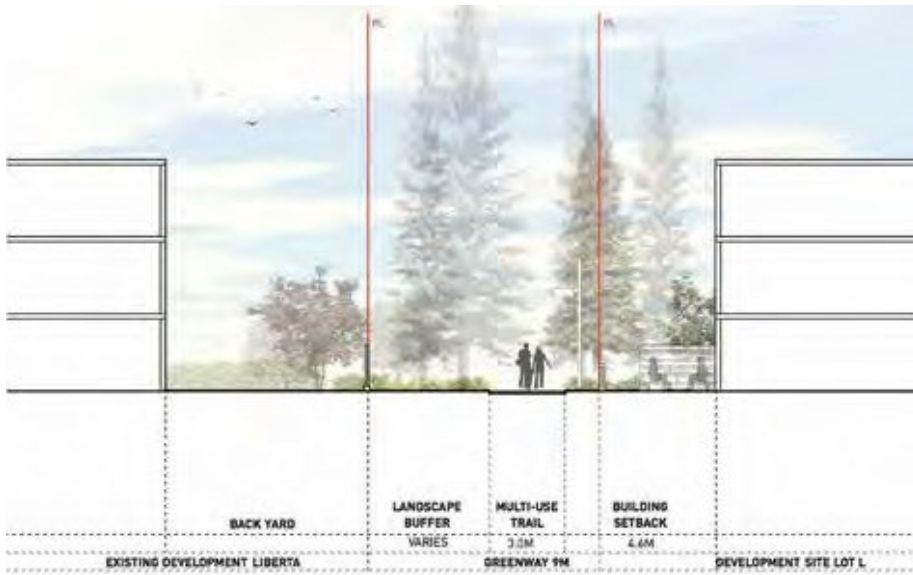
Section 1: Acadia Road



Section 3: Toronto Road

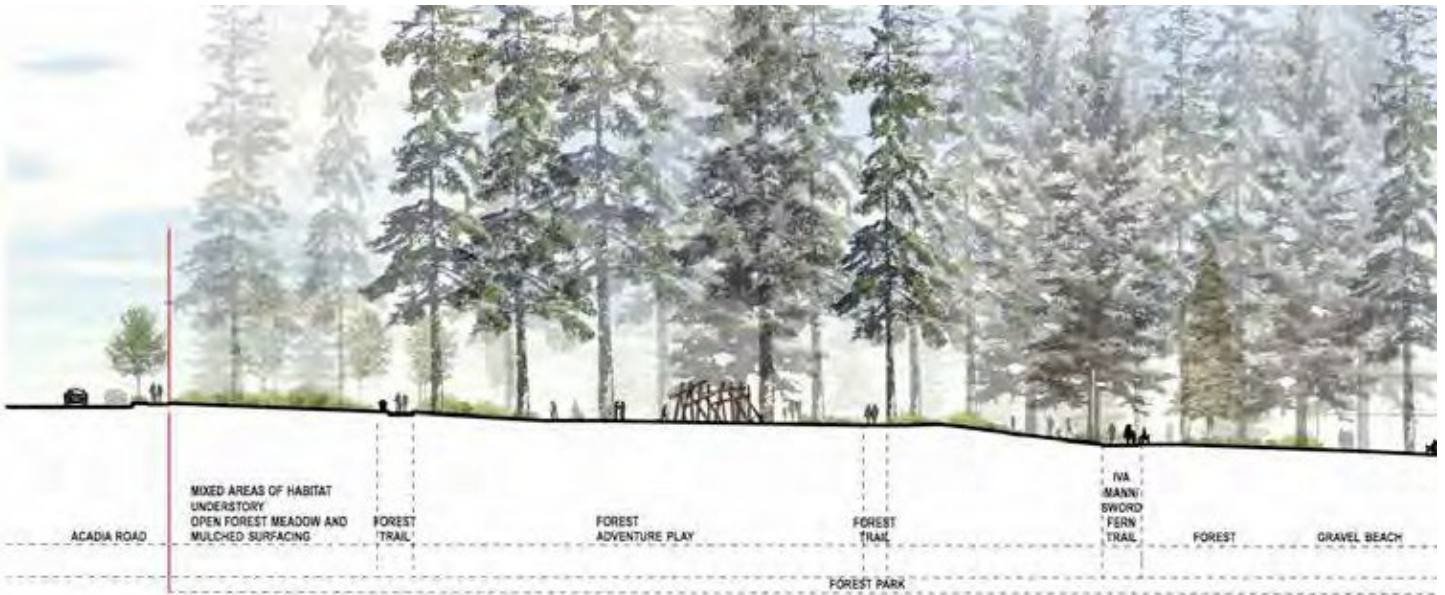


Section 2: University Boulevard

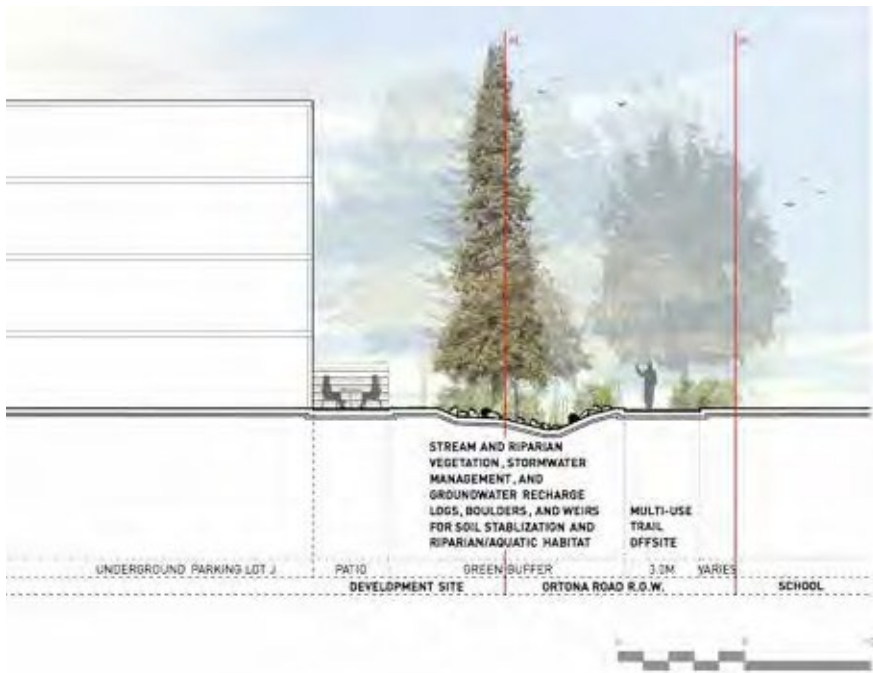


Section 4: Greenway North of Existing Townhouses

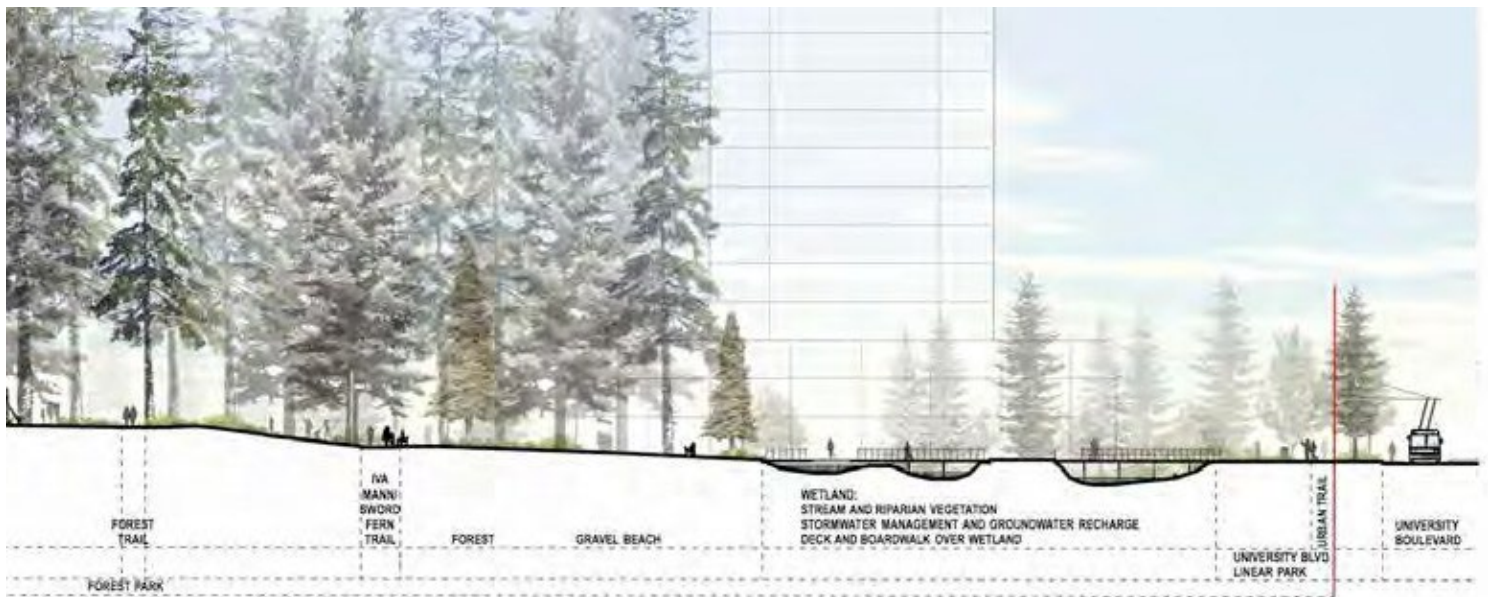
4.3 Cross-sections



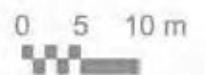
Section 6: Forest Park



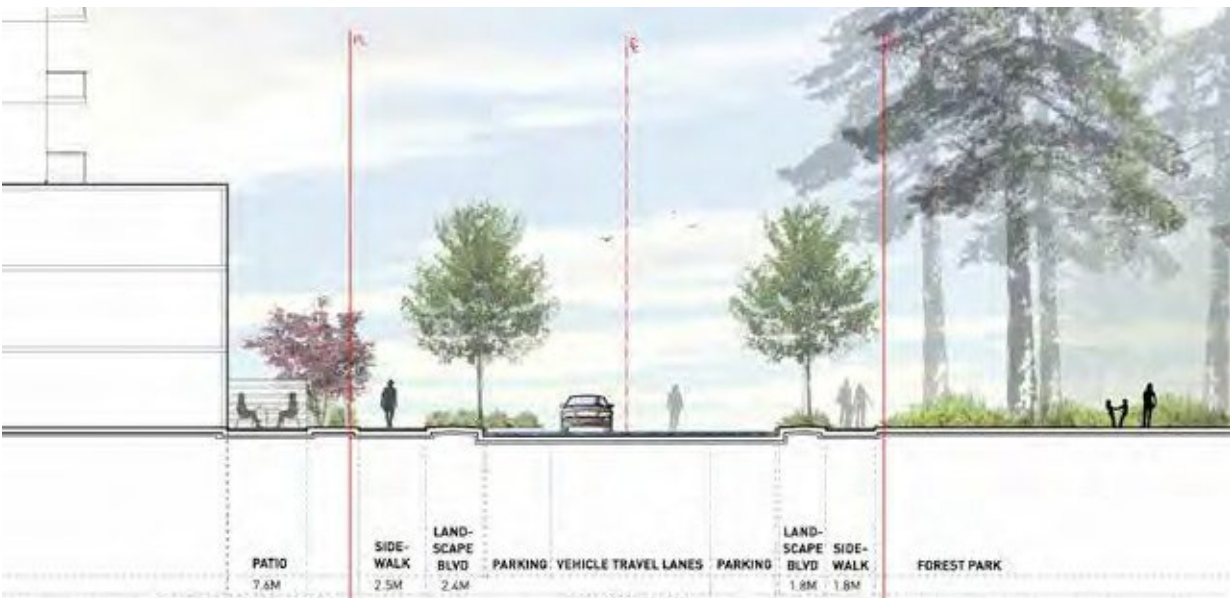
Section 5: Ortona Road



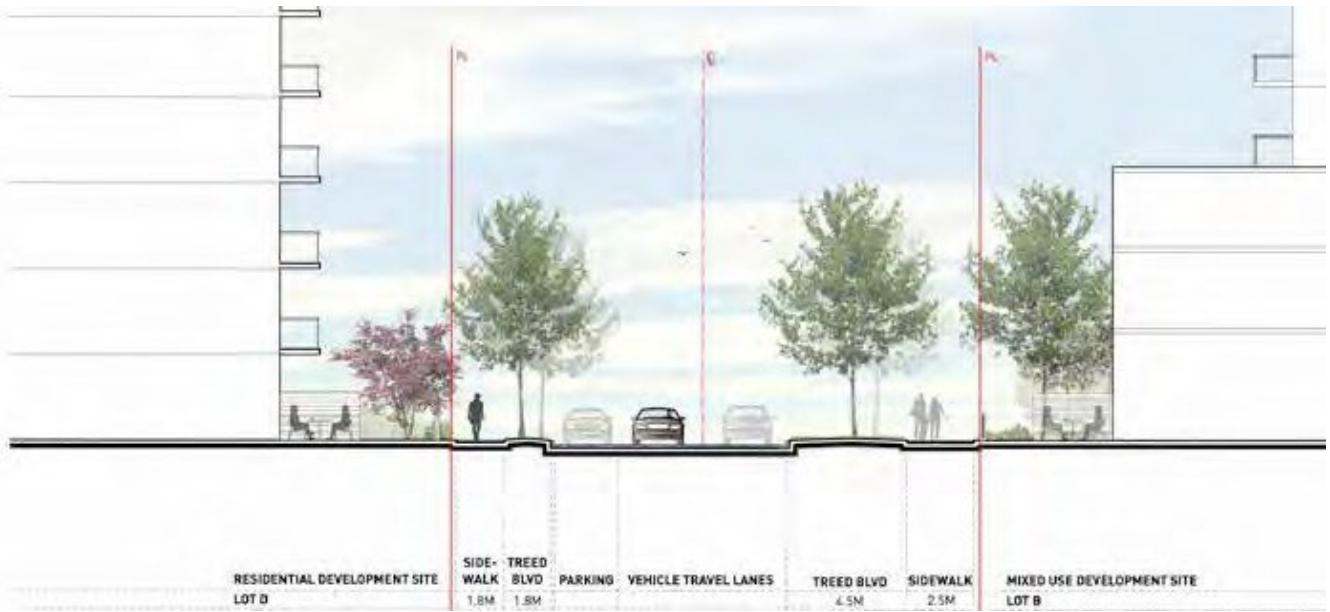
Section 6: Forest Park



4.3 Cross-sections



Section 7: Road B



Section 8: Road A

4.4 THREE-DIMENSIONAL MODELS



VIEW LOOKING NORTH



VIEW LOOKING SOUTHEAST ALONG UNIVERSITY BLVD AND ACADIA RD



VIEW LOOKING WEST TOWARDS UBC



VIEW LOOKING SOUTHEAST TOWARDS TORONTO RD AND ACADIA RD

4.5 DEVELOPMENT STATISTICS



TOTAL COMMERCIAL (Parcel A + B)	2,787 Sq. m
TOTAL RENTAL RESIDENTIAL (Parcel B)	7,897 Sq. m
TOTAL BELOW-MARKET RESIDENTIAL (Parcel A)	4,065 Sq. m
TOTAL RESIDENTIAL FLOOR AREA (Parcels A + Parcels D-M)	101,072 Sq. m
TOTAL DEVELOPMENT AREA (Parcels A - M)	115,821 Sq. m

Commercial Village Parcels

A		USE	No. of Levels	Floor Area (Sq. m)
	Building 1 - Level 1	Commercial	1	1,858
	Level 2-5	Below-Market Residential	4	4,065
	TOTAL		5	5,923
		USE	No. of Levels	Floor Area (Sq. m)
	Building 2 - Level 1	Commercial	1	629 - 842
	Levels 2 - 4	Market Residential	3	2,322
	TOTAL		4	2,972 - 3,164
	TOTAL DEVELOPMENT AREA			8,895 - 9,087
MAX. HEIGHT	Up to 20m	5		
PARCEL AREA			8,261	
MAX. SITE COVERAGE	45%			
MAX. ALLOWABLE FSR	1.09 FSR			

B		USE	No. of Levels	Floor Area (Sq. m)
	Level 1 (partial)	Accessory Commercial		87 - 300
	Level 1 - 12	Rental Residential	12	7,897
	DEVELOPMENT AREA			7,984 - 8,197
	MAX. HEIGHT	40m	12	
	PARCEL AREA			3,261
	MAX. SITE COVERAGE	50%		
MAX. ALLOWABLE FSR	2.48 FSR			

Residential Parcels

D	HIGHRISE	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 18	18	11,401.5
	TOWNHOUSES	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 3	3	2,230
	DEVELOPMENT AREA		13,631.5
	MAX. HEIGHT	54.25m	
	PARCEL AREA		4,725
	MAX. SITE COVERAGE	40%	
	MAX. ALLOWABLE FSR	2.89	

E	HIGHRISE	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 18	18	11,728
	TOWNHOUSES	No. of Levels	Area (Sq. m)
	Levels 1 - 3	3	2,415
	DEVELOPMENT AREA		14,143
	MAX. HEIGHT	54.25m	
	PARCEL AREA		5,214
	MAX. SITE COVERAGE	40%	
	MAX. ALLOWABLE FSR	2.71	

F	HIGHRISE	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 18	18	11,127
	TOWNHOUSES	No. of Levels	Area (Sq. m)
	Levels 1 - 3	3	2,230
	DEVELOPMENT AREA		13,357
	MAX. HEIGHT	54.25m	
	PARCEL AREA		4,654
	MAX. SITE COVERAGE	40%	
	MAX. ALLOWABLE FSR	2.87	

G	LOWRISE + TOWNHOUSES	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 6	6	9,767
	DEVELOPMENT AREA		9,767
	MAX. HEIGHT	21m	
	PARCEL AREA		4,624
	MAX. SITE COVERAGE	45%	
MAX. ALLOWABLE FSR	2.11		

H	LOWRISE	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 6	4 + 6	9,334
	DEVELOPMENT AREA		9,334
	MAX. HEIGHT	21m	
	PARCEL AREA		5,330
	MAX. SITE COVERAGE	40%	
MAX. ALLOWABLE FSR	1.75		

I	LOWRISE	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 6	6	8,394
	DEVELOPMENT AREA		8,394
	MAX. HEIGHT	21m	
	PARCEL AREA		3,358
	MAX. SITE COVERAGE	50%	
	MAX. ALLOWABLE FSR	2.50	

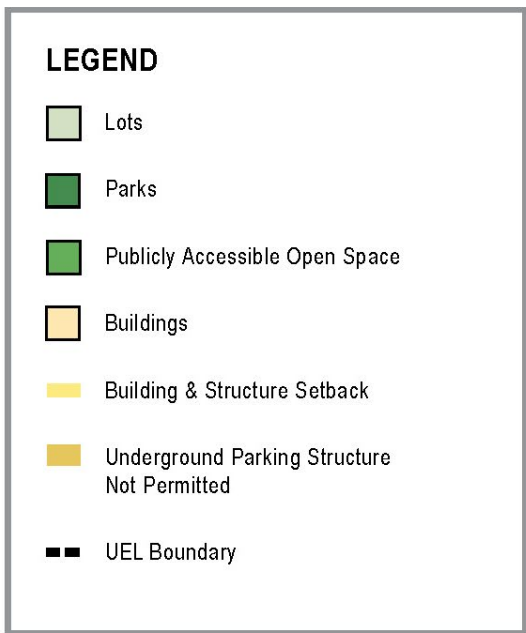
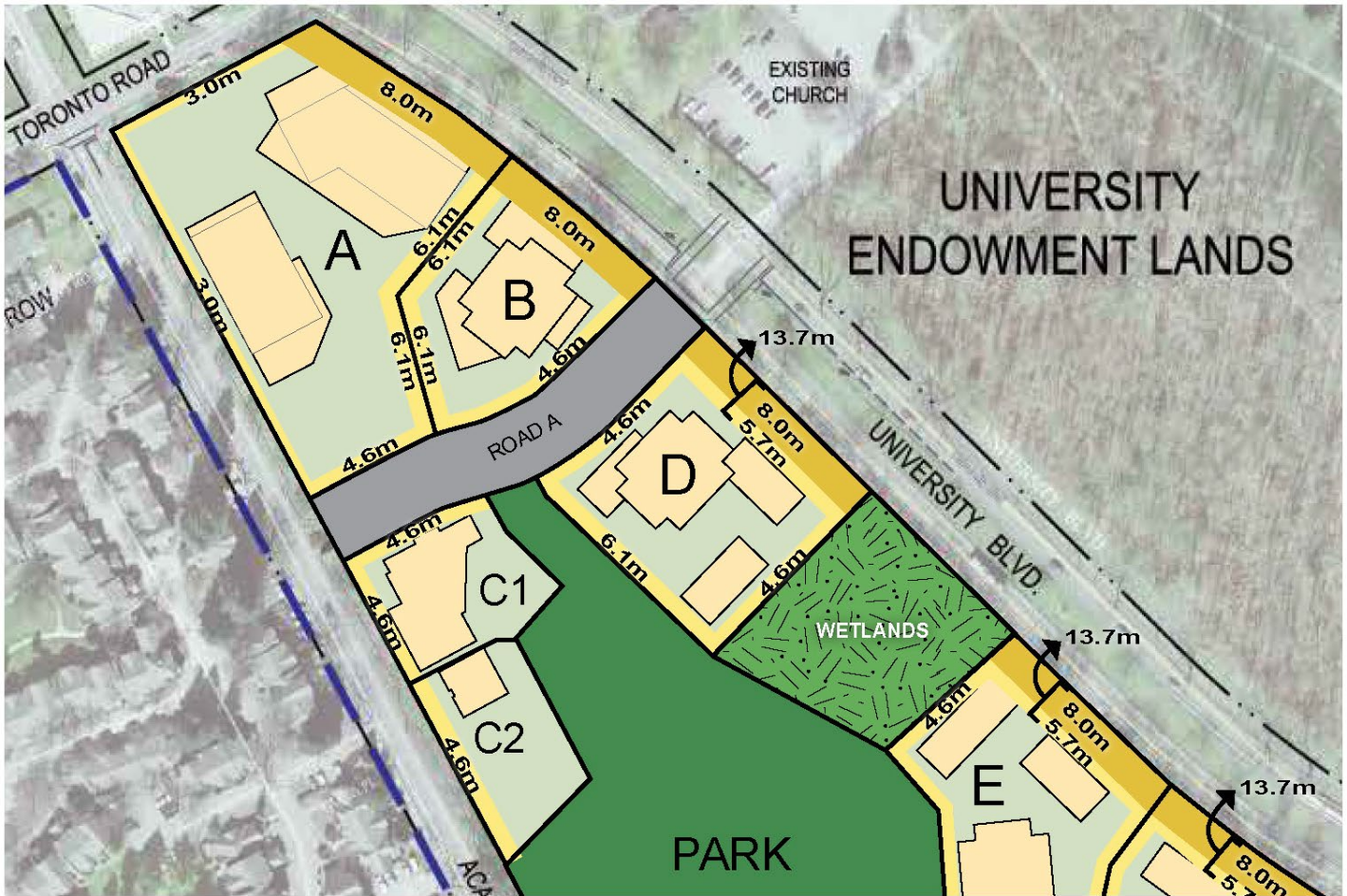
J	LOWRISE	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 4	4	5,946
	DEVELOPMENT AREA		5,946
	MAX. HEIGHT	15m	
	PARCEL AREA		3,398
	MAX. SITE COVERAGE	50%	
	MAX. ALLOWABLE FSR	1.75	

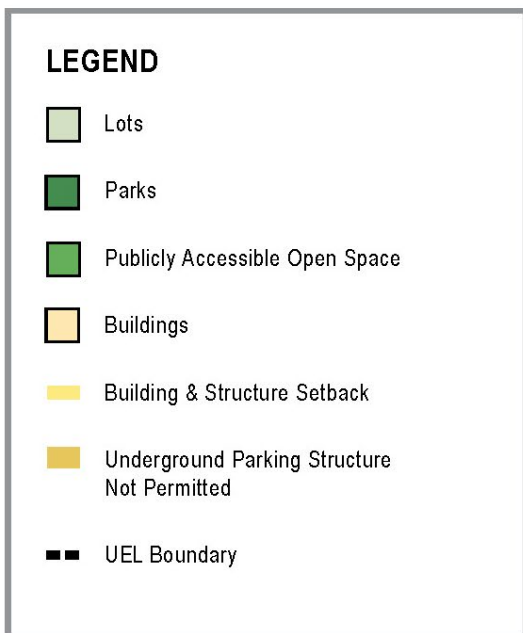
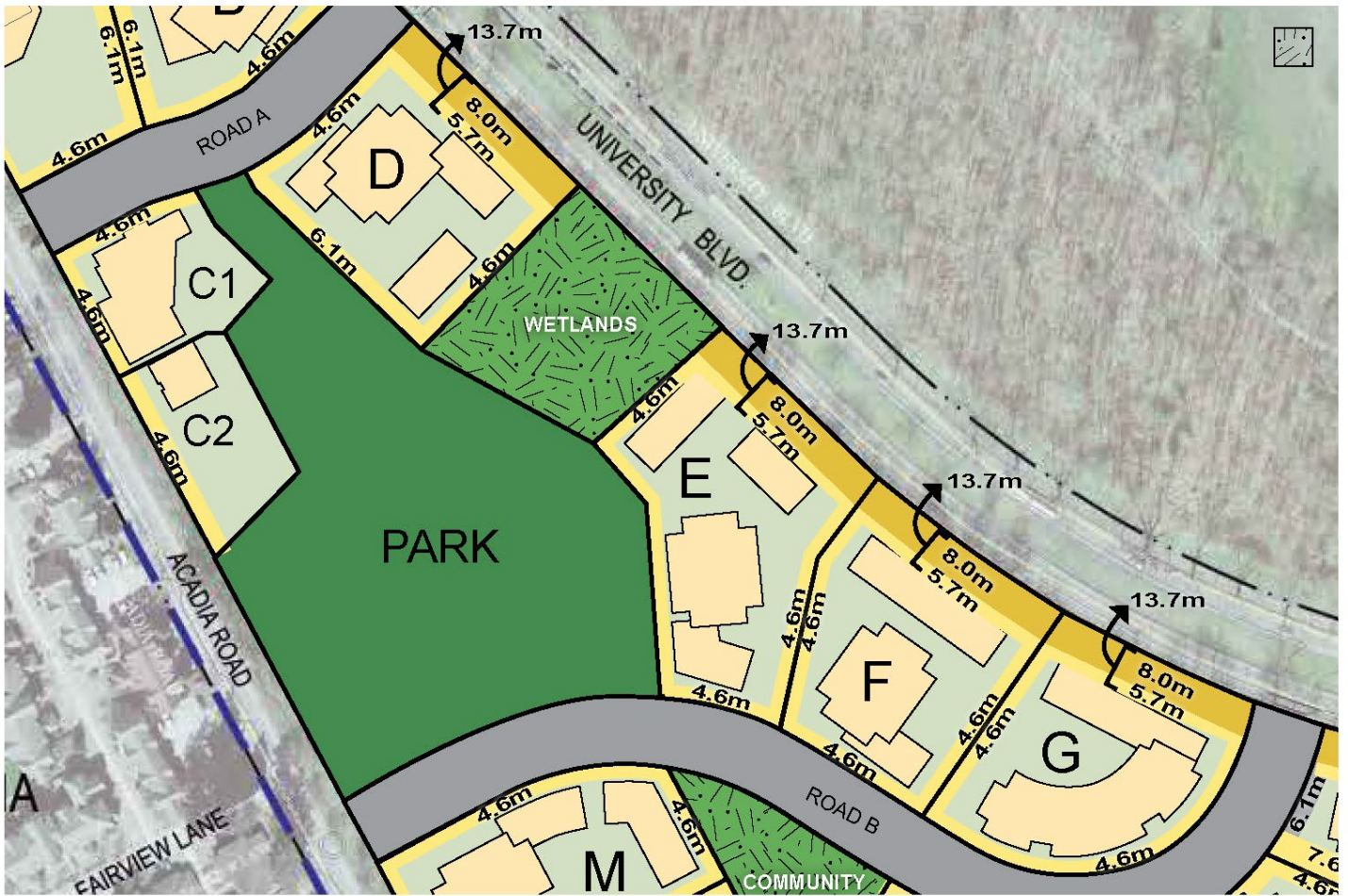
K	TOWNHOUSES	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 3	3	5,822
	DEVELOPMENT AREA		5,822
	MAX. HEIGHT	11m	
	PARCEL AREA		4,676
	MAX. SITE COVERAGE	50%	
	MAX. ALLOWABLE FSR	1.25	

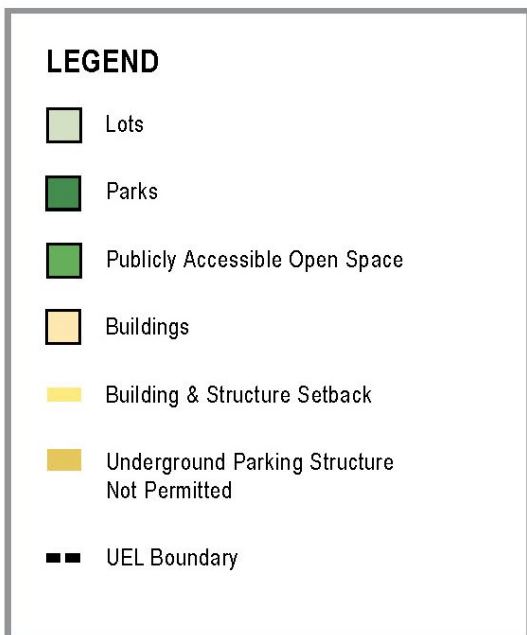
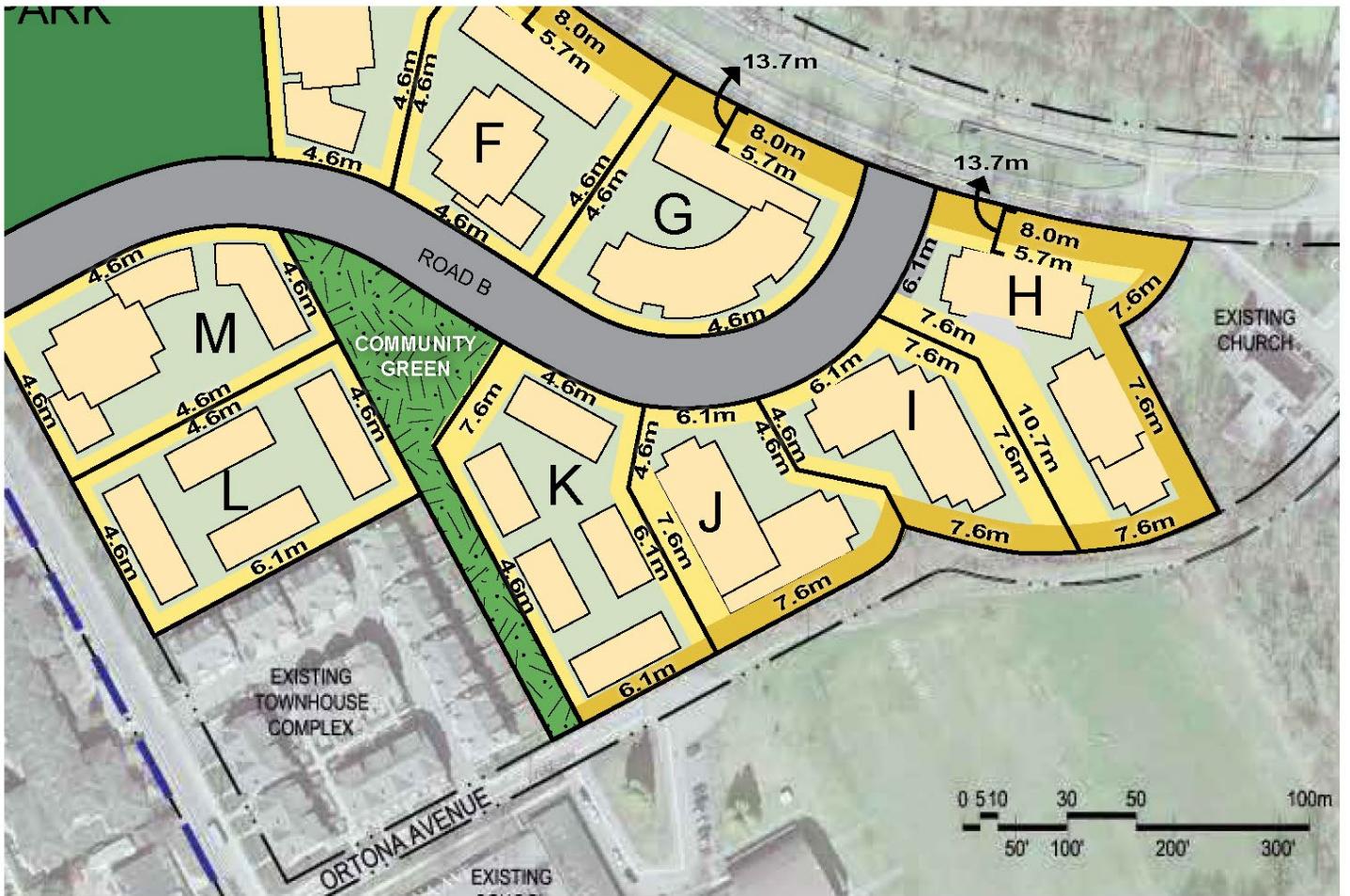
L	TOWNHOUSES	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 3	3	5,493
	DEVELOPMENT AREA		5,493
	MAX. HEIGHT	11m	
	PARCEL AREA		4,390
	MAX. SITE COVERAGE	50%	
	MAX. ALLOWABLE FSR	1.25	

M	HIGHRISE	No. of Levels	Floor Area (Sq. m)
	Levels 1 - 18	18	10,633
	TOWNHOUSES	No. of Levels	Area (Sq. m)
	Levels 1 - 3	3	2,230
	DEVELOPMENT AREA		12,863
	MAX. HEIGHT	54.25m	
	PARCEL AREA		4,287
	MAX. SITE COVERAGE	40%	
	MAX. ALLOWABLE FSR	3.00	

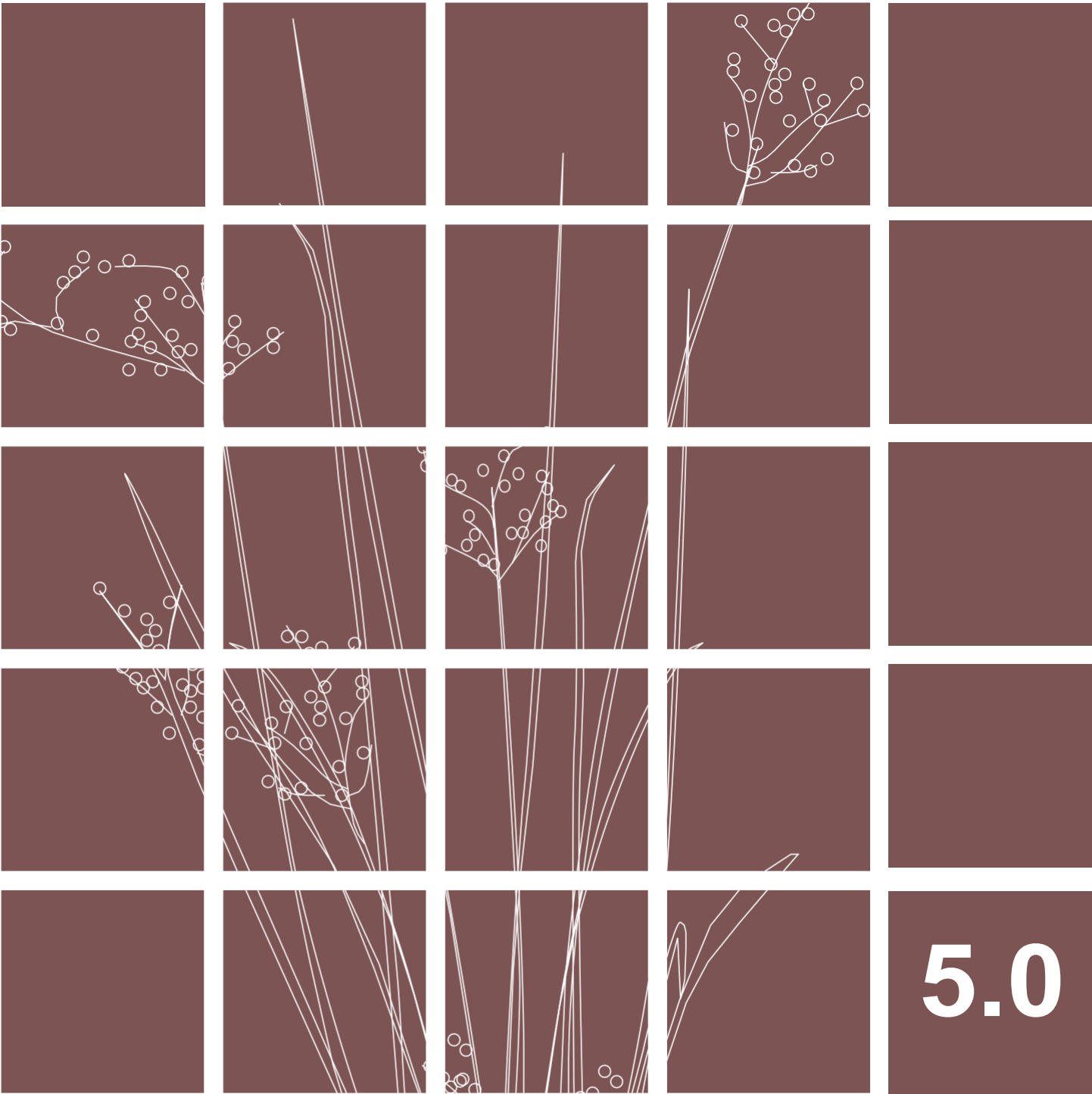
RESIDENTIAL FLOOR AREA (Parcel A)	2,322 Sq. m
RESIDENTIAL FLOOR AREA (Parcels D-M)	98,750 Sq. m
TOTAL RESIDENTIAL FLOOR AREA (Parcel A + Parcels D-M)	101,072 Sq. m







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5.0

ROADS





View North Along Acadia Road

5.0 ROADS AND TRANSPORTATION

5.1 STREET CHARACTER

The character of each street is dictated by a combination of factors such as scale and proportion, character of adjoining buildings, layout and organization, adjacency to open space, and finally, materials, furnishings, trees and other soft landscaping. However, an overall unity within Block F will be achieved through the use of a project wide kit of parts. The overall character will be an extension of the existing forest to maximize the visual and functional connections with the park and open spaces, the forest, and the Pacific Spirit Park.

The surrounding and internal roads will include a sustainability component. This will be integral to the forest character through the inclusion of raingardens and connections to bioswales to detain and treat the runoff, the use of ecologically functional planting to support the rainwater management intent, the use of permeable paving in parking laybys and an extensive tree canopy over the roadways to minimize the heat island effect of the paving. Refer to Section 7.16 for information on the integration of rain gardens and permeable pavers.

5.2 SURROUNDING ROADS

Block F is surrounded on three sides by existing roads, University Boulevard, Toronto Road, and Acadia Road. In addition, Ortona Avenue and its partially undeveloped right-of-way bound the south property line of the site. Each road frontage will see significant improvements.

5.2.1 University Boulevard

The original character of University Boulevard at the forest edge will be recreated and improved with the development of Block F. A right-of-way will be taken along this property line to allow for a 12m wide vegetated buffer to the street. It will be planted with a mix of primarily evergreen with some deciduous trees to create a more diverse and native condition than originally existed. The narrow sidewalk that parallels the curb line will be replaced with a widened walkway that flows through the new forest edge planting. Bicycle lanes along University Boulevard will be retained as part of the development. Refer to Section 3.6.2 for more information.



SFU UniverCity Green Streets



Meandering Path with Evergreen and Deciduous Trees



On Street Parking Separated by Treed Boulevard



Example of Traffic Circle



Social Hubs Within the Road Right of Way

5.2.2 Toronto Road

Primarily the south side of Toronto Road will be redeveloped by this project. The curb will stay in the current location. Block F will provide a wide boulevard (2.0m) with new regularly spaced street trees and a 2.5m concrete sidewalk at the property line. This enhanced sidewalk treatment will also include robust plantings and signage. Combination street and pedestrian lighting will be provided. Due to the proximity with the Village Square and the short length of the block, social hubs will not be provided in the street right-of-way. Some new parking stalls will be provided on the north side of Toronto Road.

5.2.3 Acadia Road

Acadia Road will be redeveloped by this project. Block F will organize the on-street parking on both sides to provide parallel new on street parking laybys divided by landscaped bump outs and driveways from adjacent development parcels, new regularly spaced street trees, 1.8m sidewalk on the west side and a 3.2m multiuse trail on the east side. A traffic circle for traffic calming and ease of parking search at the intersection of Road B will also be added. As per the other road designs the east side of Acadia will have a range of site furniture including street and pedestrian scale lighting, multiple benches concentrated at social hubs, recycling and waste receptacles, and bike parking adjacent to open space areas such as the Forest Park and the Village Square.

5.3 INTERNAL ROADS

There are two internal roads proposed in Block F. Both bisect the site from University Boulevard to Acadia Road. Road A is north of the Forest Park and Road B is south of the park. Both streets have an enhanced public realm including site furniture, landscaped bump outs and a widened sidewalk on one side of the street. Raised and widened pedestrian crossings will be provided where the Sword Fern / Ivan Mann trail crosses both Road A and B and where other important pedestrian crossing occur (refer to Trail Hierarchy 3.7.5 for locations). These crossings will help reinforce the pedestrian priority and maintain the continuity of the trail across Block F.

At key places, such as the trail crossing, public access easements over development parcels and street intersections where people are likely to bump into each other social nodes or hubs will be provided. These areas

will include widened areas of paving with benches, lighting, bike parking and be associated with areas of planting. The purpose of the social hubs is to create opportunities for neighbours to meet and help grow the sense of their community. In other areas recycling and waste receptacles will be provided to help keep the neighbourhood clean. Pedestrian scale lighting will be provided for the sidewalk and social hubs illumination separately from the street lighting.

The streets will also include sustainable initiatives such as rain gardens, permeable paving in the on-street parking laybys and the lighting will be high efficiency lighting with cut offs to minimize light pollution. These will not only contribute to the environmental benefits of the development but will also provide high value aesthetic improvements over a typical street.

5.3.1 Village Road / Road A

Road A will have a traffic signal-controlled intersection at University Boulevard. A widened sidewalk on the north side will accommodate additional pedestrian traffic for the commercial/retail land uses. The adjacent development parcels will have driveway accesses marked by landscaped bump outs.

Road A is adjacent to the Village Square, Community Centre and the Forest Park. Reflecting this high prominence within the neighbourhood it will receive higher-level finishes and treatments than Road B. This will include additional site furniture, improved paving materials such as discreet areas of unit paving and directional signage for the public realm areas. As part of the traffic calming measures for Road A, backed in angled parking in front of the Community Centre will be provided. As with all other on-street parking within the Block F development it will be surfaced in permeable unit pavers.

Based on the traffic volumes that are expected on Road A, it is concluded that marked bike lanes would not be warranted on Road A. As a general rule, marked bike lanes are only useful if daily vehicle volumes are >3,000 vehicles per day, which is not case for Road A.

Instead of installing marked bike lanes on Road A, bike stencils (sharrows) will be installed on Road A to alert drivers of the presence of bicycles. In addition, near the intersection of Road A & University Blvd, a short-section of marked bike lanes will be provided between the westbound right-turn and the left-turn lanes, along with a bike box at the front of the right-turn lane to provide preferential treatment for cyclists.

5.3.2 Forest Park Road / Road B

Road B, south of the Forest Park will not be signalized at University Boulevard. A widened sidewalk on the north side will facilitate connections to the park. The adjacent development parcels will have driveway accesses marked by landscaped bump outs. Similar to Road A, the daily vehicle volumes expected on Road B does not warrant the need to install marked bike lanes. To alert drivers of the presence of bicycles, bike stencils (sharrows) will also be installed on Road B.

5.3.3 Sword Fern Trail Crossing at Road A + B

A raised and widened pedestrian crossing will be provided where the Sword Fern / Ivan Mann trail crosses both Road A and B. Enhanced paving materials to demarcate the space and reduce vehicle speeds will be used. These crossings will help reinforce the pedestrian priority and maintain the continuity of the trail across Block F. As key social hubs, these crossings will have a range of site furniture including benches, widened paving, lighting, and recycling and waste receptacles.

5.4 SUSTAINABLE TRANSPORTATION FEATURES

The Block F development will promote non-auto travel through the introduction of a number of sustainable transportation features.



Cycling Integrated Within the Community

5.4.1 Proposed Parking Supply

Parking requirements for the proposed Block F development have been carefully planned, taking into consideration relevant planning policies, current trends on vehicle ownership levels, as well as anticipated built-form and expected parking demand for the proposed Master Plan.

Excessive provision of parking would undermine the urban design and promote unnecessary vehicle trips. It is imperative that parking be provided at a level that meets the broad sustainability objectives, while ensuring the development is commercially viable. Parking is to be provided as per the CD-2 Comprehensive District.

It is also proposed that there will be additional on-street parking spaces created along Acadia Rd, Road A and Road B which will add short term spaces in close proximity to the community and commercial uses providing opportunities for short term visits to the Block F community.

The proposed Block F development aims to promote non-auto travel through the introduction of a number of sustainable transportation features such as Bicycle Parking and End-of-Trip Facilities, Car-Share Vehicles, Ride-Share Programs, and Multi-Modal Access Guide.

5.4.1.1 Accessible Parking

A minimum of one accessible parking stall will be provided in the surface parking lot on Parcel A. In addition, 2 accessible parking stalls will be provided in the angled parking in front of the Community Centre.

For underground parking, 2% of all parking stalls shall be designated as accessible stalls.

5.4.1.2 Electric Charge Stations

A minimum of 5% of the underground parking stalls shall have access to electric charging.

5.4.1.3 Bicycle Parking and End-of-Trip Facilities

Bicycle parking is planned for residents and employees in secure locations, while short-term visitor bicycle parking will be provided at building entrances or in the public realm.

In addition to bicycle parking, end-of-trip facilities such as showers and lockers will be incorporated into the community building for use by Block F commercial tenants and employees.

5.4.1.4 Car-Share Vehicles

Car-sharing clubs have developed significantly in the last 10-15 years in the Lower Mainland and allow people to have access to a car in their area without having to buy or maintain their own vehicle. Members are usually charged on a “pay-as-you-go” basis. Car share programs are encouraged for the Block F development as are car plug-in stations for electric vehicles.

5.4.1.5 Multi-Modal Access Guide

A Multi-Modal Access Guide (also called a Transportation Access Guide) is a document or set of documents that provide concise, customized information on how to access a particular destination by various travel modes, with special consideration of sustainable modes such as walking, cycling and public transport.

This guide will be disseminated to all residents at Block F, and could be posted to the residents’ website(s), or be made available at a kiosk or bulletin board in the proposed community facility.

5.4.2 Roads and Pathways

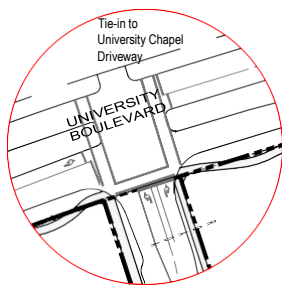
Two new road connections (Road A and Road B) are proposed between University Boulevard and Acadia Road through the site. These roads will be aligned in a dedicated road right-of-way to be ultimately owned by UEL. They will be designed to UEL standards, incorporating Canadian TAC standards and good engineering practices. The northern connection, Road A, will be built to a commercial standard with two 3.3 m travel lanes plus a separate right-turn lane at University Boulevard. On-street parking and new sidewalks with boulevards will also be provided. The southern connection, Road B, will be built to a residential standard with two 3.0 m travel lanes, on-street parking and new sidewalks with boulevards. Both roads will have 1.8 m and 2.3 m wide separated sidewalks, as well as connection pathways, and will enable pedestrian movement throughout the site. Signalized crosswalks will be included as part of the new fully-signalized intersection at University Boulevard and Road A and will allow pedestrians to safely cross for access to transit and facilities east of the site. The roads will have streetlights and native trees within the large landscaped boulevards. Curb articulations along Road A and Road B will act as traffic calming measures.

Many of the roads adjacent to the project site are proposed to be upgraded as part of this development. Full road construction is proposed for Acadia Road including road widening and a new sidewalk on the east side, upgrades to the curb and sidewalk on the west side to allow a multiuse trail, and street-lighting and on-street parking on both sides.

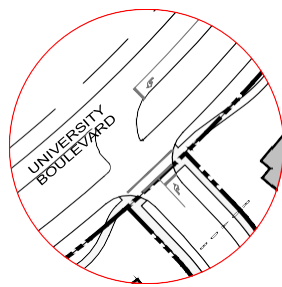
Half-road construction including a new curb, sidewalk and front and rear boulevards is proposed for the Toronto Road frontage, as well as a driveway access to the commercial area of the site. Upgrades to University Boulevard include left turn bays at Road A, Road B and Toronto Road for access into the site and removal of the existing left turn bay at the south end of the site. The intersection of University Boulevard and Road A will include a fully-signalized intersection complete with pedestrian crosswalks. The University Boulevard frontage will be upgraded to include a meandering pedestrian path and a landscaped boulevard with a rain garden. Geotechnical review of the existing road structures has been undertaken and will be relied upon during detailed design to determine the extent of road upgrades required to support the proposed increase in volume and usages. It is anticipated that the existing pavement structure of Toronto Road will be replaced as per the geotechnical report.

Vehicular access within the individual building parcels will be designed to the British Columbia Building Code standards and good engineering practices. The roads will allow for fire access and safe vehicular and pedestrian movements. The detailed design will be carried out as part of the Development Permit / Building Permit process.

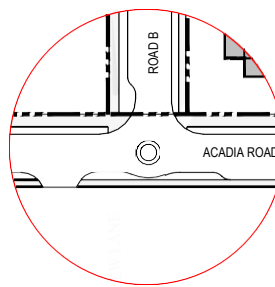
PROPOSED STREET NETWORK AND INTERSECTION IMPROVEMENTS



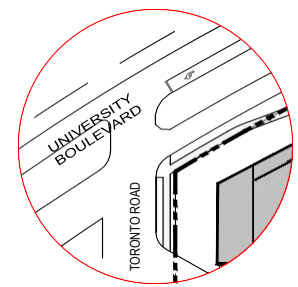
ENLARGED INTERSECTION 'A'



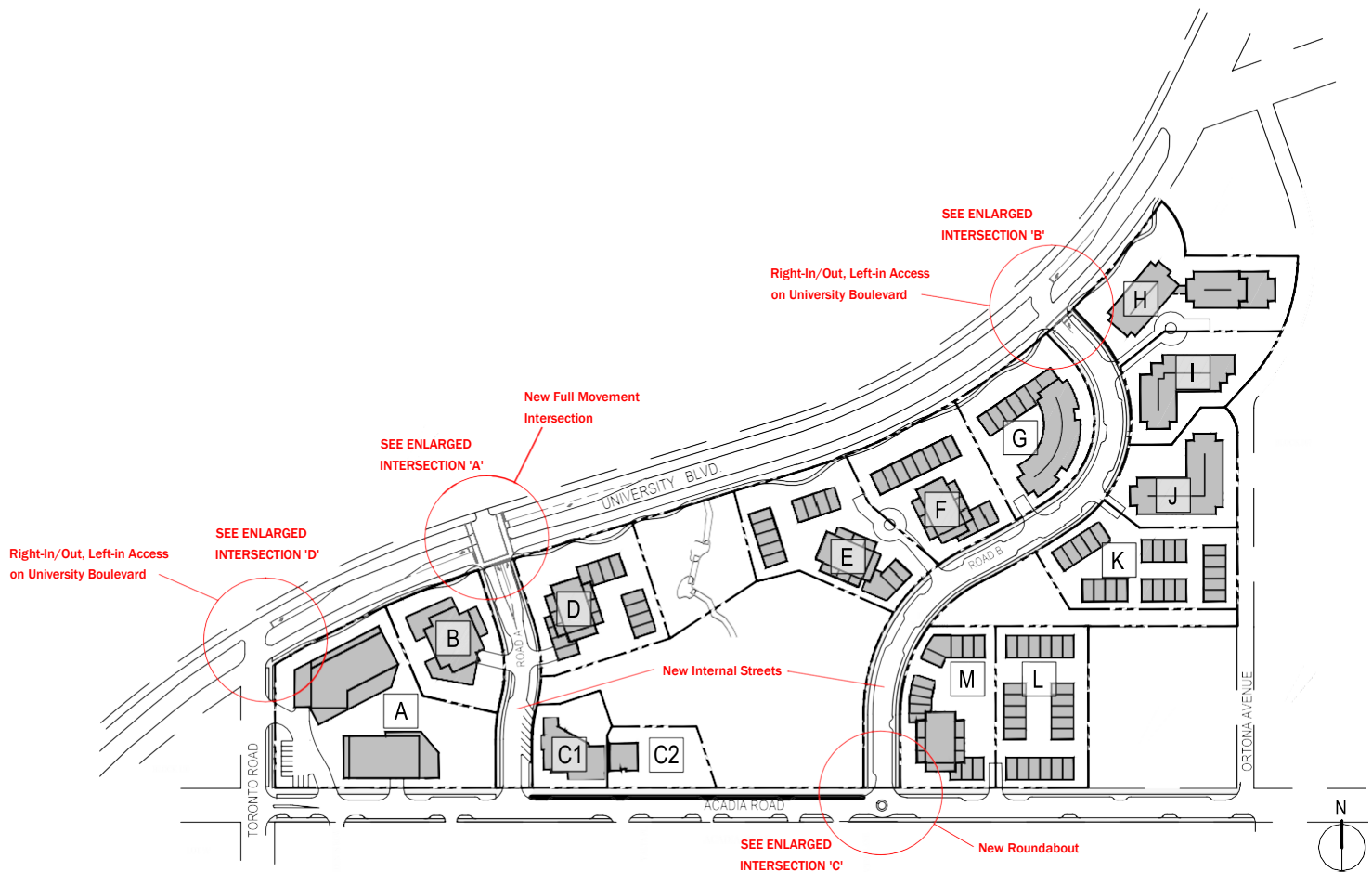
ENLARGED INTERSECTION 'B'



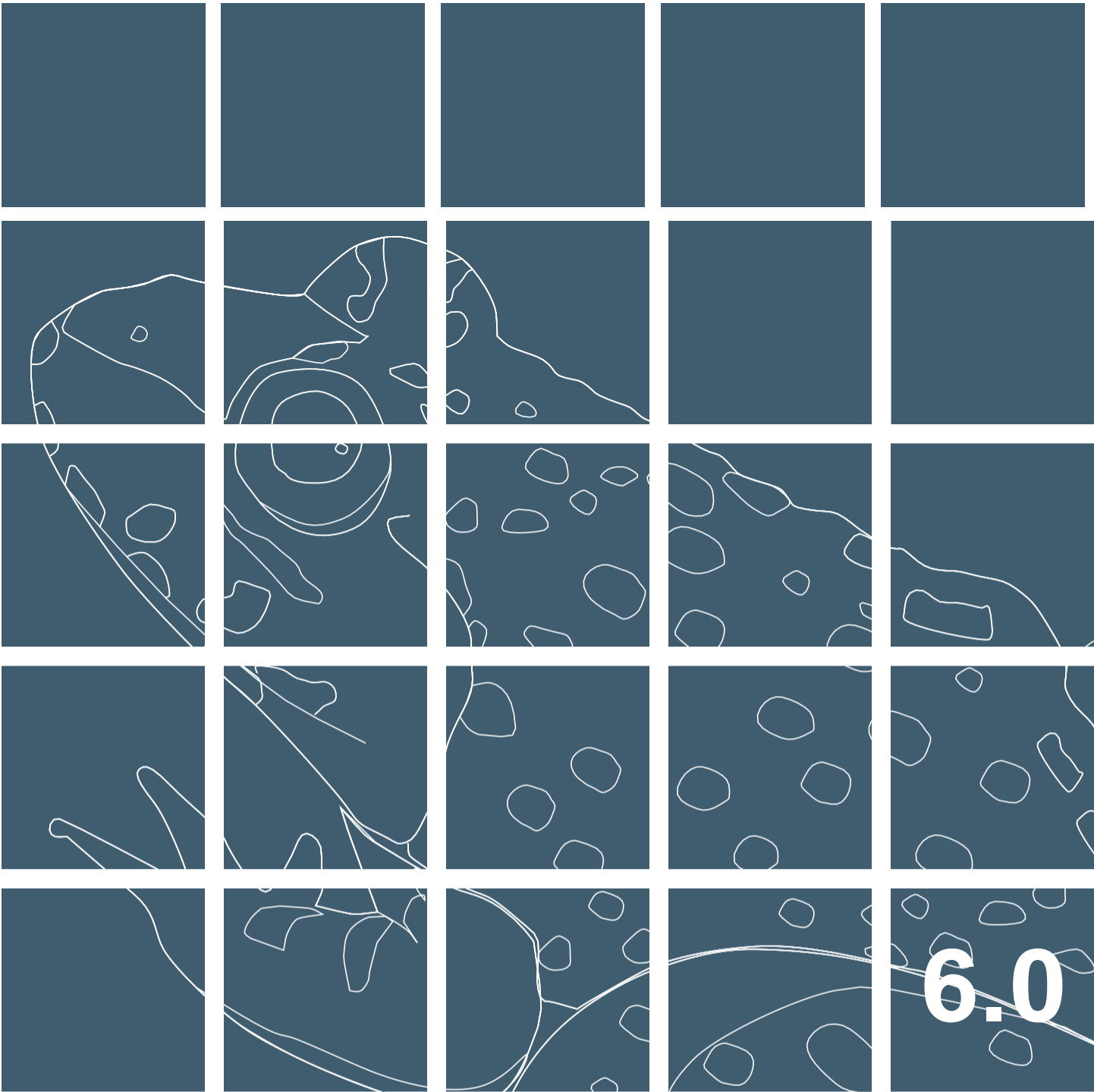
ENLARGED INTERSECTION 'C'



ENLARGED INTERSECTION 'D'



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ARCHITECTURE





BUILDING AND LANDSCAPE WALL DEFINING A STREET EDGE

6.0 ARCHITECTURE

6.1 DESIGN PRINCIPLES

Principles which will guide the design of buildings are:

- » Be responsible - to your neighbour and to those who pass by on the street
- » Be inclusive – design to invite people in visually or actively
- » Be respectful – of the history of the land and of the legacy that will be left behind



View Northwest Along University Boulevard



Private Outdoor Areas Opening onto Public Space



Public Seating on Private Land



Buildings Form a Courtyard

6.2 SITE PLANNING/SITING OF BUILDINGS

The master plan of Block F works as a whole. Potential building shapes and locations are illustrated to support the success of the whole: framing open spaces, encouraging connections, providing street energy, respecting views from within and without, and moderating the massing and shadowing of buildings.

The site planning and siting of buildings and open space shown in the zoning document have been carefully considered to ensure the greatest success of the overall community.

- » The commercial development and village plaza are located at the north end to provide easy accessibility to both the existing community and the new community which will come. Buildings are placed to create an open, vibrant public plaza
- » Highrise sites are located closer to the tall stand of mature trees that will remain and to minimize shadowing onto adjacent developments. Townhouses are incorporated at the bases of the highrises and are located along streets and greenways to provide a more intimate scale and sense of neighbourliness
- » The mid-rise and low-rise developments are located further to the south where they will offer a suitable transition to the adjacent community
- » Provide a minimum 30m separation between highrises above the 6th storey
- » Within sites, provide a minimum 10m separation between townhouse rows that face each other; provide a minimum 2.5m between ends of rows

6.2.1 Setbacks

The zoning document dictates minimum setbacks from property lines. Note that some properties have more than one setback requirement: one is for the building setback, the other is for the underground parking setback to allow for larger planting to mature over time. These dimensions are set to establish the overall open space for the community and to allow for the necessary amount of landscaping in relation to the built form. They help to moderate between an intimate street presence and a healthy separation between public and semi-private uses. And they allow for important features such as the expanded boulevard and storm management along University Boulevard.

- » Place buildings so that they honor the open space and orientation of other, adjacent buildings and provide opportunities for buildings that will follow
- » Place buildings so that they define the street edge and frame the public realm and open space

6.3 ARCHITECTURAL FORM AND CHARACTER

The general approach to the design of buildings and the landscape is to be warmly contemporary, appropriate to its West Coast setting. There should be an integration of natural materials and colours to respond to the forested context in the adjacent area. It should be of its time and have a lasting quality.

The scale of buildings should be responsive to the generally smaller-scaled and more intimately-textured architecture found in the University Endowment Lands.



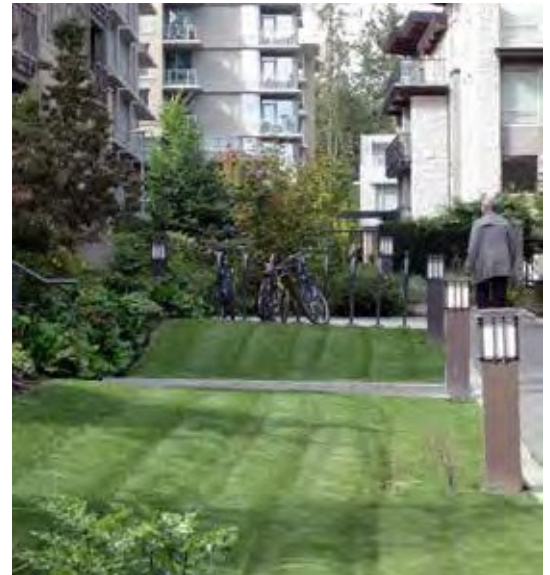
Buildings and Landscape Walls Define a Street Edge



View from Building Entry into a Courtyard



Buildings Define Greenbelt Edges



Buildings Define the Edges of Lawn and Walkways

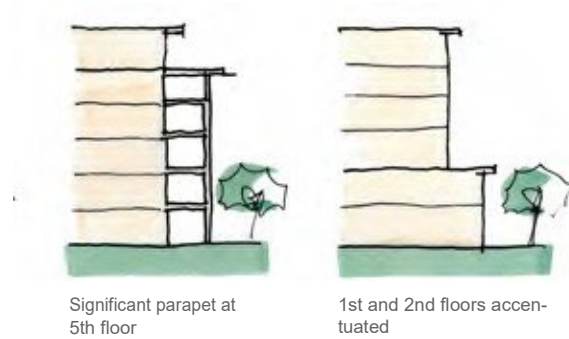


Upper Storey Set Back to Reduce the Building's Impact

- » Create buildings and landscaping that are at a pedestrian scale and that offer delight to passers-by
- » Modulate buildings to reduce the impact of their mass by incorporating changes in facades, setting back of upper levels, incorporating significant vertical and horizontal elements, or introducing mid-level parapets to reduce the overall scale



More Intimately Scaled Building Works Well Next to Public Greenway



- » Block F is located in a rain forest. Ensure that the design of buildings recognizes this feature
- » Provide designs that protect the building from rain and rain's weathering aspects by incorporating generous roof overhangs and other architectural elements
- » Design buildings that provide rain protection for front door and lobby entrances, bicycle parking and some outdoor gathering places
- » Integrate elements in the design of buildings and landscaping that create a strong sense of arrival at street corners and at principal entrances to the community



Change in Materials to Reduce the Scale of a Building



Strong Vertical and Horizontal Elements Break up a Building's Mass



Generous Roof Overhangs Incorporate

6.3.1 Building Materials

The palette of building materials used on building should be honest and appropriate to this setting. There is no prescribed architectural style and it is hoped that each building will feel like part of an overall whole while adding its own personality.

- » All buildings should include the use of real brick or natural real stone
- » All buildings should incorporate real wood – glulams and cedar are recommended for their local nature, appearance and longevity – in areas where the wood will be protected and will provide a warmth and richness suitable to the West Coast setting
- » Cementitious siding, engineered stone and metal or glass panels are all exterior materials that are acceptable
- » Textured or painted concrete is acceptable if they are restricted to a minor portion of the building and will add to the warmth and character of the building
- » Avoid mirrored and highly reflective finishes on solid surfaces
- » Limit the palette of materials – avoid using too many different materials in order to provide a calm, cohesive appearance
- » Ensure that buildings have a richness of appearance and offer delight and charm
- » Detail buildings to provide longevity, recognizing impacts from weather and usage



Cedar Soffits Protected from Weather



Detail Buildings for Longevity



Use of Real Stone



Avoid Large Blank Expanses of Wall



Landscaping Used to Create Privacy



Separation of Public and Semi-private Spaces

6.3.2 Integration of Architecture with Landscape

Design buildings to integrate the hard and soft landscaping with the building. Blend public-to-private so that each component benefits from the other. In a number of locations, easements have been established on private property for public pedestrian access.

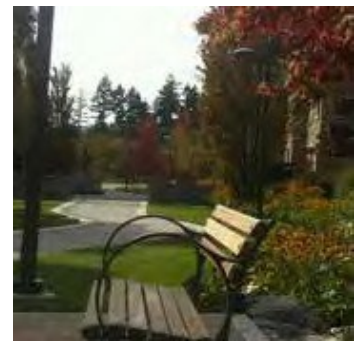
- » Provide clear lines of demarcation between the publicly-accessible areas and private areas
- » Allow for visibility from the semi-private areas to the publicly-accessible spaces for security and neighbourliness. Follow good CPTED (Crime Prevention Through Environmental Design) principles
- » Design buildings so that they frame outdoor spaces on the site
- » Use buildings to create smaller and larger outdoor spaces and courtyards that are seen as outdoor rooms, and use buildings to modulate between various sizes and types of outdoor spaces
- » Provide opportunities for sitting, including benches and sit-height walls, on private property where they are at corners, near entries and adjacent to greenways
- » Create “parkettes” and other features at exposed corners of sites that, while they are on private land and will be maintained by the building owners, can be used by the general public



Building Well Integrated with the Landscape



Soft Transition Between Public and Private



Successful Integration Public Access Through Private



Successful Integration of Landscaping and Public Art



Layered Landscaping Between Parking and Building



Outdoor Terraces Raised Above Street Grade

6.3.3 Integration of Water Features

Sustainable water features are encouraged, not required, and should consider the use of captured rainwater for supply and aesthetics, or flow through, to fit with the overall design intent. Explore opportunities to visually or functionally connect to the overall rainwater management system. Ensure there are no impacts to downstream water quality and temperature if a connection is provided.

The creative use of stormwater to be captured, cleaned and used for down-stream benefits is one of the defining features of this development.

- » Direct the incorporation of water into the landscaping of private developments, especially at prominent corners and adjacent to public greenways
- » Find ways to utilize water in building design and landscaping; a range of approaches into the way in which water is utilized – formal or informal, still or moving – is encouraged
- » Attractive, soft lighting of water features is encouraged, both for after-sunset enjoyment and for safety. Ensure that water features are safe for all ages

6.4 VILLAGE CENTRE

The Village Centre, along with the Community Building, will provide a heart and focus to the community. The design of buildings, open space, plazas, parking and landscaping should support the community benefit of these features. There is a strong expectation that the final design of the Village Centre incorporates the elements shown in the zoning document.



Successful Integration of Hard and Soft Landscaping on Retail Street



Outdoor Restaurant Seating



View North through Village Square



Landscaping Used to Define Smaller Outdoor Areas in Larger Settings



Outdoor Plaza Areas with Seamless Public Access

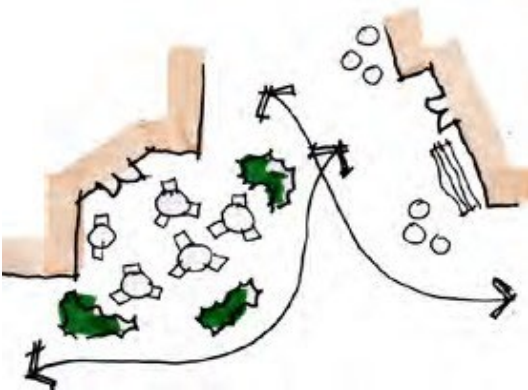
The Village Centre is both an entrance to the overall site and the location of a continuation of pathways and trails on the site. Right-of-ways are registered to ensure that public access is maintained through the Village.

The locations of the buildings and uses in the Village, as shown in the zoning document, have been established to allow for the optimal utilization of the plaza space.

The Village is intended to be integrated with and an extension of the Community Building. Design the plaza, the roadway of Road A and the front of the Community Building so that activities in each can fluidly mix. It is understood that there may be events which will benefit from a temporary closure of Road A between the Village Square and the Community Building.

Provide clear and easily seen connections between surface parking and plazas, between open spaces and the bus stop, between various uses within the Village.

Surface parking is to be located at the north end of the Village. A maximum of 20 surface stalls is permitted. Access to the loading bay is to be incorporated into the drive aisle of the surface parking.



Integration of Outdoor Commercial with Public Access

6.4.1 Village Square

The Concept Plans show the preferred locations for open and outdoor spaces, pedestrian access routes, surface parking, locations of entrances to underground parking, and locations of lobbies for residential uses above the commercial. It should be recognized that users of the Sword Fern Trail will often continue through the plaza. Allow for this seamless use.



Landscaping Incorporated into Retail Plaza



Outdoor Courtyard Adjacent to Public Plaza

- » Design the plaza areas to allow for a variety of uses and sizes of space, abundant flexibility and a welcoming nature
- » Provide opportunities for outdoor seating that capture the sunshine and which will provide animation in the plaza
- » Some portions of the plaza will allow for retailers to open their storefronts, display goods in the plaza, and have tables and chairs for outdoor food and beverage service; these are encouraged. Ensure that furnishing and displays do not disrupt pedestrian routes
- » Allow for the integration of outdoor commercial uses with open public access
- » Incorporate landscape beds and planters into courtyard and plaza areas
- » Use a variety of hard and soft landscape elements to define smaller outdoor areas within the larger plaza
- » Provide a variety of seating options – fixed and movable – for patrons and the general public to use



Weather Protection in Retail Area



Outdoor Covered Areas

6.4.2 Commercial/Retail

Design buildings so that they form a variety of outdoor spaces that can be more intimate and that can allow for a more expansive use. Ensure that outdoor spaces benefit from sun exposure. Use scale, rhythm and materials that support a comfortable pedestrian scale.

- » The retail buildings have no back sides that is, they are exposed on all four sides. The architecture must respect the aspect of this exposure; all sides should be designed to address the street and should not look like the back of the building



Avoid Long Runs of Retail Storefronts



Provide Smaller Scale Texture to Retail Storefronts



Back of Building Provides Frontage on the Street



Landscaping Well Integrated into the Retail Plaza



Avoid Long Retail Facades Without Landscaping and Weather protection



Retail Storefronts Integrated with Awnings and Signage



Successful Lobby to Residential Above Commercial

- » Notwithstanding, the main entrances to the retail uses should be located on the plaza. Secondary access can be provided from the surrounding streets
- » Find ways to reduce the bulk of larger commercial spaces through the use of variations along the length of a storefront. Provide a smaller scale texture to the storefronts of the retail. Avoid long, unbroken expanses of storefront glazing
- » Incorporate canopies and other weather projection for retail spaces. Explore opportunities for weather-dependent umbrellas and displays to liven up the plaza space
- » Provide courtyard areas and opportunities for outdoor display and outdoor furniture. In situations where outdoor patio and table spaces are proposed, provide designs that can allow for the use of outdoor heaters in a way that integrates with the design of the building
- » Consider, where appropriate, the design of buildings that allow their storefronts to open onto courtyard and plaza spaces, to encourage the integration of indoor and outdoor uses



Residential Set Back from Commercial with Usable Outdoor Private Space



Residential Set Back from Commercial Edge



Residential Over Commercial

6.4.3 Residential above Commercial

Residential uses are permitted above the commercial buildings on Parcel A. Residential is the principal use on Parcel B, with a small retail component at grade level on the side of the building that faces the Village Square.

- » Locate lobbies to the residential development in clearly identifiable locations that provide easy addressing on adjacent streets. Avoid residential lobbies that break up the retail storefront continuity
- » Set back the upper residential storeys from the line of retail on the plaza sides of buildings. The use of landscaped patio areas in those locations where the residential sets back from the retail is encouraged
- » Consider providing duct and ventilation provisions in the residential portion of the building for possible future uses of the retail spaces below

6.4.4 Loading/Garbage

- » Garbage collection and recycling areas are to be contained within a building or in the parkade
- » A loading bay for a larger format retailer must be incorporated within one of the two buildings
- » A surface loading bay with landscape screening for smaller vehicles can be included in the open retail parking area
- » Provide robust landscape, design treatments and attractive doors to screen the loading bays and garbage rooms when not in use, on this prominent frontage
- » Provide adequate ventilation of garbage rooms that will not negatively impact adjacent uses and users
- » Waste storage space minimums will be based on Metro Vancouver's Multi-Family Residential and Commercial Recycling and Garbage Storage Space and Access Specifications

6.4.5 Signage

Signage regulations will be included within the Land Use, Building and Community Administration Bylaws. A development permit for an integrated and comprehensive signage plan will be required as part of the development permit application for the buildings. The signage is to be integrated with the building design.

- » Prepare an overall signage package that coordinates the design of individual tenants into an overall signage design
- » Signage which reflects the individual character of the retailer is encouraged



Loading Bay with Doors



Garbage and Recycling Enclosed within a Building



Retail Hanging Signage



Building and Landscape Lighting

- » Wall mounted and hanging signage is encouraged. Provide front or ambient lighting for the signage. Adhering signs and posters to the inside of the glazing of commercial units will not be permitted.
- » Pylon and internally lit 'box' signage will not be permitted
- » Signage prohibiting surface visitor parking should be provided for residential buildings
- » Signage will be provided for accessible parking spaces, bicycle parking/end of trip facilities, electric charging stations, and car-share spaces

6.4.6 Building Lighting

Incorporate warm lighting – wall mounted and recessed – on the commercial buildings to provide low levels of general lighting to support the safe use of the plaza spaces after dark.

- » Provide building lighting that provides sufficient ambient lighting but that is not over-lit, harsh or glaring. Incorporate good CPTED principles in the design of lighting
- » Avoid harsh lighting from within retail spaces
- » Provide lighting that accentuates the landscaping and water features. Use landscape lighting to supplement the building lighting and provide the safe use of publicly-accessible spaces after dark
- » Lighting should incorporate shrouds to restrict spill over. Avoid lighting which shines up

6.4.7 Parking Garages

The locations of entrances/exits from the underground parking are shown on the Concept Plans.

- » Design these entrances so that they are clearly seen and easy to find
- » Treat any portion of the walls and ceiling of the parkade entrances that are visible from the street as a continuation of the exterior finishes of the building
- » Ensure that there are no recesses or obscure areas that cannot be readily seen from other parts of the plaza
- » Locate exit stairwells from the parkade to provide quick and easy access to the retail stores and to the Community Building across the street
- » Design the pedestrian accesses to the parkade so that they can be secured when public access to the parkade is closed

6.5 MULTI-FAMILY RESIDENTIAL BUILDINGS

The zoning document indicates the size, height, use, setbacks and site coverage for each parcel. The Concept Plans in these Design Guidelines indicate preferred locations of building entries, townhouses, open spaces and other features. Refer to each of the above in addition to the guidelines below.

The siting of buildings on each parcel has been developed to create a unified and successful overall development. Any changes to this must be carefully considered and supported to show that the intent of the master plan and the guidelines are being upheld or enhanced.



Ground Oriented Townhouses



Ground Floor Apartment with Garden Gate onto the Street



Individual Gates for Ground Floor Apartments



Individual Entry on a Street



Dramatic and Clear Building Entry

6.5.1 Ground Orientation

Note in the Concept Plans requirements for street-facing doors to townhouses and apartments.

- » Individual doors leading to streets and greenways from first-floor units are strongly encouraged. Include individual garden gates to each home, with direct access to streets and greenways
- » Provide usable outdoor area for the use of each unit and in a way that facilitates social interaction
- » Setting the elevation of outdoor, private patios higher than the adjacent sidewalk is encouraged. The maximum grade difference between sidewalk and outdoor patios should be 0.9m or less unless it is modulated with landscaping and/or stepped planters
- » The schematic plans show locations in which townhouses should be located. These are typically along streets and adjacent to greenways
- » Townhouses are permitted and encouraged to be located closer to the street than buildings of four and more storeys



Avoid Wide Expanses of Hard Surfaces in Front of Buildings



Highly Visible Lobby Entry



Building Entrance Visible from Street

6.5.2 Building Entries

Enhance the transition from public spaces to front doors with attractive hard and soft landscaping, water features and similar. (Refer as well to Section 6.)

- » The front doors to lobbies of buildings should be readily visible from the street or internal access road. Provide generous covered areas at building entries.
- » Provide individual townhouse and ground floor apartment entries directly from streets and public greenways where indicated on the Concept Plans
- » Use gates, landscaping and fencing to define the separation between public and private
- » Avoid large areas of hard surfaces in front of buildings



Highrise with High Volume Entrance

6.5.3 Highrises/Highrise Sites

Townhouses are to be located at the ground level of all highrise parcels. The locations of these townhouses are indicated on the Concept Plans and are intended to provide a finely-textured pedestrian scale for the community, along with private outdoor spaces that provide animation and overview onto the street.

- » A slender profile of highrises is encouraged. The maximum floor plate size of any highrise should be 706 square metres or less
- » Stepping and/or other architectural initiatives to reduce the overall mass of the highrise are encouraged
- » Provide clear and open views from public street or interior lane to the lobby and front door of the highrise
- » Integrate entry lobbies with views through to forest/water/ courtyards
- » Taller lobby spaces that permit a blending of outdoor to indoor are encouraged
- » The tops of highrises should be part of the design of the building and not merely a mechanical appendage at the top
- » Screening and other architectural elements above the habitable area of the building are not included in the height restrictions noted in the bylaws



Highrise with Strong Entry Utilizing Water and Real Wood



Rooftop Gardens Set Back from Building Edge



Landscaping Between Street and Building



Successful Division of Private Outdoor Space from Public Walkway



Successful Transition between Public and Private

6.5.4 Roofs

For buildings up to 6 storeys, generous roof overhangs are encouraged.

- » Flat roofs are preferred but not mandated
- » While not required, rooftop patios and gardens and other architectural treatments are encouraged, especially on those roofs that will be seen from higher buildings
- » When rooftop patios and gardens are incorporated, set them and their railings back from the edge of the building so that they are not too apparent
- » All roof-top mechanical equipment must be screened on all building types. Design the mechanical equipment and its placement to minimize noise. An acoustical engineer will be engaged at the Development Permit stage to decide use on noise impacts and noise mitigation strategies

6.5.5 Outdoor Private Spaces

- » Large terraces, balconies and rooftop patios are encouraged. Provide usable ground floor terraces along streets and greenways
- » Incorporate gates for individual access to the individual terraces
- » Create some aspect of privacy through landscaping rather than solid walls
- » Designing street-facing patios to be elevated above sidewalk grade to provide some separation between public and private uses is encouraged. Where an elevation difference is not possible, provide attractive gates, fences and landscaping to provide a separation
- » Maximize outdoor patio and balcony spaces through the use of transparent or translucent materials for balustrades
- » Animate interior private and semi-private courtyard spaces by incorporating landscaping and seating elements, including children's play equipment

6.5.6 Parking Garages

The master plan indicates those sites that are to have shared parkade ramps with an adjacent development. The ramp will be constructed by the first development and will be utilized by both sites.

- » Provide some cover or trellises for and enhance the parkade entries
- » Treat them as front doors and make them attractive to those looking down or passing by
- » Special design features for the side walls of parking ramps are strongly encouraged
- » Where the tops of parking garages are above the finished grade of its surrounding, provide finishes to the exposed edge of the parkade and/or provide landscaping to soften the visual impact

- » Visitor parking spaces are to be incorporated in the underground parkades of each building. Only short term drop of spaces will be permitted at grade
- » Beyond the bylaw requirements for bicycle parking, provide opportunities for end-of-trip facilities, car-share vehicles, ride-share programs.

6.5.7 Residential Garbage

All garbage and recycling for residential buildings must be accommodated within the building, typically in the parkade. Waste storage space minimums will be based on Metro Vancouver's Multi-Family Residential and Commercial Recycling and Garbage Storage Space and Access Specifications.

- » 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
- » Integrate the marshalling areas into the hard landscaping so that they work even if not be used for temporary placement of garbage containers

6.5.8 Building Signage

- » Integrate building signage with the entries closer to the street to aid in way-finding
- » Integrate the signage with landscaping
- » Generally only one sign with the building name and civic address will be permitted at each building entrance
- » All property addresses and unit numbers are to be visible day and night for emergency response personnel



Parkade Ramp with Special Approach to Design



Shared Parking Garage Entry



Building Signage Close to Street



Signage at the Street



Trellis Over Parkade Entrance

6.6 COMMUNITY CENTRE AND DAY CARE

6.6.1 Community Centre

A Community Centre will be provided as part of the rezoning of the site. The Community Centre building will be the subject of a programming, planning and design process, which will involve a qualified professional programmer to undertake an architectural programming phase and an Architect with experience designing community centres. The Community Advisory Council will be invited to establish an advisory building committee to consult with the UEL Administration and the Block F Owner on the programming, planning and design of the Community Centre building.

The building will be primarily one storey with a smaller second storey portion. It is to be approximately 1,394 square metres of gross area. Without limiting the programming, planning and design process, the Community Centre building may include:

- » Main entry/reception/informal lounge
- » Administration offices
- » Gymnasium, including dedicated storage
- » Multi-purpose space
- » Kitchen/catering space
- » Medium meeting/activity room
- » Small meeting/activity room
- » Fitness centre
- » Washrooms/showers/change rooms
- » Janitorial space

The building design should be flexible to accommodate a variety of different uses and occupants at the same time. Spaces that open up to each other permanently or temporarily are encouraged for the multi-purpose uses. Provide a logical sequence of spaces that allow for easy orientation by users.

The building should reflect a west coast contemporary feeling and be designed to be welcoming to the community. The use of large timbers and stone on the

exterior, along with water elements, is encouraged. Interior materials should be durable and low maintenance.

Provide windows that open for natural ventilation. Design the building to protect interior spaces from excessive sun gain. Where large wall elements, such as for the gymnasium, are exposed to view, create interesting facades that incorporate interesting materials, green walls, art glass or other elements that are attractive to viewers. The kitchen/catering space should be positioned to provide easy access to outdoor users and gatherings.

The building will be LEED® Gold certified. The roof of the building should be designed to capture rain water and direct it to holding tanks for use in irrigation. The materials in the building are to be of high quality and durable.

Dedicated parking for the Community Centre will not be required on this site. Provide seven parking spaces on the street directly in front of the building, a minimum of two of which shall be provided as parking spaces for persons with disabilities. Twenty three stalls of parking for Community Centre visitors and staff is to be provided in the underground parkade on Lot A. At the southwest corner of the parkade, provide easy and visible access from the underground parking stalls to the Community Centre. No dedicated loading bay is required on this site.

6.6.2 Child Day Care

The child day care building is located adjacent to and will be independent from the Community Centre. It is to be a single or two storey building of not less than 372 square metres of gross area and be able to accommodate not less than 40 young children. The intent of the child day care building is to address the day care needs of the residents of UEL. The design of the building should incorporate the following:



Community Centre Concept - View of Great Porch Looking South



Community Centre Concept - View of Great Porch Looking East

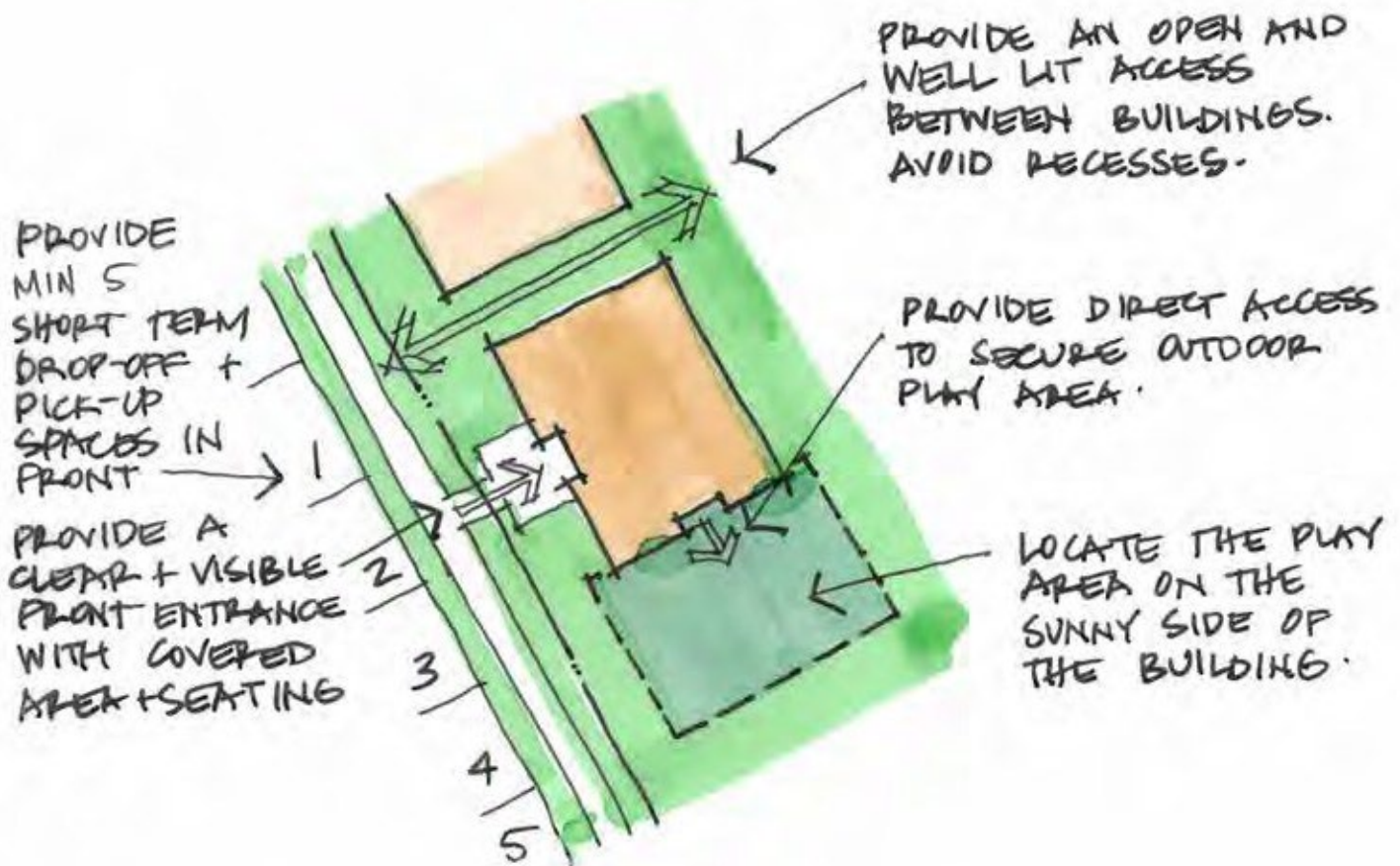
SITING

- » The building must have its own private entrance close to and easily visible from the street. Five or six short term, street side drop-off parking spots are to be provided directly in front of the main entrance
- » Locate a secured outdoor area to the south of and with direct access from the indoor portion of the childcare. Provide fencing around the outdoor area which restricts direct access from the street to the outdoor area. Ensure that the outdoor area will have lots of sunlight during daytime use
- » No additional parking spaces for staff or users are needed on site. Curbside parking along Acadia Road will provide parking for visitors. Parking for staff will be accommodate in the underground parking beneath the commercial village

BUILDING DESIGN

The building should relate architecturally to the design of the Community Building. While independent, the pair of buildings should be designed in a similar architectural style and using similar exterior building materials. The building will be required to meet LEED® Gold standards.

- » Provide a generous covered area and a convenient seating area outside the main entrance
- » Provide windows in the building which will allow for easy visual surveillance to the short term parking and entrance area
- » Provide a flat roof to the building (there may be more than one level of roof) to allow for the greatest amount of sun to shine onto the outdoor areas to the east of the building
- » Provide windows on the east, south and west facades of the building to allow for views into and out of the building. Provide openable windows for natural cross ventilation



- » Incorporate building and landscape lighting that will support clear and safe access to and around the building.
- » No dedicated loading bay is required on this site.
- » Garbage and recycling areas must be incorporated within the building.

6.7 PRODUCT/UNIT MIX

At the present time no decisions with respect to unit mix have been made given the fact that in due course, future detailed planning, construction and marketing of individual residential projects will be completed. As such, these future decisions will be influenced in part by the future owner, the real estate dynamics at the time of future marketing efforts, and the work done to plan the Block F site to allow for a wide range of residents.

The proposed unit mix of each building will vary based on the market dynamics and demand exhibited for earlier phases. A variety in unit sizes will ensure the individual buildings and the larger Block F development will appeal to a wide range of residents.

Smaller units may be located in the retail village including the below market and market rental housing components of the development.

Townhouse offerings in locations such as this remain popular and contribute to the supply of larger units appropriate for families. It is believed there is sufficient demand to support the proposed number of townhouses and possibly more in this geographic location. Lock-off suites will also be encouraged throughout and where practical.

The intent is to develop housing choices suitable for families of all types, ages and incomes. Where possible, the number of ground oriented units will be maximized and overall the residential units will define, animate and overlook streets and public spaces. As well, residential units for seniors, singles, and renters are encouraged.

6.8 ADAPTABLE UNITS

Residential units with the exceptions of townhomes will require a commitment to design certain units to a minimum adaptable dwelling standard. Adaptable units will facilitate seniors with future mobility requirements.

6.9 NOISE GUIDELINES

The main objective of this section of the Design Guidelines is to provide the UEL Administration with confidence that appropriate consideration will be given to potential environmental noise impacts on the surrounding community and on residents of new development during the development of each of the proposed parcels in Block F. These guidelines set out high-level requirements that each owner must follow, grounded in data measured on site as part of the Building Permit process.

Some of the noise sources that are covered by these Design Guidelines include:

- » Building equipment
- » Emergency generator testing
- » Garbage collection
- » Restaurants, clubs, pubs, extended hours liquor establishments

The provisions of the guidelines are weighted for nighttime or weekend noise generation when the ambient noise levels are quieter and the receivers are more sensitive. Maximum noise levels are limited or prohibited for nighttime period and the allowable hours are reduced on weekends.

6.9.1 Noise Impact Considerations

There are three major directions of noise concern with any proposed new development:

- » Impact on existing constructions due to new development
- » Impact on the new development due to new development (stages)
- » Impact on the new development due to the existing ambient noise environment

The sequencing of road improvements and infrastructure will be coordinated with UEL so as these construction-related items coincide with development of specific parcels.

6.9.2 New Building Equipment

New buildings will have mechanical and electrical equipment that may generate noise which could impact the existing neighbourhood. Some of the typical equipment for residential construction includes:

- » Heating Ventilating and Air-Conditioning (HVAC) equipment such as:
 - › Chillers
 - › Air-Handling Units
 - › Rooftop Units
 - › Exhaust Fans
 - › Cooling Towers
 - › Condensing Units
- » Emergency Generators

Some of the typical equipment or other sources of noise for commercial construction includes:

- » Heating Ventilating and Air-Conditioning (HVAC) equipment such as:
 - › Chillers
 - › Air-Handling Units
 - › Rooftop Units
 - › Exhaust Fans
 - › Dry Coolers
 - › Cooling Towers
 - › Condensing Units
 - › Refrigeration Equipment
- » Emergency Generators
- » Garbage/Refusal Collection

All rooftop mechanical equipment must be enclosed (e.g. with barricades or walls) to control noise.

6.9.3 Noise Areas And Equipment Impacts

Within Block F, Lots A and B are within the Block F Activity Area. For Lots C1, C2 and D, these shall be considered within the Block F Intermediate Area, while all other Lots shall be considered in the Block F Quiet Area, as indicated by the Noise Areas map. All development within these areas shall be subject to the requirements of this Section. In addition, subject to certain conditions and subsequent approvals, temporary event areas may also be created.

As part of an application for a Development Permit, owner of new building lots shall, at their own cost, provide evidence in the form of a report and recommendations prepared by a qualified professional trained in acoustics and current techniques of noise measurements recommending site specific noise mitigation measures applying to living and amenity spaces in the building, as

well as to adjacent buildings including, as appropriate, both active and passive measures. As well, at the time of building permit applications, the owner shall, at its own cost, have the qualified acoustic professional certify that the plans submitted include such site specific noise mitigation measures referenced in the earlier report. In particular it shall be demonstrated that sufficient mitigation in the design of the building and its equipment will ensure that no equipment or other noise source shall make, cause or permit to be made or caused, continuous sound:

Summary of Acceptable Continuous Noise Limits (Decibels) in Block F

Source Location Area	Receiver Location Area					
	Quiet		Intermediate		Activity	
	Leq, Day	Leq, Night	Leq, Day	Leq, Night	Leq, Day	Leq, Night
Quiet	55	45	60	55	60	55
Intermediate	55	45	60	55	60	55
Activity	55	45	60	55	65	55

In order to ensure that the Acceptable Continuous Noise Limits identified above are satisfied for both the existing residences and new development, taking into account all cumulative effects of the proposed developments, the qualified acoustic professional shall prior to Substantial Completion complete the following noise monitoring procedures:

- » Pre-construction baseline noise monitoring of the existing noise environment along Acadia Road, Toronto Road and the southwest corner of the Block F Lands.
- » Upon commissioning of each building, follow-up noise monitoring which will be repeated at the adjacent receiver location areas.

The location and number of each measurement site for both noise monitoring procedures will be determined by the qualified acoustic professional, to the satisfaction of the Manager. The results of the follow-up noise monitoring procedure shall satisfy the Acceptable Continuous Noise Limits for the Source Location Area in which the building is located, otherwise the owner shall take corrective actions and additional follow-up noise monitoring by the qualified acoustic professional until compliance is demonstrated, to the satisfaction of the Manager.

For the purposes of this Section, any noise levels listed as L_{eq} , Day and L_{eq} , Night will be defined simply as noise level in decibels. Day shall be considered that time between 7:00 am (0700 hours) to 10:00 pm (2200 hours) on any weekday or Saturday, and from 10:00 am (1000 hours) to 10:00 pm (2200 hours) on any Sunday or holiday. Night shall be considered any time not included within the above definition of 'Day'.

Further, any reference to “point of reception” means a point on a Block F parcel occupied by the recipient of the noise or sound, that represents the shortest distance between that parcel and the source of the noise. In all cases, the point of reception shall be measured at least 1.2 m above the surface of the ground. All properties surrounding the Block F site are to be considered as quiet areas for receiver decibel limits.

6.9.4 Emergency Generator Impacts

For the emergency generators and their operation, the noise mitigation report prepared by the qualified professional should further outline design and operational recommendations to ensure that the building design and any enclosures for emergency generators, along with testing procedures for emergency generators, include appropriate sound mitigation measures to ensure that its continuous sound level does not exceed a rating of 80 decibels on an approved sound meter when measured at the point of reception or at least 6.1 metres from its source, whichever is the greater.

6.9.5 Garbage And Refusal Impacts

For garbage/refusal areas, the noise mitigation report prepared by the qualified professional should also outline design and operational recommendations related to its storage and collection. In addition, no person involved in the collection of garbage/refuse shall make or cause or permit to be made or caused any noise to emanate from a motor vehicle while the vehicle is being used to collect refuse by means of a mechanical or hydraulic lift from a bulk refuse container in or adjacent to a residential premises.

6.9.6 Mitigation

Mitigation for both residential and commercial equipment, or other sources of noise, could include: noise barriers, duct silencers, acoustic louvers, insulating blankets, acoustic enclosures, selection of quieter equipment, adequate use of vibration isolation, strategic location of louvers and grilles away from noise sensitive areas, etc.

The mitigation measures shall be detailed as part of the Development Permit and Building Permit. submissions, through the provision of a report prepared by a qualified professional trained in acoustics and current techniques of noise measurements and mitigation.

6.9.7 New Building Impacts And Events

Activity could potentially have an impact at the north end of the site, on Lots A, B, C1, C2 and D. In addition, temporary events could occur and include amplified sound reproduction (movie night, concerts, etc.).

- » Subject to the satisfaction of the Manager of the University Endowment Lands, and on a case by case basis, temporary events which generate noise may be approved as a temporary event area

Another potentially disturbing noise source could be from the activity at the loading dock at the new food store.

- » Detailed noise propagation modelling will be required as part of the design process. Noise barriers, sound absorptive finishes, etc. may be required to adequately control noise emissions towards the residential building across Toronto Street

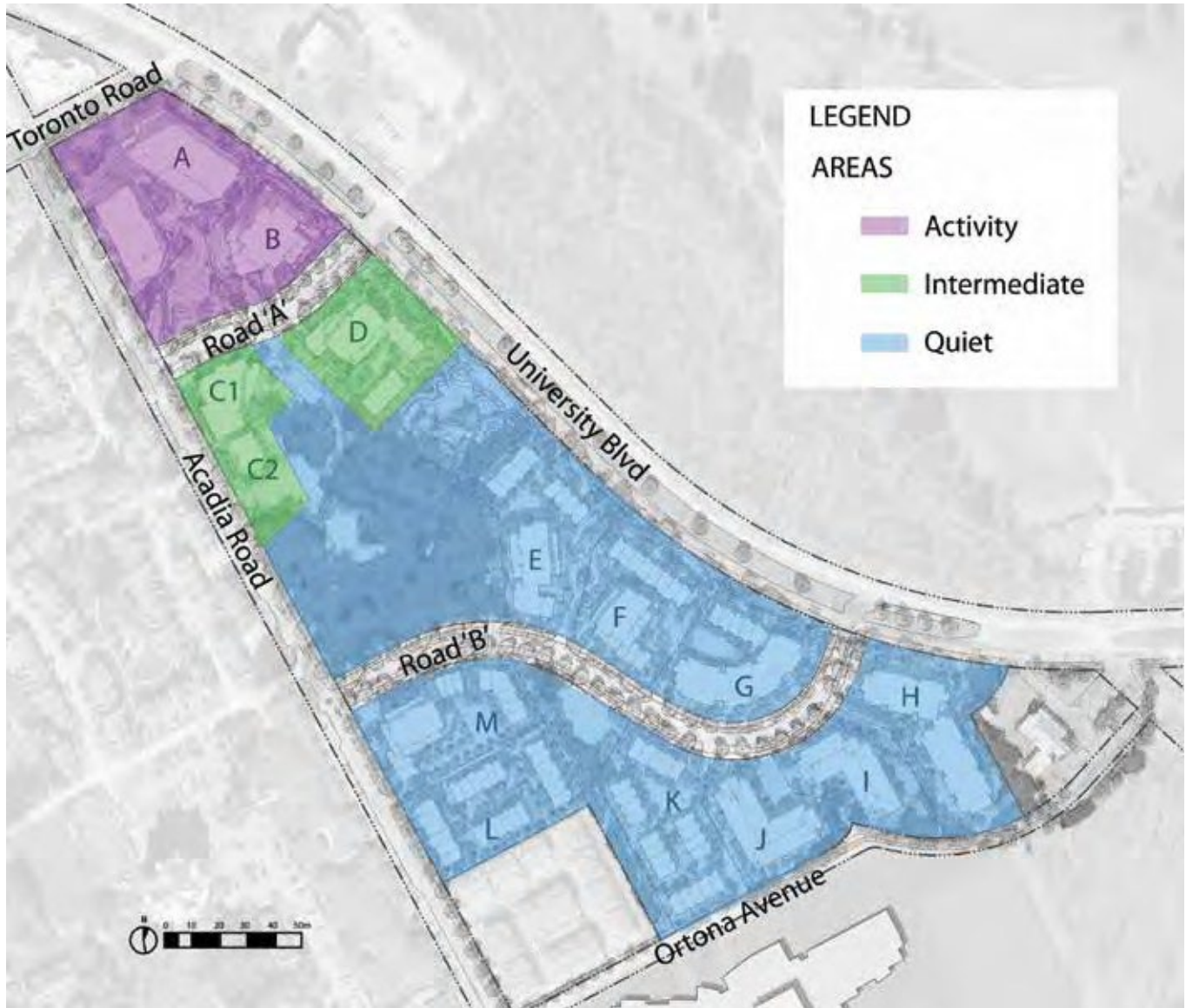
Potential noise from commercial activities is also possible source of noise. The detailed design of the venue should take into account the noise limits outlined in these Design Guidelines.

6.9.8 Impacts On New Building Interiors

A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements demonstrating that the noise levels inside those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions for the dwelling units. The noise level is the A-weighted 24-hour equivalent (L_{eq}) sound level and will be defined simply as noise level in decibels.

Portions of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

BLOCK F NOISE AREAS



For many new buildings this condition will be more restrictive than the impact on the existing buildings due to their closer proximity.

- » The design process should also confirm that the minimum sound isolation requirements of the Vancouver Coastal Health Authority are met in Lot A and B between the commercial premises and the residential units above
- » This will require the submission of a letter from an acoustical consultant confirming that the development permit drawings show a minimum STC 55 construction between the commercial and residential components of the building, or a minimum 0.15 metre solid concrete slab shall be specified on the drawings. Where music, recorded or live, may be a major activity in the commercial premises, submit a report from an acoustical consultant recommending minimum STC 60 construction between the commercial and residential components and advising the required control of music levels to satisfy the noise area requirements outlined in these guidelines

6.10 BIRD FRIENDLY DESIGN

These guidelines are intended to support the design and implementation of a bird friendly environment throughout the Block F development. By enhancing bird habitat on public and private lands, the Block F development can continue to be a safe place for birds while a greener, more livable city is created for people. The focus of the guidelines is on the newly created landscape spaces, recognizing that the development retains a significant area of mature habitat that will be augmented with additional landscaping including street trees along the streets and along with wildlife corridors.

General principles for landscaping include:

- » Establish habitat features like mature trees, native fruit bearing shrubs and freshwater ponds and wetlands throughout the urban landscape
- » Use street and park trees to create a continuous forest canopy for birds
- » Prioritize greening along quiet streets with low traffic volumes and speeds, and avoid planting shrubs adjacent to highways and other high volume thoroughfares, due to the risk of increasing bird mortality resulting from vehicle collisions
- » Incorporate a mix of habitat types including: coniferous forest, deciduous/mixed forest, shrubland, meadow and freshwater wetland

- » Increase vertical vegetation structure by creating layers: ground cover, shrub, understory and canopy layers. Tall shrubs and sub canopy trees are particularly important
- » Conserve large trees and shrubs where space permits
- » Plant shade-tolerant native ground cover and shrub plants within forest fragments to increase foraging and nesting opportunities for birds
- » Plant native ground cover and shrub plants at the base of isolated trees to create islands of layered vegetation
- » Plant vegetation in a stepped pattern, with large trees in the back, shrubs in the middle, and ground cover plants in the front
- » Use a diversity of native plants that are appropriate for the soil and site-specific conditions
- » Select a mix of native plants that provide a variety of foraging options for birds including: seeds, fruit, nuts and nectar
- » Incorporate plants with persistent fruits, plants that hold their fruit into the winter, for example, Pacific Crabapple, Evergreen Huckleberry and Highbush Cranberry
- » Incorporate plants that attract insects for birds to feed on, for example, Red Alder, Pacific Willow and Scouler's Willow
- » Incorporate plants with early flowering to ensure a reliable supply of nectar when migratory hummingbirds arrive in spring, for example, Salmonberry, Flowering Currant and Oregon Grape
- » Provide sidewalks, boardwalks or trails to direct human circulation through or around sensitive habitat areas
- » Where areas adjacent to sensitive habitat areas are designated for passive human recreation, such as birdwatching, or enjoying nature, ensure they are designed to limit access into or disturbance of the habitat areas
- » Reduce light pollution. Install outdoor lighting only where it is necessary, for example along trails and streets
- » Use International Dark-Sky Association Approved lighting fixtures for outdoor applications
- » Interior Lobby greenery should be located well away from exterior windows

- » New landscaping that may be attractive to birds should be located far enough from the building to reduce reflections in its glazed surfaces. Alternately, trees and shrubs can be planted close to a building façade if they are sufficiently close to the building—within a metre—that their reflections will be obscured, and the velocity of departing birds will be slow enough to limit the fatality of any strikes

- » Cap or screen the ends of all open pipes, large and small, so that birds do not become entrapped when investigating these openings for nesting opportunities

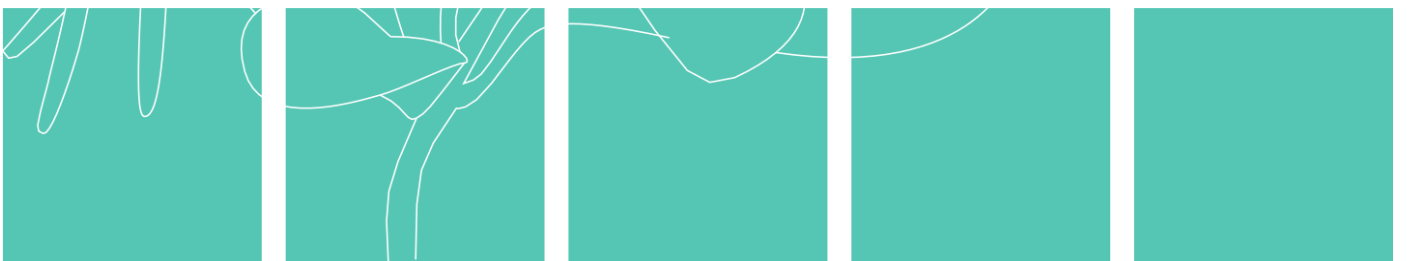
Following bird-friendly design principles for new buildings can help reduce the risk of collisions. The use of reflective glass surfaces should be minimized which will assist in reducing bird strikes. The emphasis is focused on the lower floors of buildings as this represents the zone where the newly created landscape interfaces with the buildings which defines the likeliest zone of potential bird strikes. As well, individual owners will employ the use of blinds or curtains which further reduce direct views through the building, reduce the extent of reflection and reduce solar gain.

General principles for buildings include:

- » Discourage free-standing clear glass walls (landscape elements), glass corners, greenhouses, balconies or patios with unbroken glazed segments, and bus shelters made of clear glass
- » Interrupt any reflective glass by increasing the density of external visual markers including spandrel panels and mullions. Strategies can include adapted fenestration patterns, external or internal blinds, shutters, sunshades, grilles, louvers, embedded glass, or artwork
- » Design corner windows, glass railings, and other similar features to reduce the appearance of clear passage to sky or vegetation. These areas should have clearly defined edges, in either opaque materials or non-reflective glass. Use patterns, screens, drapes, sunshades or blinds to increase the opacity of clear glass and dampen reflections
- » Avoid interior landscaping near windows
- » Down lighting should be selected over up lighting and floodlighting should be avoided
- » Ventilation grates and drains should have openings no larger than 2 by 2 cm or 1 by 4 cm to ensure that birds cannot be trapped within



PRIVATE REALM LANDSCAPES





LAYERED TRANSITION BETWEEN PUBLIC AND PRIVATE REALMS

7.0 PRIVATE REALM LANDSCAPES

7.1 PRIVATE REALM CHARACTER: WEST COAST NATURAL

The design of the private realm landscape should respect and complement the site context within the Pacific Spirit Park forest and be a reflection of the overall landscape approach for the development site. The landscape expression should be one of West Coast Natural. Each parcel should have an individual landscape expression that integrates and is seamless with the building architecture and seeks to blend the edges between the public and private realm and between adjacent development parcels.

7.2 LANDSCAPE DESIGN PRINCIPLES

The landscape design should follow the essence of the planning principles for the project.

- » Sustainability: match or exceed the project's stated sustainability targets
- » Landscape expression and character shall have a strong relationship with interior spaces and should act as room extensions in the landscape
- » Private outdoor space should be designed so that it is a functional space suitable to the associated residential unit
- » Semi-private open space should be designed so that it serves all residents of the building
- » Private parcel landscapes shall be well integrated with the public realm and should have a seamless expression
- » Front yards should engage with the street to facilitate "eyes on the street" and activity at street level
- » Explore opportunities for roof top living including amenity and landscape areas
- » The collection of rainwater shall be celebrated and visible within the development parcels

7.3 LEED® / SUSTAINABILITY

The overall project that will be developed is inspired by the LEED® Principles and Requirements. This places an emphasis on the individual development parcels to achieve this level of overarching sustainability and possible certification.

- » All aspects of the landscape design should incorporate principles of sustainability and LEED® requirements
- » The collection of rainwater should be incorporated into environmental and landscape features
- » Where possible rainwater should be collected from rooftops
- » Where possible rainwater should be collected from paving areas, roadways, and landscape areas
- » Rainwater collected from road and building areas should treat the runoff for water quality

7.4 PUBLIC FRONT ENTRY COURTS

The public entry courts should seek to minimize vehicle use, maximize visibility of the front doors, and promote pedestrian and cycling connections with the community. Large purely aesthetic elements are discouraged in favor of functional landscape areas to promote a sense of community. The development parcel design should utilize these trails as a primary means of access through the site for residents to be individual townhouses and the tower lobbies.

7.5 PRIVATE OUTDOOR SPACES

- » All private outdoor spaces should be designed to be functional in size and located adjacent to appropriate residential rooms and maximize solar aspect
- » All patios at grade along a street frontage should have a good relationship and access to the street



Good Relationship of Indoor to Outdoor



Interior Courtyard Patio Entry with Address



Private Yard Separated with Short Fences and Thick Planting

- » Private patios should have a sense of privacy from adjacent patios. Solid fences and / or screens between patios is acceptable. Materials should be durable and attention to detail should match the building architecture. They should be part of the building architecture and integrated with the building design. Side screens max. height is 2m (6'-0")

7.5.1 Street facing private outdoor patios + entrycourts

- » All at grade outdoor patios and private entry courts that face Acadia, Road A and Road B should have access to the roads with a walkway. Units facing University Boulevard should have bridges over the bioswale with walkways connecting to the sidewalk
- » Unit addresses should be visible on the patio enclosure, gate, and / or plinth
- » Ideally these patios and terraces would have a minor raised grade separation from the street frontage
- » Private patios and terraces should have a sense of transparency and connection to the street frontage. They should not be walled off with high hedges and / or fences. Max. Height of fence, hedge, rail, and planter wall from base of patio / terrace finish grade is 1200mm (4'-0")

7.6 SIDE YARD PRIVACY

- » Buildings should be separated by landscaping elements such as natural forest along property lines or robust soft landscape areas

7.8 SITE GRADING

Where a development parcel abuts a tree retention area the grading of the site must protect the grades within the critical root zone of the tree and should not significantly alter the watershed from what the existing trees currently experience.

Where an exposed parkade wall is over the permitted height (refer to section 5.4.6) adjust the landscape grades to slope up to the permitted height or use landscape feature walls and/or planters to conceal the parkade wall.

7.9 LANDSCAPE MATERIALS

The landscape materials selected should seek to reinforce the overall project approach to landscape and the design theme of West Coast Natural. Durable, sustainable and locally sourced materials should be the preferred choices.

- » Landscape materials shall be durable, regional, and be used to create a strong design sense for the space

- » Landscape materials where possible should be reflective of the Musqueam nation and culture
- » Landscape materials shall be high quality with a more finely grained pedestrian detailed scale

7.9.1 Paving

- » Various paving materials should be used to create a hierarchy of use
- » Impervious pavements that cannot be drained to an adjacent soft landscape rainwater management feature should be minimized
- » Opportunities to utilize permeable paving should be explored. The use of asphalt should be minimized

7.9.2 Walls

- » Landscape walls should be utilized along street frontages for residential signage and addressing
- » Landscape walls should be designed in scale, proportion and materiality to complement the design theme of West Coast Natural, including natural stone
- » Retaining walls should be designed such that they are integrated into the overall landscape and not negatively impact the sight lines from adjacent development parcels
- » Timber retaining walls should not be used
- » Retaining walls should be under 1.2m in height

7.10 PLANTING

- » Plant materials shall influence and contribute to the various habitats including forest, wetland, and adaptive Landscape
- » Plant material selection shall be richly varied, celebrate all the seasons, be sensory, drought tolerant, and have an ecological and design purpose
- » A 50MM depth of composted bark mulch should be applied to all planting beds to minimize water loss due to evaporation

7.10.1 Urban Ecology

- » Landscape design and plant material selection shall encourage and create opportunities for urban wildlife to co-exist with humans and the urban landscape

- » Native plants shall be used to enhance the urban ecology of the community and support the various native habitats and bird strategies

7.10.2 Turf Grass

Minimize the use of high maintenance turf grass areas to a maximum of 40% of the total soft landscape area within the development parcel

7.10.3 Urban Agriculture

Where appropriate, urban agriculture shall be incorporated into all landscaped areas of the development parcel including roofs, private patios, amenity roof gardens, amenity courtyards, mews and laneways.



Urban Agriculture Planters



Use of Low Maintenance Turf Grass



Front Entry Patio, Arbutus Walk, Good Relationship to Sidewalk

7.11 PUBLIC-PRIVATE INTERFACE

The private landscape design is to integrate, to the degree possible, with the adjacent natural landscapes and public realm including street and park frontages in order to emphasize the sense of space and contiguous landscape.

- » Match planting design species and layout to hide property lines
- » Observe all easement restrictions that may be in place
- » Blend the off-site topography into the existing surrounding off-site grades for a uniform and contiguous surface
- » Minimize the use of fencing and walls along property lines between natural open spaces and open areas of development sites to minimize visual and physical barriers
- » Use planting at the base of the building to minimize the visual impact of any exposed parkade structure

7.12 IRRIGATION

To accommodate the changing climate of the Vancouver area and the extended periods of drought, and to ensure a living functional landscape, a permanent irrigation system is required in the private landscape areas.

- » All landscape areas over structures shall be irrigated with a high efficiency automatic irrigation system
- » All irrigation for non-lawn areas to be drip systems
- » All irrigation systems shall have automatic moisture sensors
- » Areas not over structures are highly recommended to be irrigated with a high efficiency automatic irrigation system
- » The irrigation system is to include the landscape portion of the off-site road right of way in front of the development parcel

7.13 LANDSCAPE FEATURES

Landscape features within the private landscape should:

- » Seek to be functional elements
- » Reinforce the West Coast design theme
- » Avoid large visual interest elements with low functional or sustainable use
- » Integrate with adjacent off site landscape features such as wetlands or forest areas
- » Provide unique identity to the development parcel within the overall context of the project



Green Amenity Roof Deck, Arbutus Walk

7.14 GROWING MEDIUM DEPTH + MATERIALS

All planting areas over structure shall have adequate growing medium depth to promote healthy plant material. Minimum required depths are:

- » Grass 450mm (18")
- » Groundcover and Shrubs 450mm (18")
- » Trees 900mm (36")

Where urban agriculture is proposed or integrated within the soft landscape avoid the use of growing mediums that contain bio-solids from municipal wastewater facilities.

7.15 WATER FEATURES

Sustainable water features are encouraged, not required, and should consider the use of captured rainwater for supply and aesthetics, or flow through, to fit with the overall design intent. Explore opportunities to visually or functionally connect to the overall rainwater management system. Ensure there are no impacts to downstream water quality and temperature if a connection is provided.

The creative use of stormwater to be captured, cleaned and used for down-stream benefits is one of the defining features of this development.

- » Direct the incorporation of water into the landscaping of private developments, especially at prominent corners and adjacent to public greenways
- » Find ways to utilize water in building design and landscaping; a range of approaches into the way in which water is utilized – formal or informal, still or moving – is encouraged
- » Attractive, soft lighting of water features is encouraged, both for after-sunset enjoyment and for safety. Ensure that water features are safe

7.16 RAIN GARDENS AND BIOSWALES

Rain gardens are effective landscaping features used to collect, detain, filter, and release stormwater. Bioswales achieve the same goals as rain gardens for slowing and filtering stormwater, but are typically designed to manage runoff from large impervious areas, often requiring engineered soils and rain gardens with greater soil depths. In the detailed design, where grading permits and landscape bump outs can be included, the use of rain gardens will be explored as the preferred option for rainwater management and improving rainwater quality from roadways and parking. Slopes that do not facilitate the use of rain gardens, or in circumstances where rain gardens are spread apart at great distances, the use of permeable pavers as part of the overall rainwater management system will also be explored. [Refer to the civil stormwater plans for the required rain gardens on the development parcels. Rain gardens will be designed to:

- » Encourage the use of absorbent landscapes to maximize on site rainwater management
- » Integrate with the surrounding landscapes of the development parcel and adjacent public realm
- » Encourage collection of roof rainwater and pass it through on grade surface features such as rain gardens and bioswales
- » Utilize native riparian plants as noted in the Appendix
- » Refer to the civil stormwater plans for the required rain gardens on the development parcels

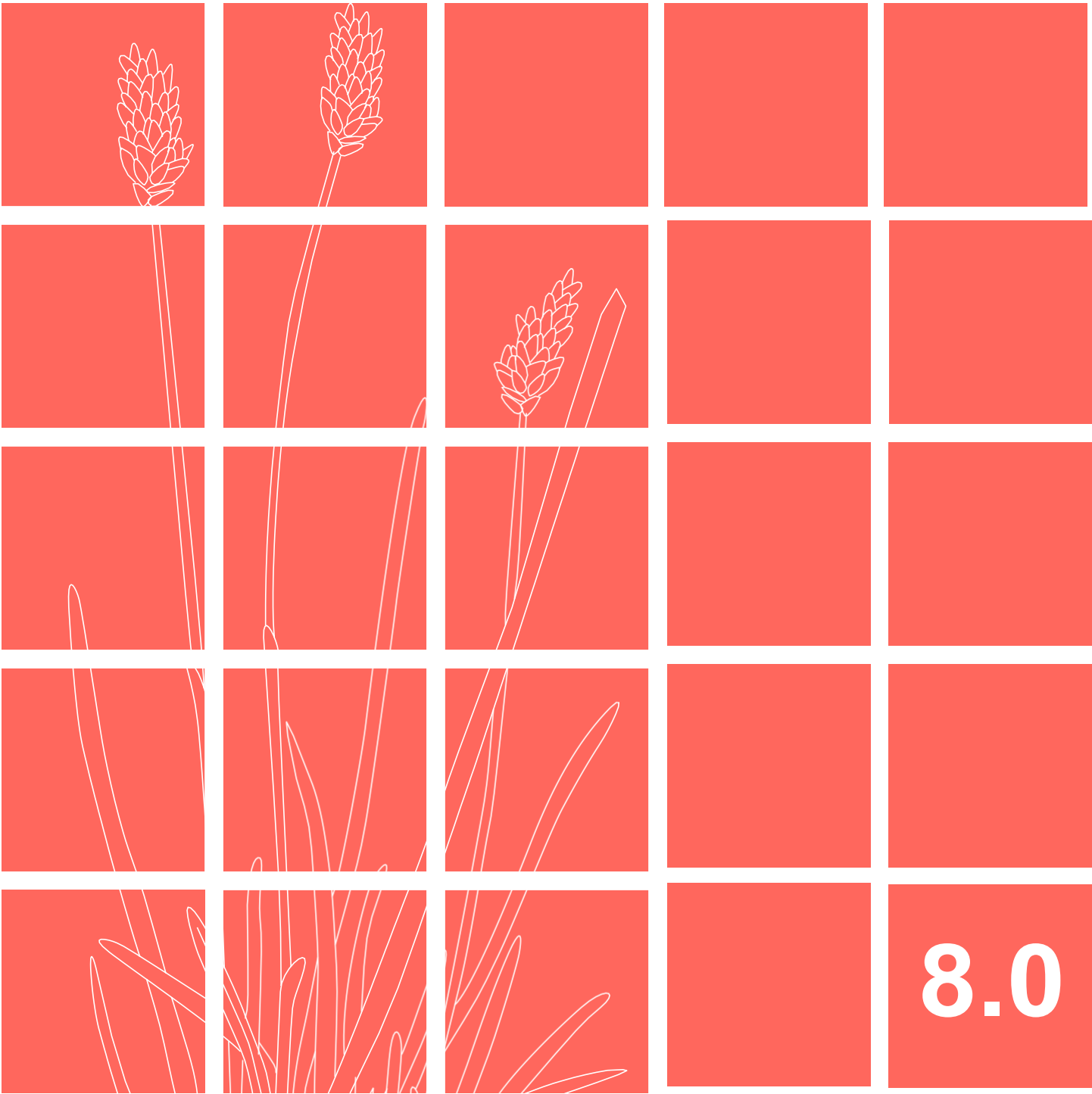


Rainwater Management on Private Parcel



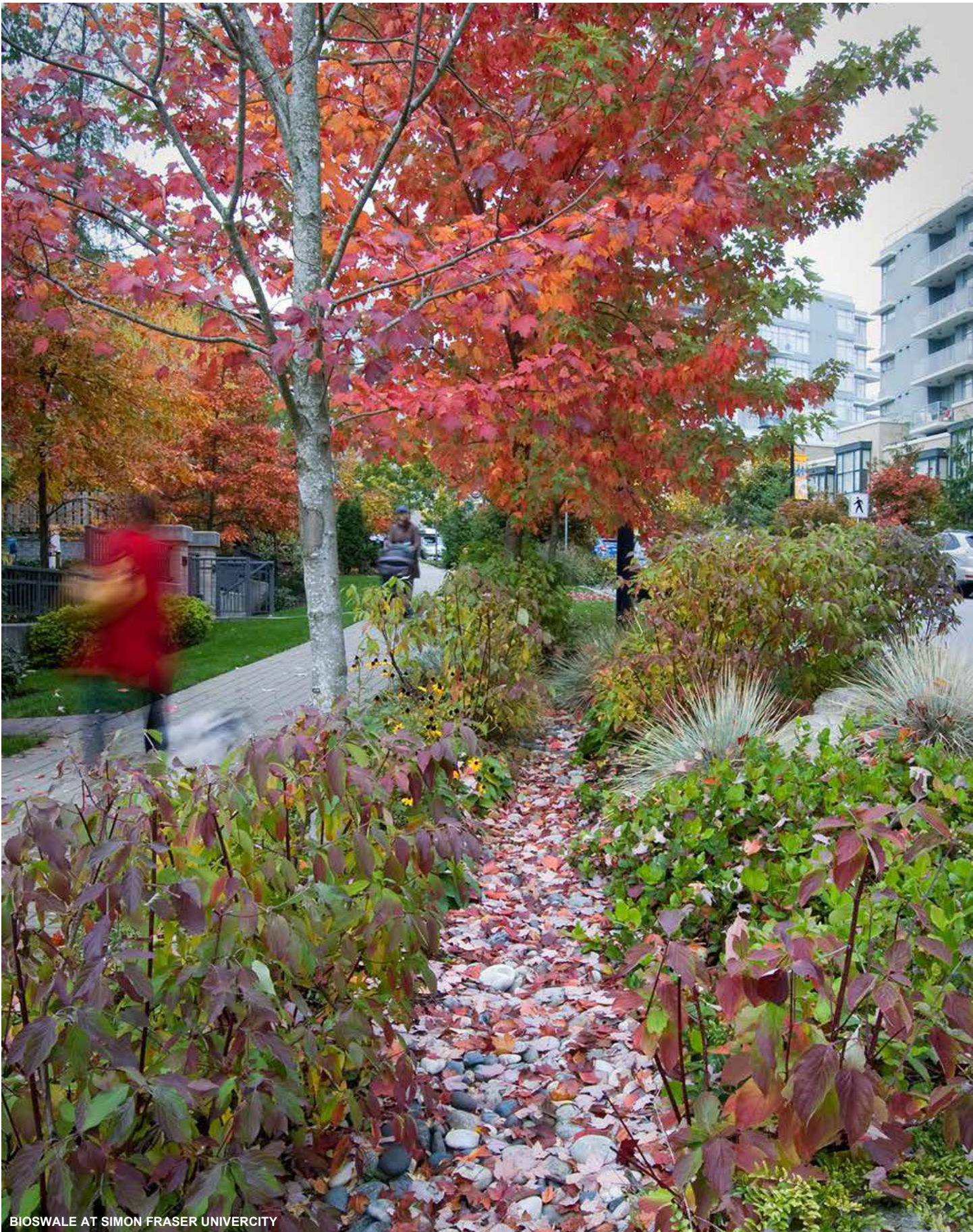
Landscape Spaces on Slab Condition

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STORM WATER MANAGEMENT





BIOSWALE AT SIMON FRASER UNIVERCITY

8.0 STORM WATER MANAGEMENT

8.1 PUBLIC REALM

The stormwater management plan is designed to meet/exceed the Department of Fisheries and Oceans (DFO) Stormwater Management Guidelines for Volume Reduction, Water Quality, and Detention in the public realm.

Volume reduction and water quality will be addressed by the implementation of Best Management Practices (BMPs) such as rain garden infiltration systems and bioswales. These facilities absorb stormwater runoff while removing contaminants that are transported from roadways and other impervious areas. Rain gardens and bioswales also promote groundwater recharge through infiltration and can be tastefully integrated into community green space as functional and interesting features. The thickness of growing medium in the rain gardens and the boulevard areas will be increased to promote infiltration and retention of stormwater runoff, as well as to improve water quality.

Detention will be addressed by the proposed detention ponds within the development site. The ponds are to have infiltrative bottoms and be sized to reduce post-development stormwater flow rates. Minimizing post-development stormwater flow rates protects downstream wetlands and habitat from increased flows and damaging erosion. In summary, development shall demonstrate it will meet or exceed DFO criteria and UEL Stormwater design criteria.

8.2 PRIVATE REALM

The stormwater management approach within the parcels should be designed to create integrated rainwater management facilities that address the sustainability design requirements of LEED®.

Best Management Practices (BMPs) to be incorporated include designing the storm conveyance system to handle the peak flows for the 1:10 year and 1:100 year design storm events, to meet or exceed the DFO Stormwater Management Guidelines, to protect life and property, and use BMPs that meet environmental guidelines to minimize the effects of development on the natural environment.

BMPs to be used in the detailed design of this development include:

- » An erosion control plan to manage the quality and quantity of stormwater runoff from the site during construction
- » Reduce impervious areas and maximize pervious areas
- » Source control absorbent landscaping where possible
- » Minimum growing medium depths as noted in Section 7 are to be provided
- » Source control trapping hoods in all catch basins for environmental control. The hydrocarbons transported in surface water are captured within the catch basin, as they float on top of the water and rise above the trapping hood
- » Pervious pavements can be porous asphalt or concrete, concrete or plastic grid pavers, and permeable unit pavers. They allow water to drain through them to an underlying rock reservoir. On this site pervious pavement would be adequate to capture the 6-month / 24-hour rainfall. Pervious pavements are recommended for low volume traffic and pedestrian routes
- » Rain gardens consisting of a growing medium over a rock reservoir that exfiltrates stormwater to the surrounding soil
- » Oil and Grit separators placed on outlet pipes, sized to meet environmental water quality guidelines to treat 90% of runoff from the impervious areas



Bioswale



Bioswale detail

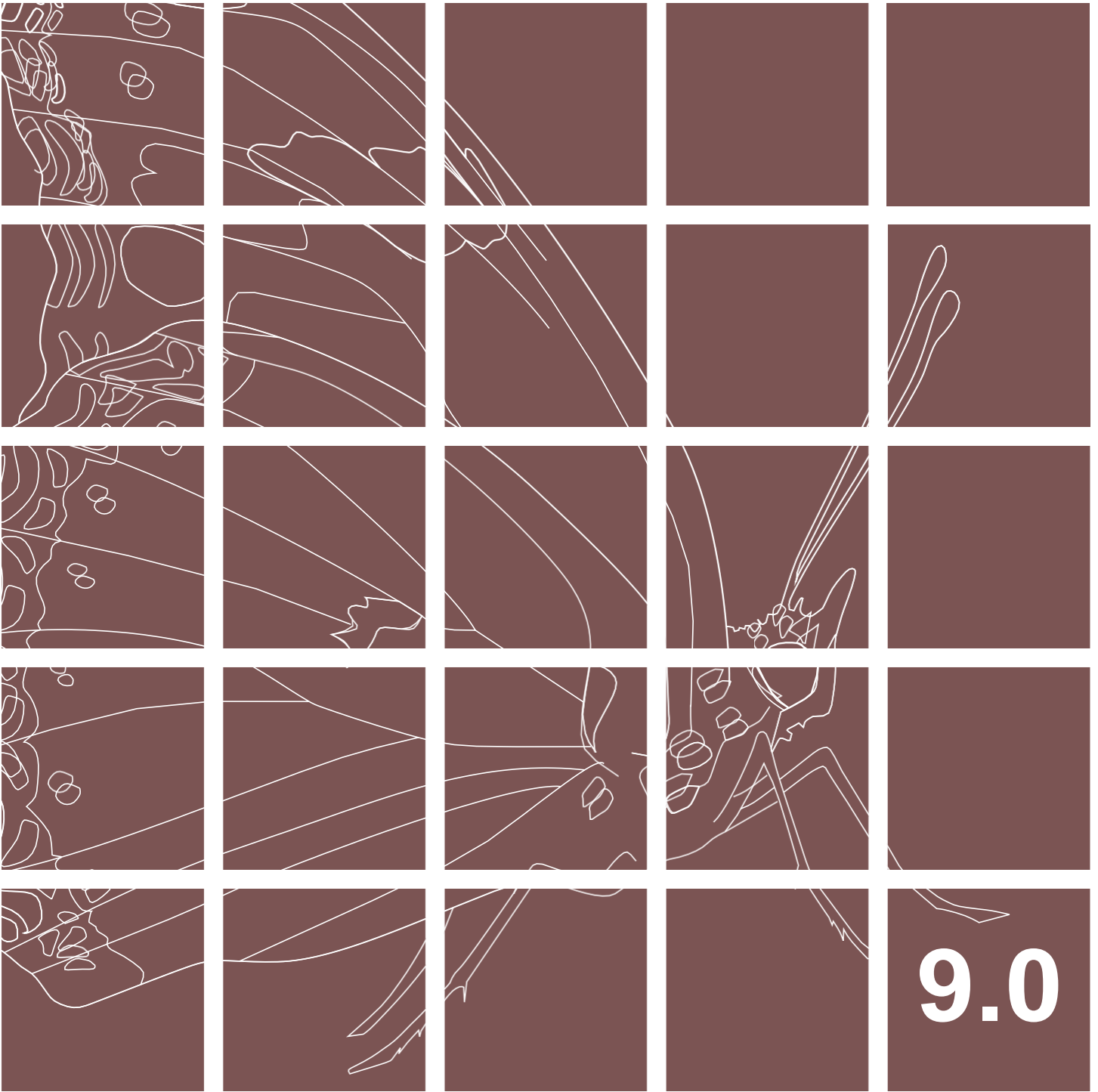


Bioswale planting



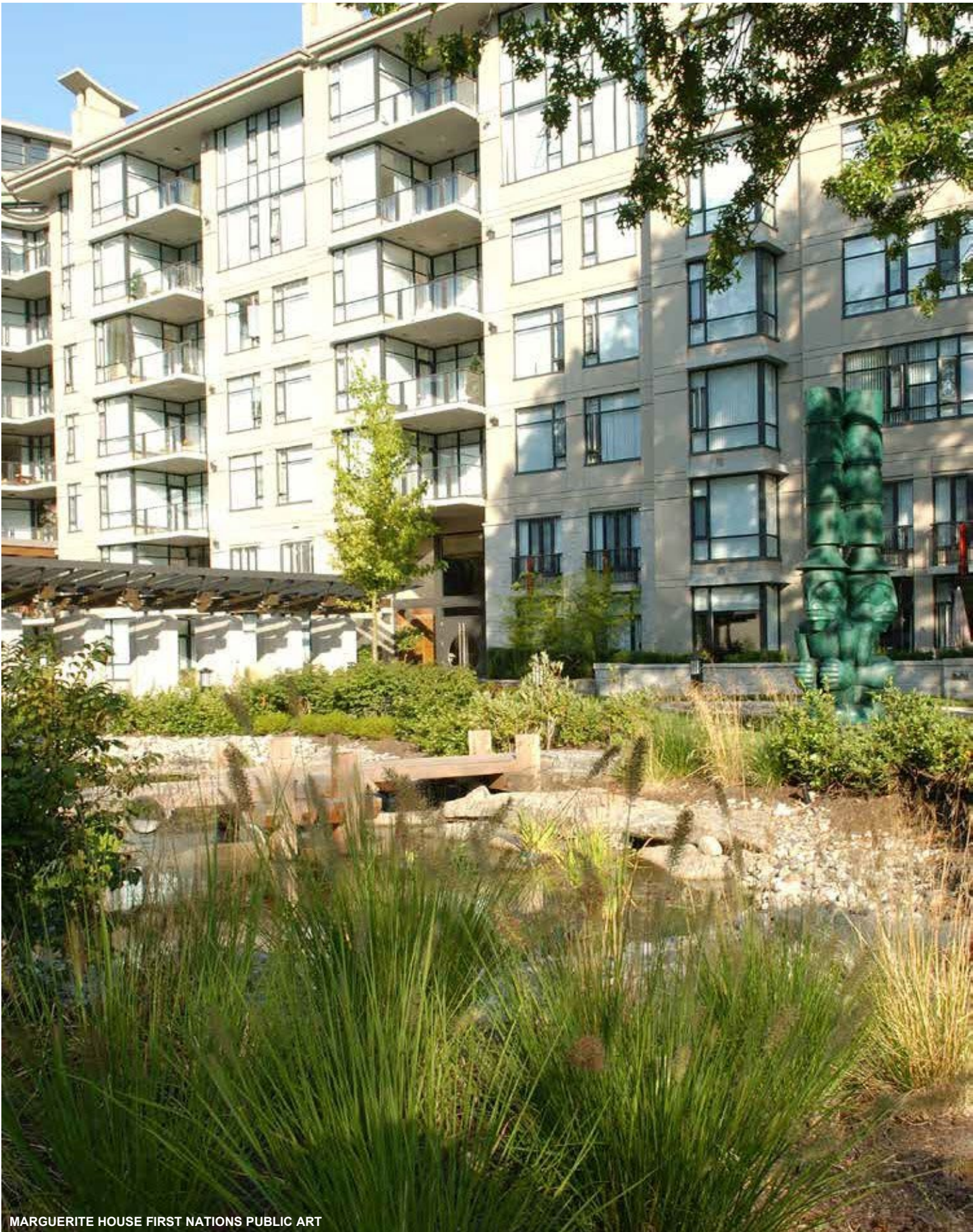
Bioswale planting

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PUBLIC ART





MARGUERITE HOUSE FIRST NATIONS PUBLIC ART

Public art shall be introduced throughout the Block F site in an effort to strengthen the urban fabric and to contribute to the identity and character of the Block F neighbourhood.

Every development parcel will provide a public art contribution to the overall Block F development. Public art shall be integrated into the overall design of the development and embedded in aspects of parks, open space, and public realm, with focus on Musqueam people, the forest, the streams, sustainability, and community. A separate Development Permit and/or Building Permit may be required where the public art is not included in overall development designs.

9.1 IMPLEMENTATION

The Musqueam Capital Corporation will administer the public art program on behalf of the Musqueam community, with input, and where required, approval, from the University Endowment Lands Manager.

The public art program will be funded through an allocation of the construction cost of each development parcel, which will be collected independently by Musqueam Capital Corporation as part of the business terms with future selected development partners.



qiyəplənəx^w house post at Allard Hall, UBC. Carver: Brent Sparrow Jr.

Public art opportunities may include the following features:

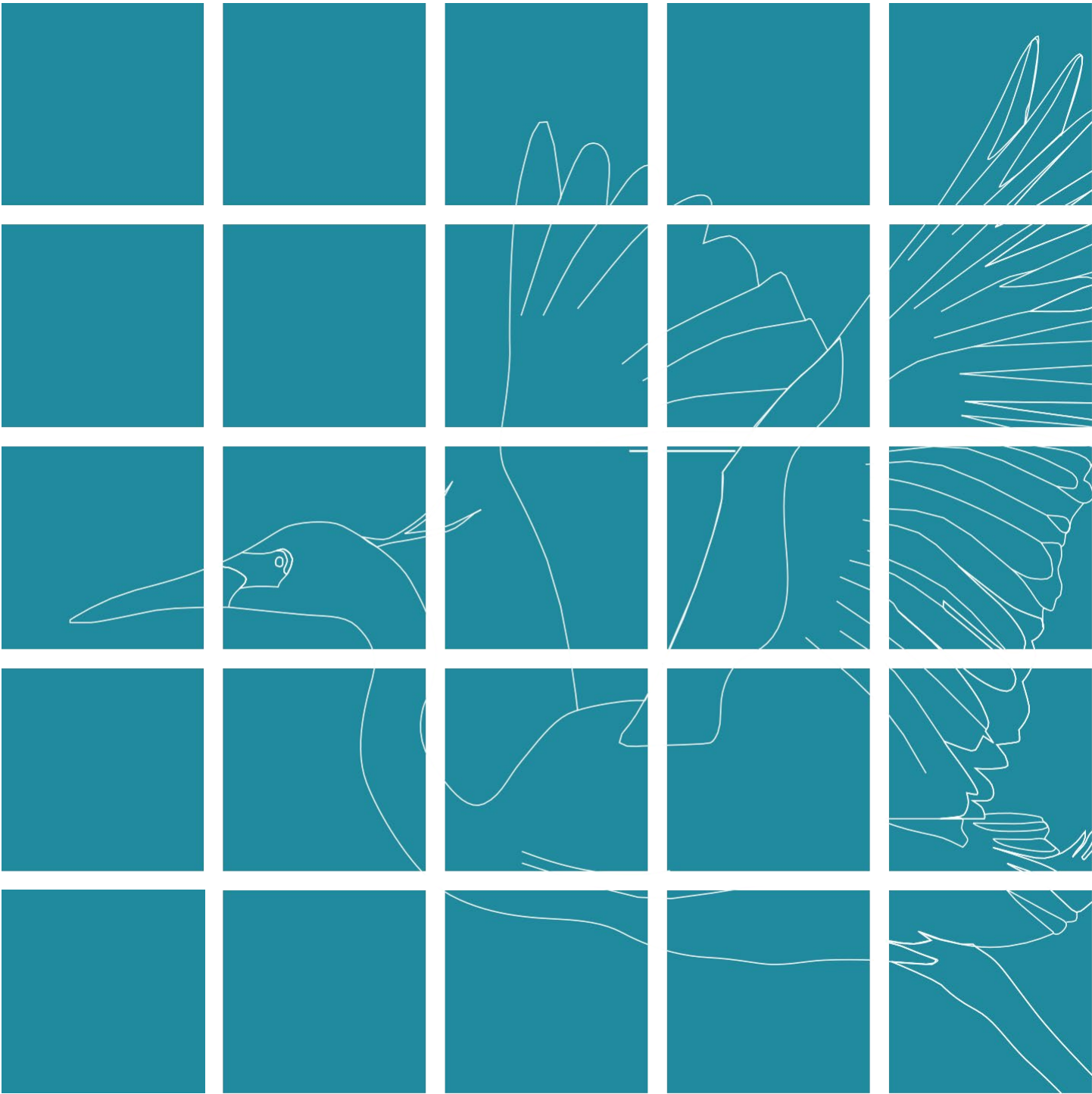
- » Welcome: Creation of an entry experience(s) to the Block F neighbourhood would serve to welcome all individuals coming to visit or live in the Block F neighbourhood and make all residents and visitors feel comfortable. Introducing a sense of arrival will create an atmosphere whereby visitors may respond with respect and intrigue
- » Inform: Opportunities exist to inform visitors, residents and neighbours of the history of the land and the importance of it to the Musqueam people. This may be told through interpretive signage/ storyboards in an effort to share the cultural heritage and archaeological history of the site
- » Engage: The existing open space features retained, enhanced, and newly created on the site will provide opportunities for all individuals to engage with the natural features and history of the site

Public art can be implemented in a variety of ways:

- » “On site” contributions where the art is commissioned and installed on the subject property
- » “On public lands” contributions are pooled to a fund which allocates public art pieces on publicly owned lands
- » “On-site/On public lands” contributions whereby there is a combination of art commissioned and installed on the subject property with the balance of funds collected pooled to a reserve fund which may be used for art pieces on publicly owned lands

Where public art is proposed on any public lands, prior approval from the Manager of the University Endowment Lands will be required. In addition, the drafting of an agreement will form part of the approval process, ensuring that the installation and ongoing maintenance costs associated with the public art are not passed to the University Endowment Lands.

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APPENDICES



APPENDIX A - RECOMMENDED PLANT LIST FOR PUBLIC AND PRIVATE REALM

Recommended Street Trees



Armstrong Red Maple



Vine Maple



Western Red Cedar



Saskatoon



Douglas Fir



Kousa Dogwood

Botanical Name	Common Name
VILLAGE RETAIL FRONTAGE (TORONTO, ACADIA, ROAD A, U BLVD)	
<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple
<i>Quercus palustris</i> 'Green Pillar'	Green Pillar Pin Oak
<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam
ROAD A RESIDENTIAL	
<i>Quercus palustris</i> 'Green Pillar'	Pin Oak
<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden
ROAD A COMMUNITY CENTRE	
<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple
<i>Quercus palustris</i> 'Green Pillar'	Green Pillar Pin Oak
ROAD B	
<i>Acer x freemanii</i> 'Jeffsred'	Autumn Blaze Maple
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova
<i>Fraxinus latifolia</i>	Oregon Ash
ACADIA	
<i>Acer cappadocicum</i> 'Rubrum'	Coliseum Maple
<i>Tilia tomentosa</i> 'Green Mountain'	Green Mountain Linden
<i>Quercus Coccinea</i>	Scarlet Oak
UNIVERSITY BOULEVARD	
University Boulevard trees are to be selected from the Parks and Open Space recommended species list.	

Recommended Parks and Open Space Trees

Botanical Name	Common Name
<i>Acer circinatum</i>	Vine Maple
<i>Acer douglasii</i>	Douglas Maple
<i>Acer macrophyllum</i>	Big Leaf Maple
<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple
<i>Alnus rubra</i>	Red Alder
<i>Amelanchier alnifolia</i>	Saskatoon
<i>Cornus controversa</i>	Giant Dogwood
<i>Cornus kousa</i>	Kousa Dogwood Varieties
<i>Cornus</i> 'Eddie's White Wonder'	White Flowering Dogwood
<i>Picea sitchensis</i>	Sitka Spruce var.
<i>Pinus contorta</i> 'Contorta'	Shore Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Rhamnus purshiana</i>	Cascara
<i>Thuja plicata</i>	Western Red Cedar
<i>Malus fusca</i>	Pacific Crabapple
<i>Prunus emarginata</i>	Bitter Cherry
<i>Sorbus</i> var.	Mountain Ash

Recommended Private Realm / On slab Trees

<i>Amelanchier alnifolia</i>	Saskatoon
<i>Acer circinatum</i>	Vine Maple
<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple
<i>Cornus kousa</i>	Kousa Dogwood Varieties

Recommended Shrub and Groundcover (Public and Private Realm)

Botanical Name	Common Name	Sun/Shade Conditions
EMEREGENT PLANTS		
Carex aquatilis var dives (sitichensis)	Sitka Sedge	Full Sun/Part Shade
Carex obnupta	Slough Sedge	Full Sun/Part Shade
Carex rostrata	Beaked Sedge	Full Sun
Carex stipata	Sawbeak Sedge	Full Sun
Carex tumulicola	Berkeley Sedge	Full Sun/Part Shade
Deschampsia cespitosa	Tufted Hair Grass	Full Sun/Part Shade



Tufted Hair Grass

Recommended Rain Garden, Riparian Corridor, and Riparian Area

Botanical Name	Common Name	Sun/Shade Conditions
BOTTOM CHANNEL EXPOSURE SIZE		
EMEREGENT PLANTS		
Carex aquatilis var dives (sitichensis)	Sitka Sedge	Full Sun/Part Shade
Carex obnupta	Slough Sedge	Full Sun/Part Shade
Carex rostrata	Beaked Sedge	Full Sun
Carex stipata	Sawbeak Sedge	Full Sun
Carex tumulicola	Berkeley Sedge	Full Sun/Part Shade
Deschampsia cespitosa	Tufted Hair Grass	Full Sun/Part Shade
Eleocharis palustris	Creeping spikerush	Full Sun/Part Shade
Iris douglasiana	Douglas Iris	Full Sun
Iris missouriensis	Western Blue Iris	Full Sun
Juncus acuminatus	Tapered Rush	Full Sun/Part Shade
Juncus effusus	Common Rush	Full Sun
Juncus tenuis	Slender Rush	Full Sun
Scirpus lacustris	Hard Stemmed Bullrush	Full Sun
Scirpus microcarpus	Small Fruited Bullrush	Full Sun/Part Shade



Common Rush



Hard Stemmed Bullrush

SHRUBS		
Blechnum spicant	Deer fern Part	Sun/Shade
Ledum groenlandicum	Labrador Tea	Full Sun
Myrica gale	Sweetgale	Full Sun/Part Shade
Polystichum munitum	Western Swordfern	Partial Sun/Shade



Sweetgale

Recommended Constructed Wetland

Botanical Name	Common Name	Sun/Shade Conditions
TREES		
Alnus rubra	Red Alder	Full Sun
Picea sitchensis	Sitka Spruce	Full Sun/Part Shade
Populus balsamifera	Black Cottonwood	Full Sun/Part Shade
Pseudotsuga menziesii	Douglas Fir	Full Sun/Part Shade
Thuja plicata	Western Red Cedar	Full Sun/Part Shade
Tsuga heterophylla	Western Hemlock	Partial to Full Shade
Salix sp.	Willow	Full Sun/Part Shade
SHRUBS		
Cornus stolonifera	Red-osier Dogwood	Full Sun/Part Shade
Pteridium aquilinum	Bracken Fern	Full Sun/Part Shade



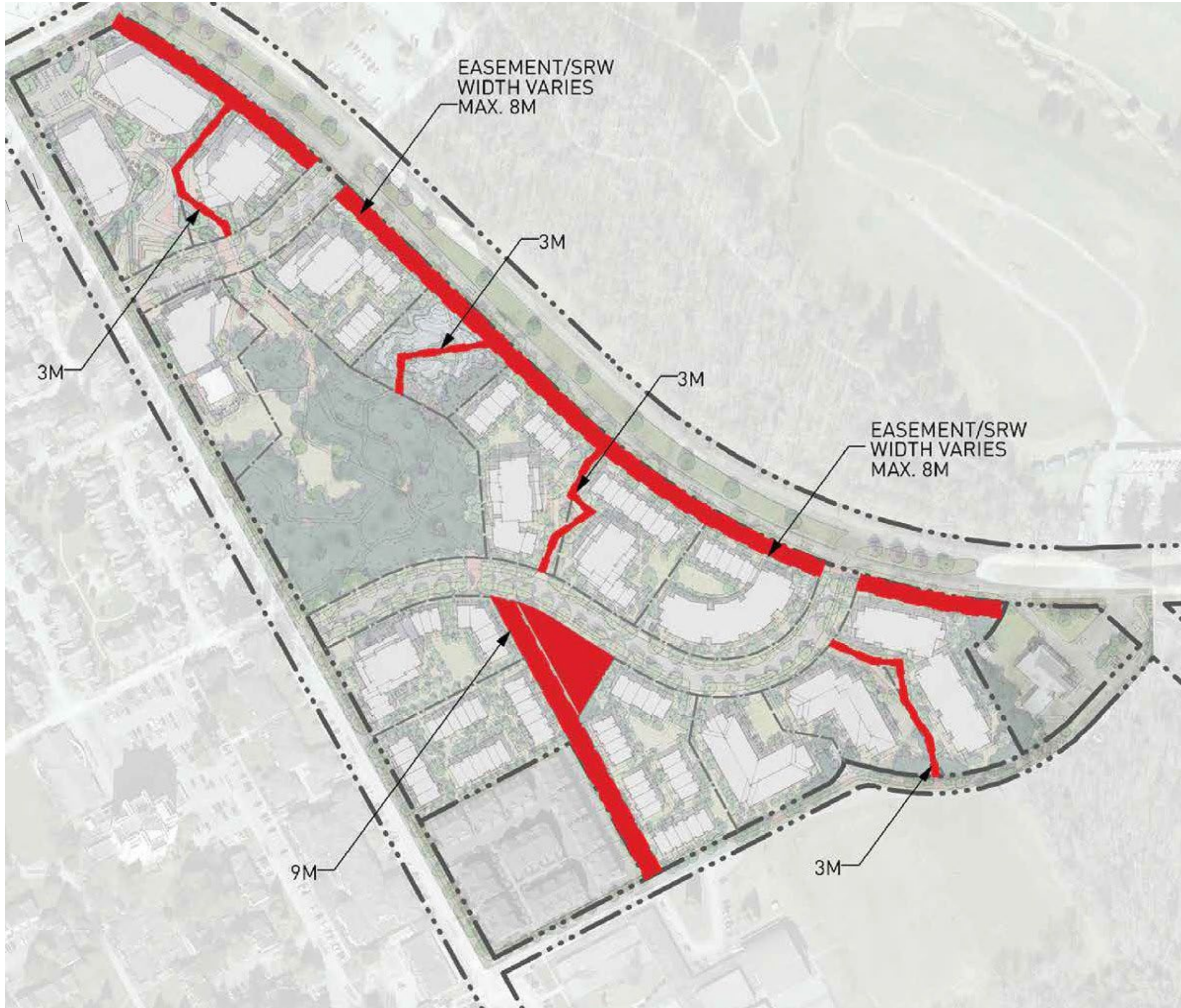
Douglas Iris



Sword Fern

PUBLIC ACCESS EASEMENTS

To improve overall walkability and neighbourhood permeability, public access easements will be provided on several parcels including A & B, E & F, and H & I. These connections will be designed in the character and finishes of the Block F trail system, in order to convey visual unity and the clear sense of public access. This will include paving



PEDESTRIAN LIGHTING PLAN



LEGEND

- Primary Trails
- Secondary Trails
- Tertiary Trails - No Lights
- Pedestrian Pole Lights
- Residential Pole Lights
- Public Open Space Lighting
- Active Play / Sports Lighting
- Beacons
- Raised Crosswalk

LIGHTING

As with the other public realm elements, the lighting fixtures will create a unity throughout the Block F neighbourhood. The light fixtures selected will be unified across Block F through a family of parts, identical in colour and finish with uniform lighting temperatures and a similar character style.

There will be a distinct hierarchy of lighting ranging from street lighting to neighbourhood scale pedestrian lighting and lower level pedestrian lighting in smaller scale spaces, such as around the Community Centre. A unique lighting concept will be provided throughout the Forest Park, ensuring a safe and comfortable, well lit route through the park. All key pedestrian routes will be lit in order to ensure walkability, neighbourhood permeability, and safety at all times of the day and seasons of the year.

Refer to the following Pedestrian Lighting Plan for locations and hierarchy.

Lighting requirements are:

- » LED high efficiency lights
- » High cut off rates to reduce light trespass
- » Dark sky compliant

FOREST PARK TRAIL LIGHTING

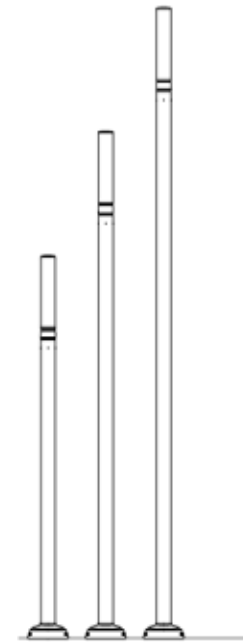
Description: Column style luminaire

Use: The light column is selected to recede from view during the day and blend with the forest. The light acts as a beacon through the forest. Without armatures or independent fixture, there is reduced opportunity for bird perching, reducing maintenance.

Size: Based on use and spacing

Luminaire: LED/Dark Sky Compliant

Colour: Black



PEDESTRIAN AND STREET

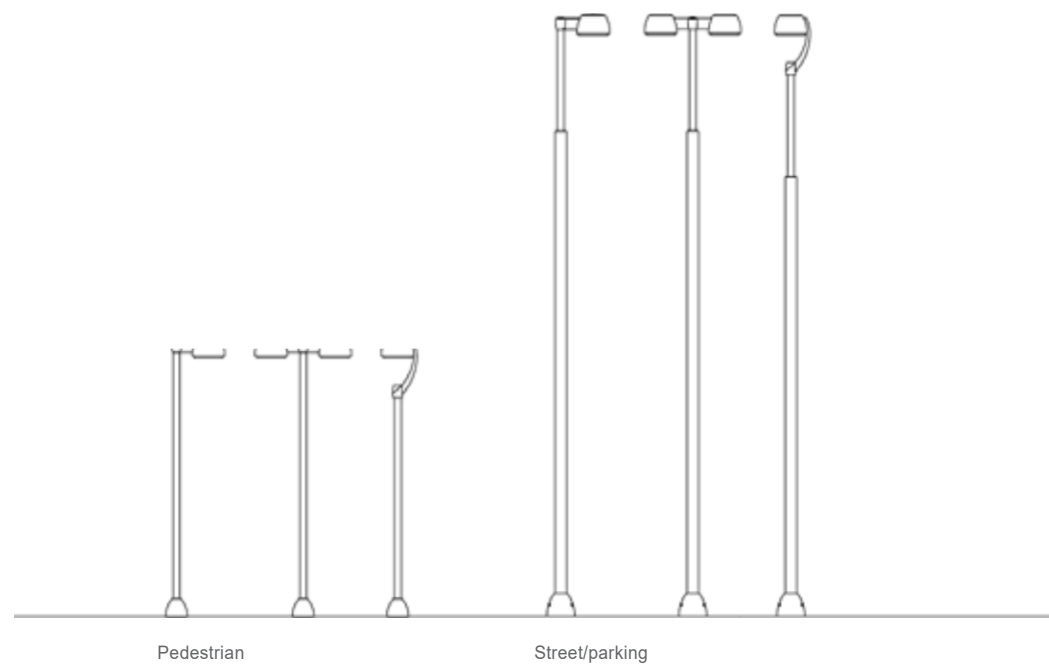
Description: Single and double fixture poles with oval style luminaire on short armature

Uses: For roadway, pedestrian and residential pole lighting, creating a strong unity within the community

Size: based on use and spacing

Luminaire: LED/Dark Sky Compliant

Colour: Black



PLACES OF INTEREST

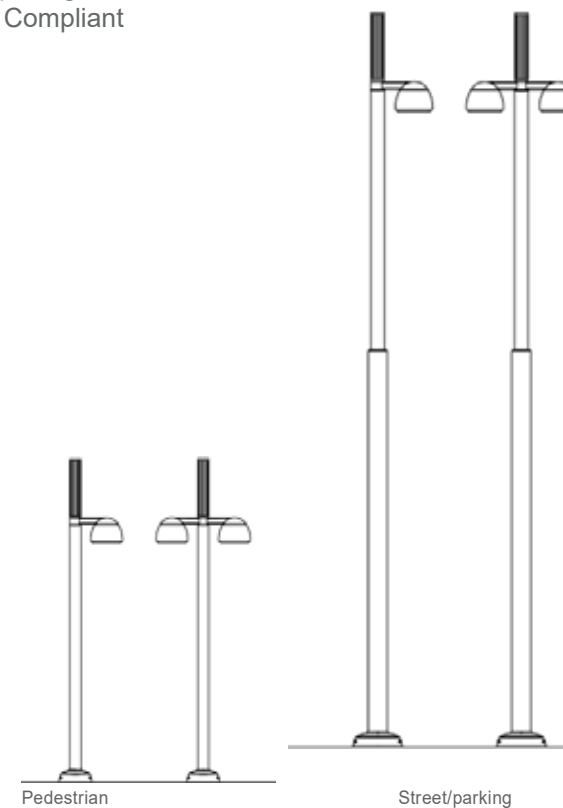
Description: Oval style luminaire with short armature and light tube

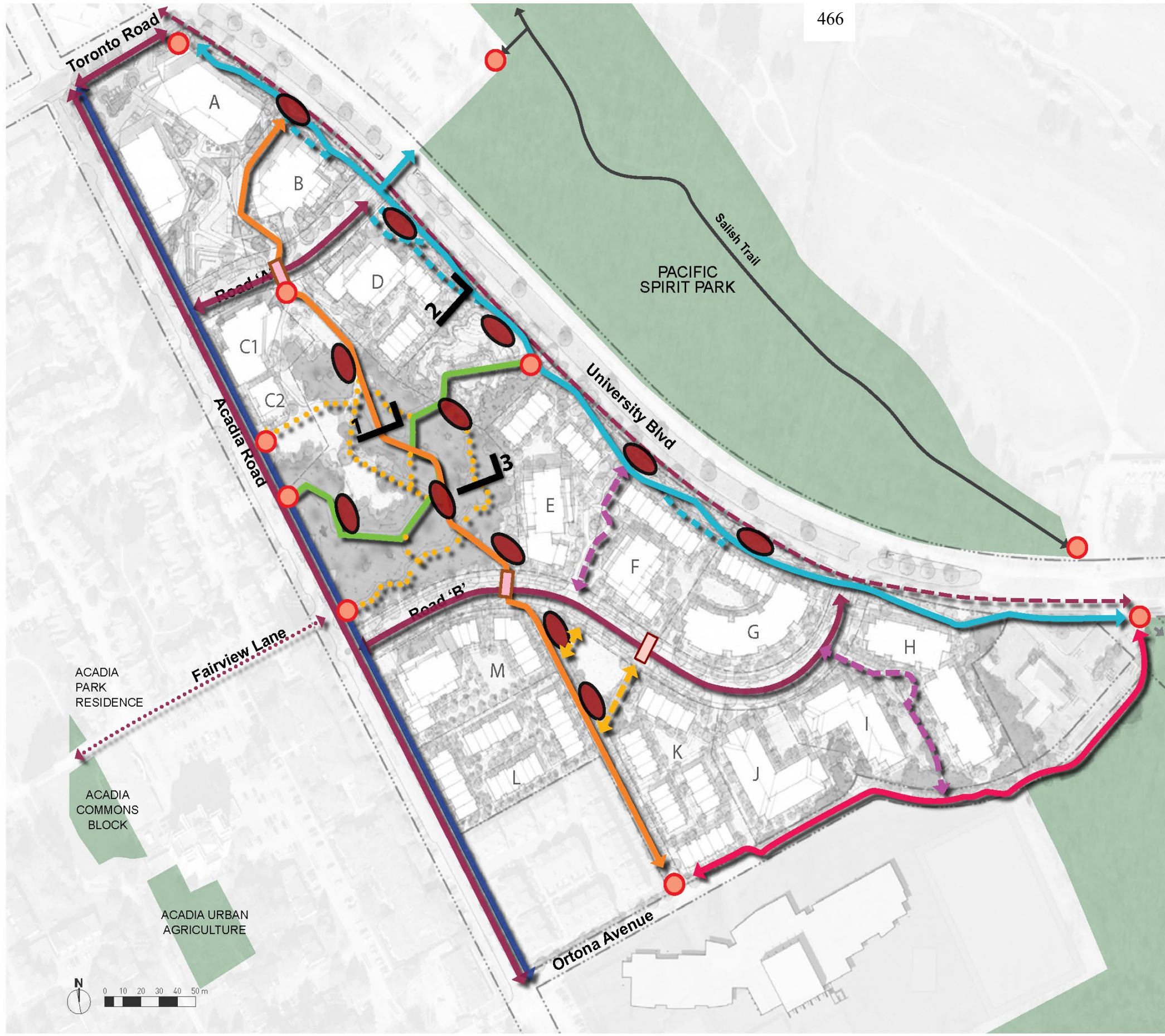
Use: Placed as beacon for trail heads, important special nodes, amenity areas or places of interest

Size: Based on use and spacing

Luminaire: LED/Dark Sky Compliant

Colour: Black





TRAIL HIERARCHY

LEGEND

Primary Trails

- Sword Fern Trail
- Fairview Trail
- University Boulevard Trail
- Ortona Trail
- Acadia Multiuse Trail

Secondary Trails

- University Boulevard Trail (Secondary)
- Public right of way over development parcel
- On site trail

Tertiary Trails

- Tertiary nature trail

- On street shared bicycle route (Toronto Rd, Acadia Rd, Road A & B)
- On street designated bicycle route (University Blvd)

Informal bicycle route

Raised crosswalk

Trail heads

Site furniture node

1.0 INTRODUCTION TO THE REVISED DESIGN GUIDELINES FOR CD-2: COMPREHENSIVE DISTRICT

1.1 Purpose

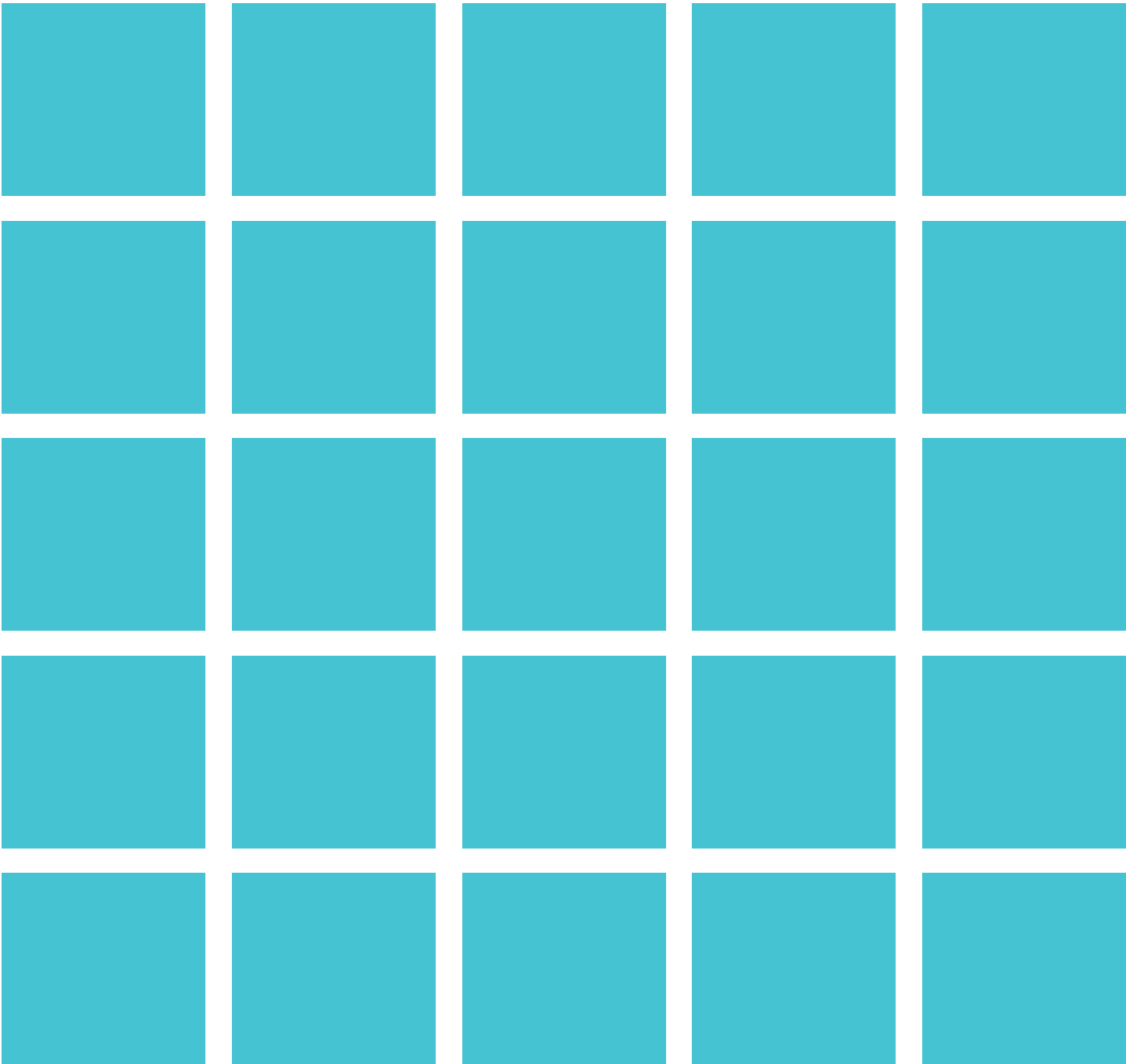
The purpose of the guidelines set out in this Appendix 3.1 is to update and revise the Design Guidelines set out in Appendix 3 to reflect changes to the vision for the development of Lots E, F, G, H and I of the Block F Lands.

1.2 Interpretation

To the extent of any discrepancies or inconsistencies between the guidelines set out in this Appendix 3.1 and the guidelines set out in Appendix 3 as they relate to Lots E, F, G, H and I, the guidelines set out in this Appendix 3.1 will supersede the guidelines set out in Appendix 3 with respect to Lots E, F, G, H and I. Any reference in the Bylaw to the Block F Design Guidelines set out in Appendix 3 will be deemed to refer to such guidelines as amended by the guidelines set out in this Appendix 3.1. Subject to the updated guidelines set out in this Appendix 3.1, the guidelines set out in Appendix 3 will continue to apply to the Block F Lands.

2.0 REVISED DESIGN GUIDELINES FOR CD-2: COMPREHENSIVE DISTRICT

Schedule 1 [Amended Drawings] to this Appendix 3.1 sets out a revised set of drawings, images and tables which are to replace certain drawings, images and tables in Appendix 3 [Design Guidelines for CD-2: Comprehensive District]. The guidelines set out in Appendix 3 are hereby amended by replacing the drawings, images and tables listed below each figure in Schedule 1 to this Appendix 3.1 under the heading “Impacted Drawings from Block F Design Guidelines” with the corresponding figure above, but only insofar as such replacement figures relate to Lots E, F, G, H and I.



SCHEDULE 1 TO APPENDIX 3.1
AMENDED DRAWINGS



AMENDED DRAWINGS

The drawings and images in APPENDIX 3 [Design Guidelines for CD-2: Comprehensive District] identified by their page number and section are replaced with the corresponding drawings and images identified as Figures 1.0 to 14.0 (inclusive) on pages 2 to 10. For clarity and ease of reference, the correlated drawings in the Block F Design Guidelines have been listed in a table below each corresponding replacement drawing identified as Figures 1.0 to 14.0 (inclusive).

Figure 1.0: Master Plan: Parcels E, F, G, H, and I



Drawings from Block F Design Guidelines

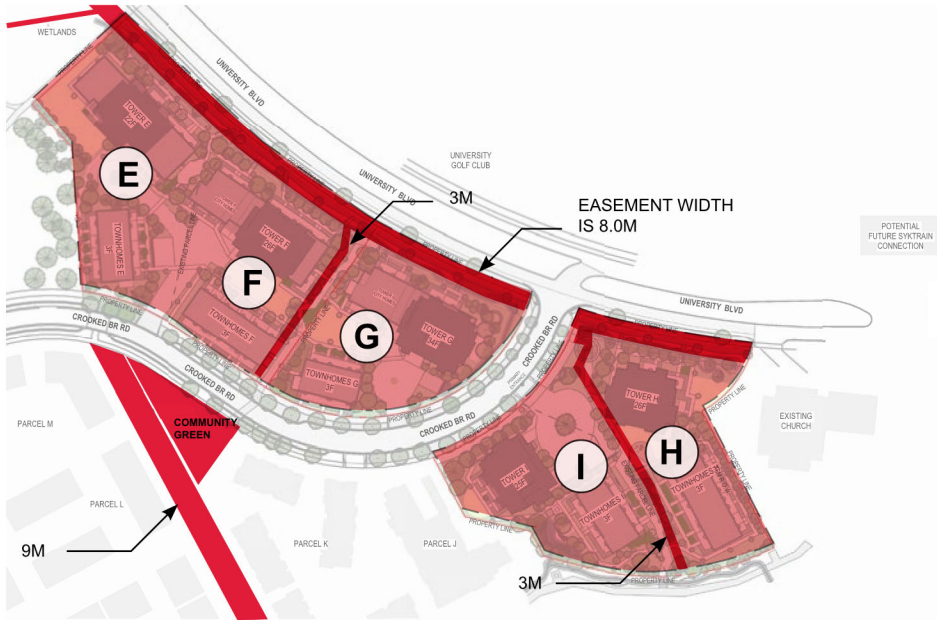
Page Section

22	3.3 Parks + Open Space Design Principles
24	3.3 Parks + Open Space Design Principles
26	3.4 Village Heart
28	3.5.1 The Forest Park
31	3.6.1 Village Square
60	3.15 Site Plan: Habitat Types
61	3.15 Habitat Areas and Corridors
63	3.15 Wetland and Forest Habitat
66	4.0 Master Plan
68	4.11 Parcel A and B
70	4.1.2 Parcel C1, C2 and D
71	4.1.2 Central Parcels

Page Section

74	4.1.5 Parcel J and K
75	4.1.6 Parcel M and L
78	4.2 Views
83	4.3 Cross Sections
85	4.3 Section E
86	4.3 Cross Sections
88	4.3 Cross Sections
90	4.3 Cross Sections
94	4.5 Development Statistics
107	5.4.2 Proposed Street Network
134	6.9.8 Impacts on New Building Interiors
149	8.3 Rain Gardens and Bioswales

Figure 2.0: Public Easement Plan



Drawings from Block F Design Guidelines

Page Section

34	3.6.3 Public Access Easements
76	4.1.7 Parcels E-L Site Plan
158	Appendix B: Maps Public Access Easements

Figure 3.0: Trail Hierarchy



LEGEND

- Sword Fern Trail
- University Boulevard Trail
- Ortona Trail
- On Street Shared Bicycle Route
- Fairview Trail
- Trail heads
- On Site Trail
- On Street Designated Bicycle Route
- Public Right of Way Over Development Parcel
- Raised Crosswalk
- Public Right of Way Over Development Parcel
- Future Raised Crosswalk and Boardwalk

Drawings from Block F Design Guidelines

Page Section

42	3.7.5 Trail Hierarchy
43	3.6.5 Trail Hierarchy (Pedestrian Crossing)
161	Appendix B: Trail Hierarchy

Figure 4.0: Pedestrian Trail Lighting Plan



Drawings from Block F Design Guidelines

Page Section

- 56 3.13 Pedestrian Trail Lighting Plan
- 159 Appendix B: Pedestrian Lighting Plan

Figure 5.0: Setback Plan

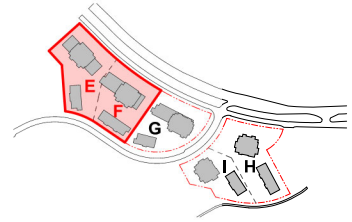
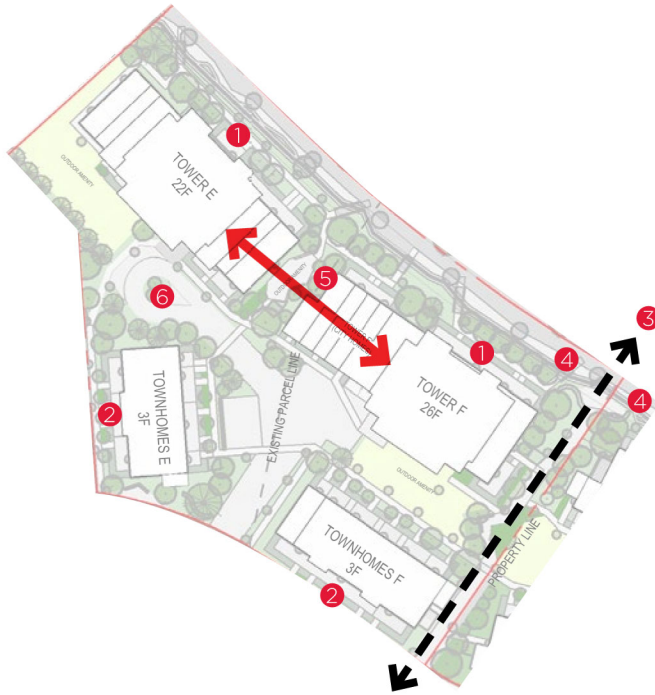


Drawings from Block F Design Guidelines

Page Section

- 97 4.5 Setback Plan
- 98 4.5 Setback Plan
- 99 4.5 Setback Plan

Figure 6.0: Parcel E and F



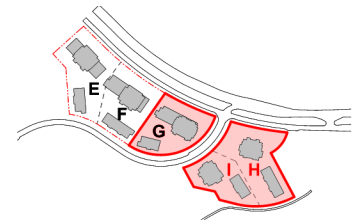
- 1 LOCATE TOWERS ALONG BOULEVARD
- 2 LOCATE TOWNHOUSES ALONG CROOKED BRANCH RD
- 3 PROVIDE PUBLIC PEDESTRIAN CONNECTION TO UNIVERSITY BOULEVARD
- 4 INCORPORATE SIGNIFICANT LANDSCAPING AND NATURALIZED WATER FEATURES AT THESE CORNERS
- 5 MAINTAIN A MINIMUM 30m SEPARATION BETWEEN HIGHRISES ABOVE THE 6TH STOREY
- 6 PROVIDE A SHARED ENTRY DRIVEWAY + PARKADE ENTRANCE

Drawings from Block F Design Guidelines

Page Section

72 4.1.3 Parcel E and F

Figure 7.0: Parcel G, H, and I



- 1 PROVIDE TOWNHOUSES ALONG CROOKED BRANCH RD
- 2 PROVIDE STRONG ARCHITECTURAL FEATURES TO MARK THE ENTRANCE TO THE SITE
- 3 INCORPORATE SIGNIFICANT LANDSCAPING AND NATURALIZED WATER FEATURES AT THESE CORNERS
- 4 VARY BUILDING HEIGHTS OF TOWER BY STEPPING DOWN
- 5 PROVIDE A PUBLIC PEDESTRIAN CONNECTION TO ORTONA TRAIL
- 6 RECONSTRUCTED WETLANDS AREA
- 7 PROVIDE SHARED ENTRY DRIVE + ACCESS TO PARKING
- 8 PROVIDE INDIVIDUAL ENTRIES ALONG STREET FRONT
- 9 TOWERS LOCATED TO NORTH TO AVOID SHADOWING OVER SITE

Drawings from Block F Design Guidelines

Page Section

73 4.1.4 Parcel G, H, and I

Figure 8.0A: Cross-Section Site (Towers)

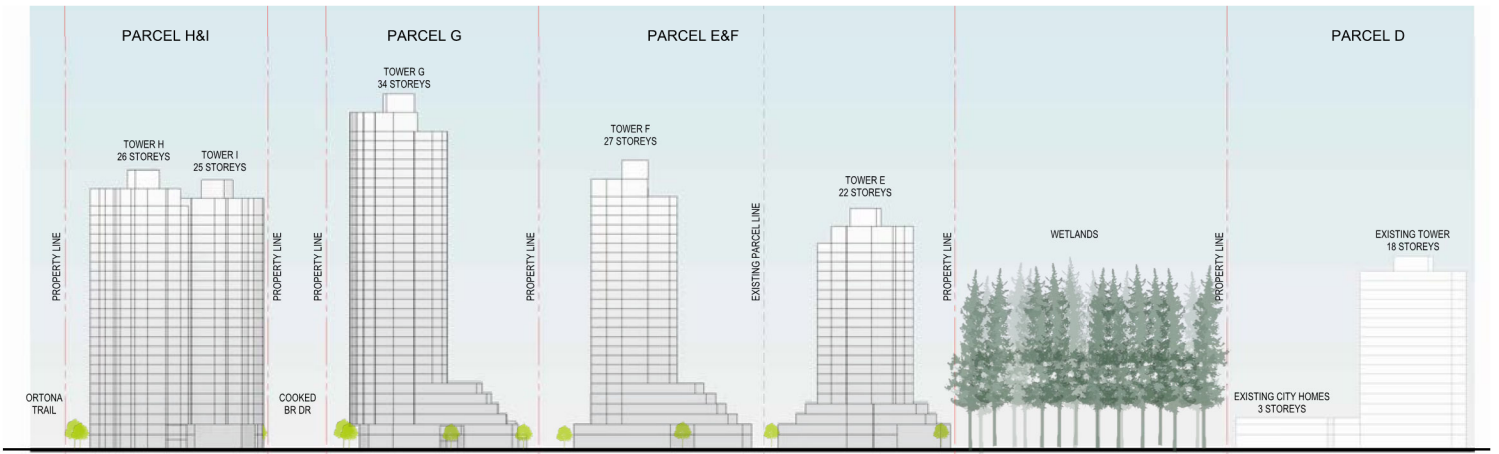
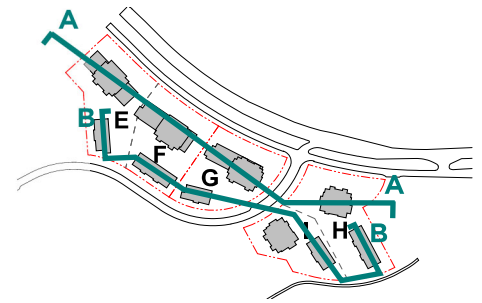


Figure 8.0B: Cross-Section Site (Townhomes)

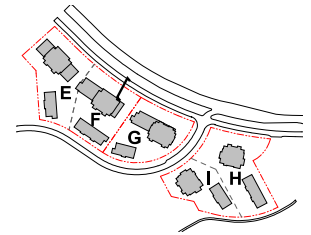
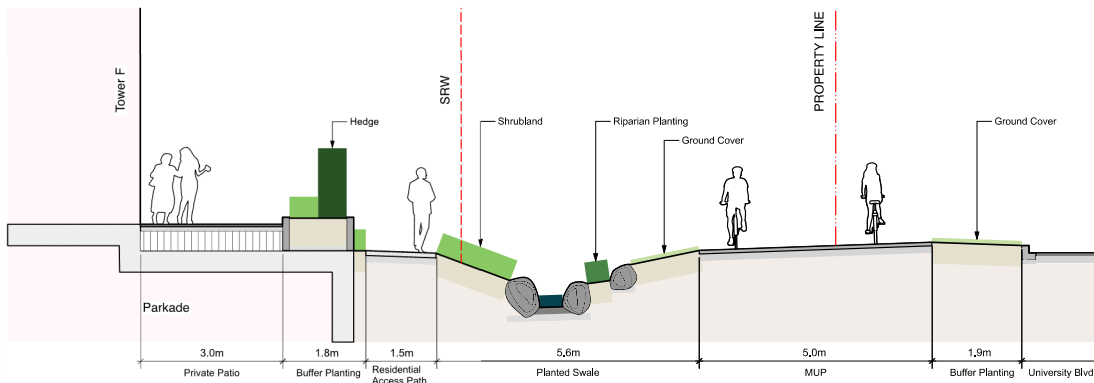


Drawings from Block F Design Guidelines

Page Section

83 4.3 Cross Sections

Figure 9.0: Cross-Section Landscape

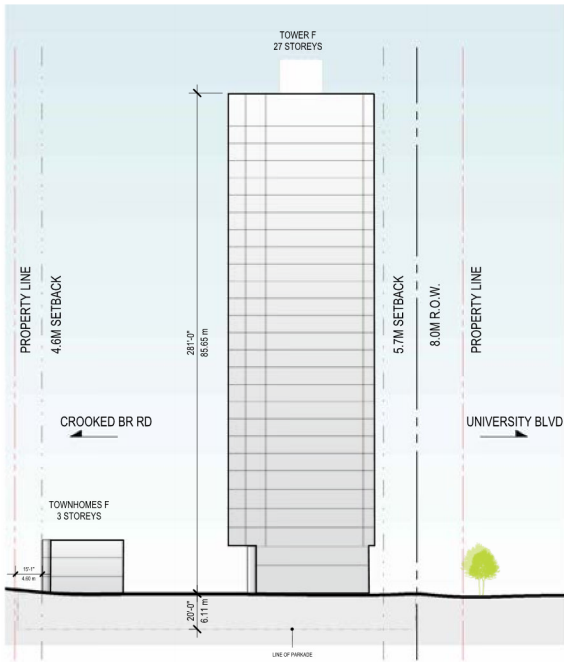


Drawings from Block F Design Guidelines

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87 4.3 Cross Sections

Figure 10.0: Section D

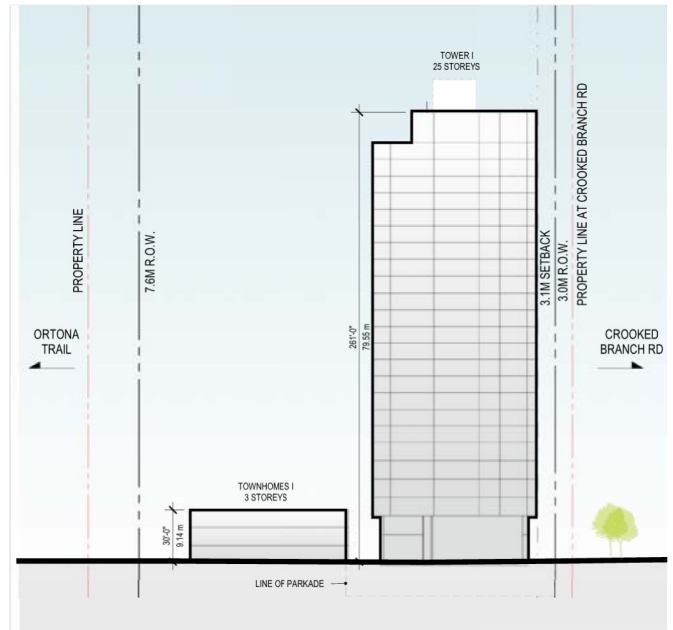
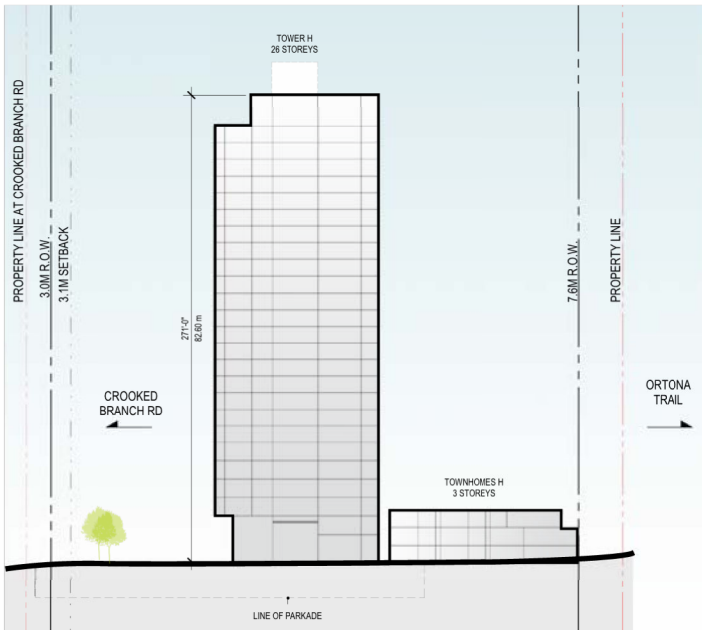


Drawings from Block F Design Guidelines

Page Section

84 4.3 Section D

Figure 11.0: Section E



Drawings from Block F Design Guidelines

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85 4.3 Section E

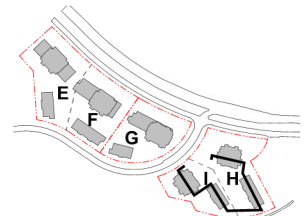
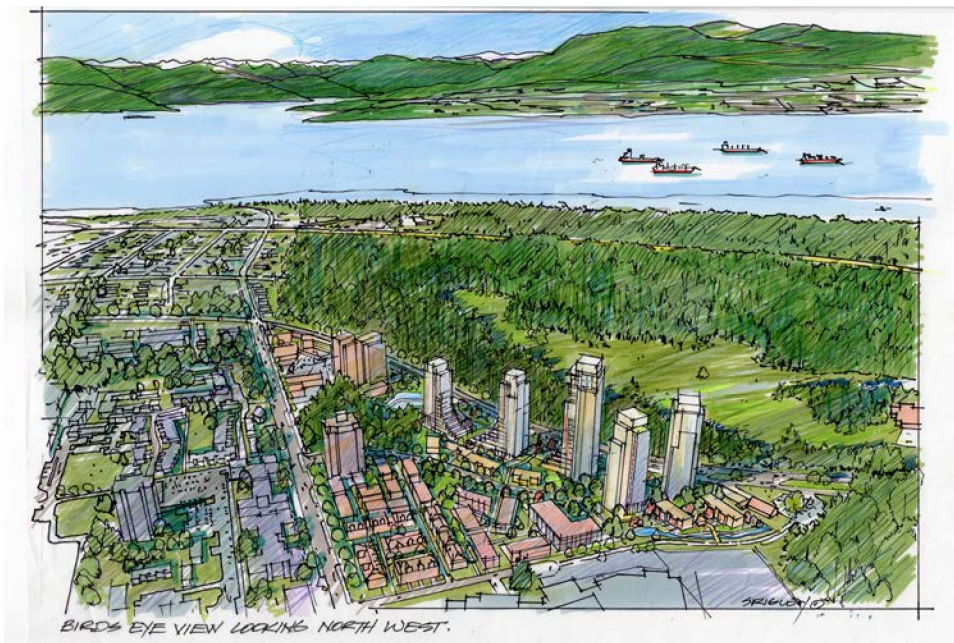


Figure 12.0: Bird's Eye View

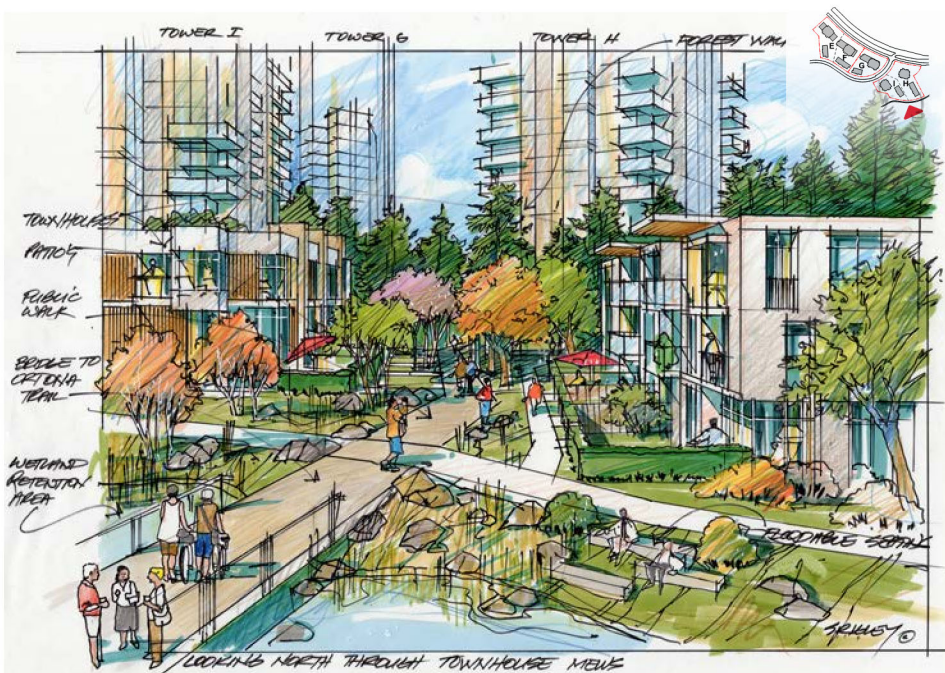


Drawings from Block F Design Guidelines

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- 92 4.4 Three-Dimensional Models
- 93 4.4 Three-Dimensional Models

Figure 13.0: View of Townhomes on Parcels H and I



Drawings from Block F Design Guidelines

Page Section

- 111 6.1 Design Principles

Figure 14.0: View Along University Blvd



Drawings from Block F Design Guidelines

Page Section

80 4.2 Views (View Along University Blvd)

Figure 15.0: Development Statistics

E	HIGHRISE	No. of Levels	Floor Area (sq. m)
	Levels 1-22	22	13295
TOWNHOMES	No. of Levels	Area (Sq. m)	
Levels 1-3	3	1036	
DEVELOPMENT AREA		14,331	
MAX HEIGHT	71m		
PARCEL AREA		5,214	
MAX SITE COVERAGE	40%		
MAX. ALLOWABLE FSR	2.75		

F	HIGHRISE	No. of Levels	Floor Area (sq. m)
	Levels 1-27	27	16388
TOWNHOMES	No. of Levels	Area (Sq. m)	
Levels 1-3	3	1311	
DEVELOPMENT AREA		17,699	
MAX HEIGHT	86m		
PARCEL AREA		4,654	
MAX SITE COVERAGE	40%		
MAX. ALLOWABLE FSR	3.80		

G	HIGHRISE	No. of Levels	Floor Area (sq. m)
	Levels 1-34	34	22129
TOWNHOMES	No. of Levels	Area (Sq. m)	
Levels 1-3	3	807	
DEVELOPMENT AREA		22,936	
MAX HEIGHT	107m		
PARCEL AREA		4,624	
MAX SITE COVERAGE	45%		
MAX. ALLOWABLE FSR	4.96		

H	HIGHRISE	No. of Levels	Floor Area (sq. m)
	Levels 1-26	26	14151
TOWNHOMES	No. of Levels	Area (Sq. m)	
Levels 1-3	3	1534	
DEVELOPMENT AREA		15,685	
MAX HEIGHT	83m		
PARCEL AREA		5,330	
MAX SITE COVERAGE	40%		
MAX. ALLOWABLE FSR	2.94		

Drawings from Block F Design Guidelines

Page Section

95 4.5 Residential Parcels Statistics

Figure 16.0: Development Statistics

I	HIGHRISE	No. of Levels	Floor Area (sq. m)
	Levels 1-25	25	14231
TOWNHOMES	No. of Levels	Area (Sq. m)	
Levels 1-3	3	1203	
DEVELOPMENT AREA		15,435	
MAX HEIGHT	80m		
PARCEL AREA		3,358	
MAX SITE COVERAGE	50%		
MAX. ALLOWABLE FSR	4.60		

Drawings from Block F Design Guidelines

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96 4.5 Residential Parcels Statistics

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Design
Guideline
Page
Number

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**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



Market Rental Housing

Green Roofs
Exposed Cross Laminated Timber Structure

Student Rooftop Amenity Gardens

Student Rental Housing

Public Realm Flows Through The Site At Ground Level

Centre For Peace Studies

"The Grotto" - Permanent Pool of Water with Capacity to Accommodate Stormwater Volumes in Freeboard

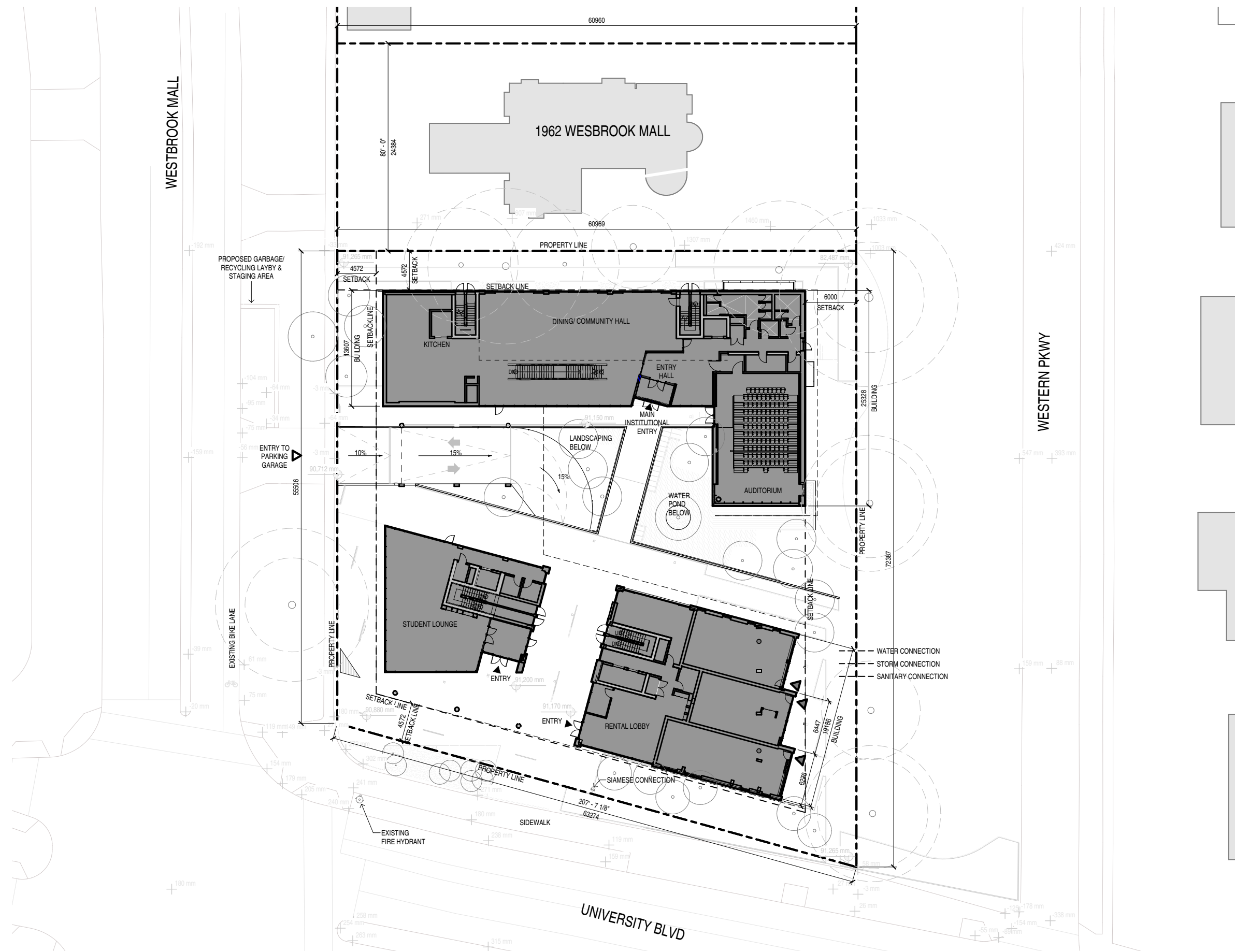
Perspective View Extending the Public Realm



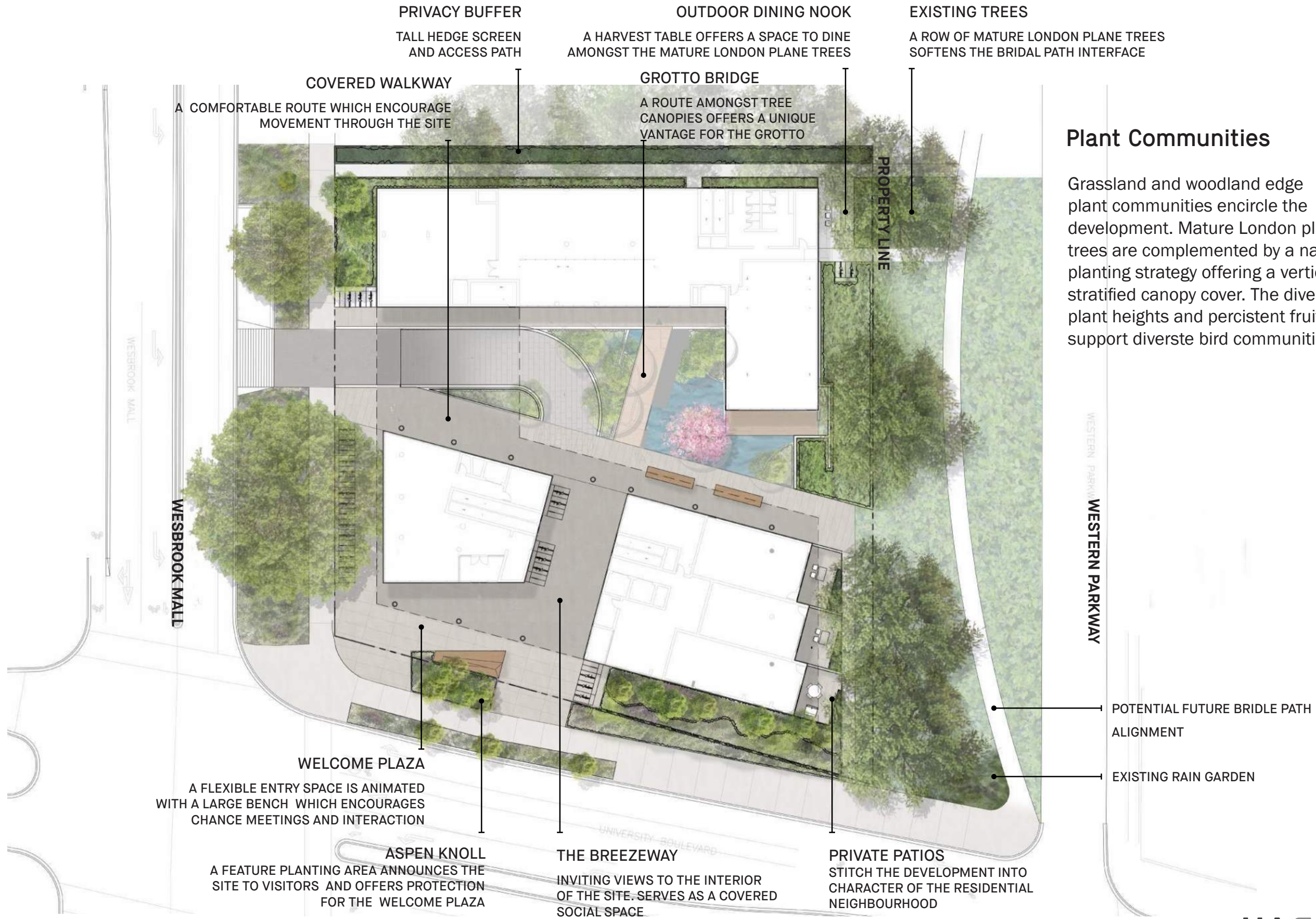
Perspective View Auditorium & Central Courtyard With Water Feature



Site Plan



Landscape Concept Plan L1



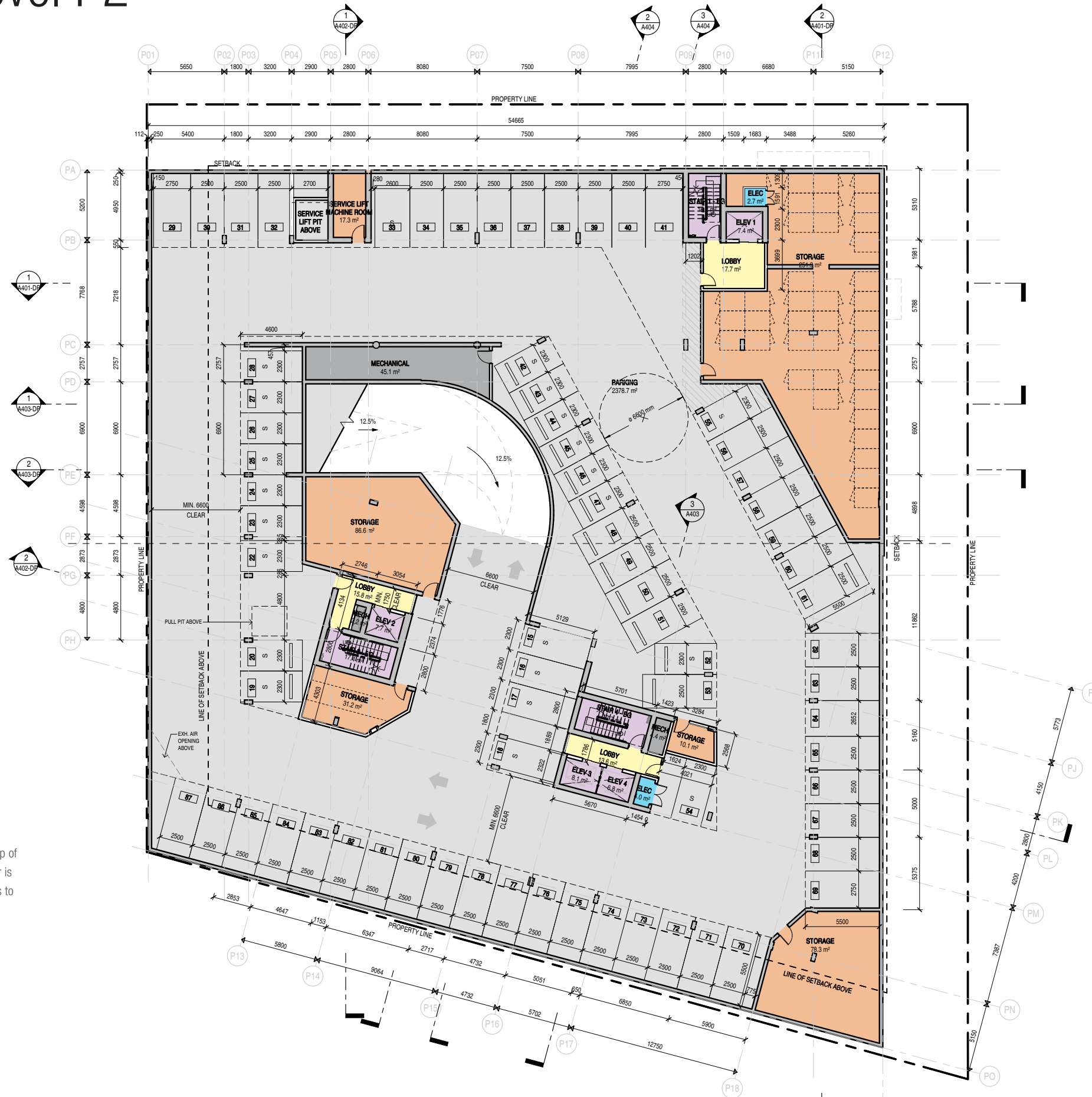
Plant Communities

Grassland and woodland edge plant communities encircle the development. Mature London plane trees are complemented by a native planting strategy offering a vertically stratified canopy cover. The diverse plant heights and persistent fruits support diverse bird communities.

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.

Floor Plan Level P1

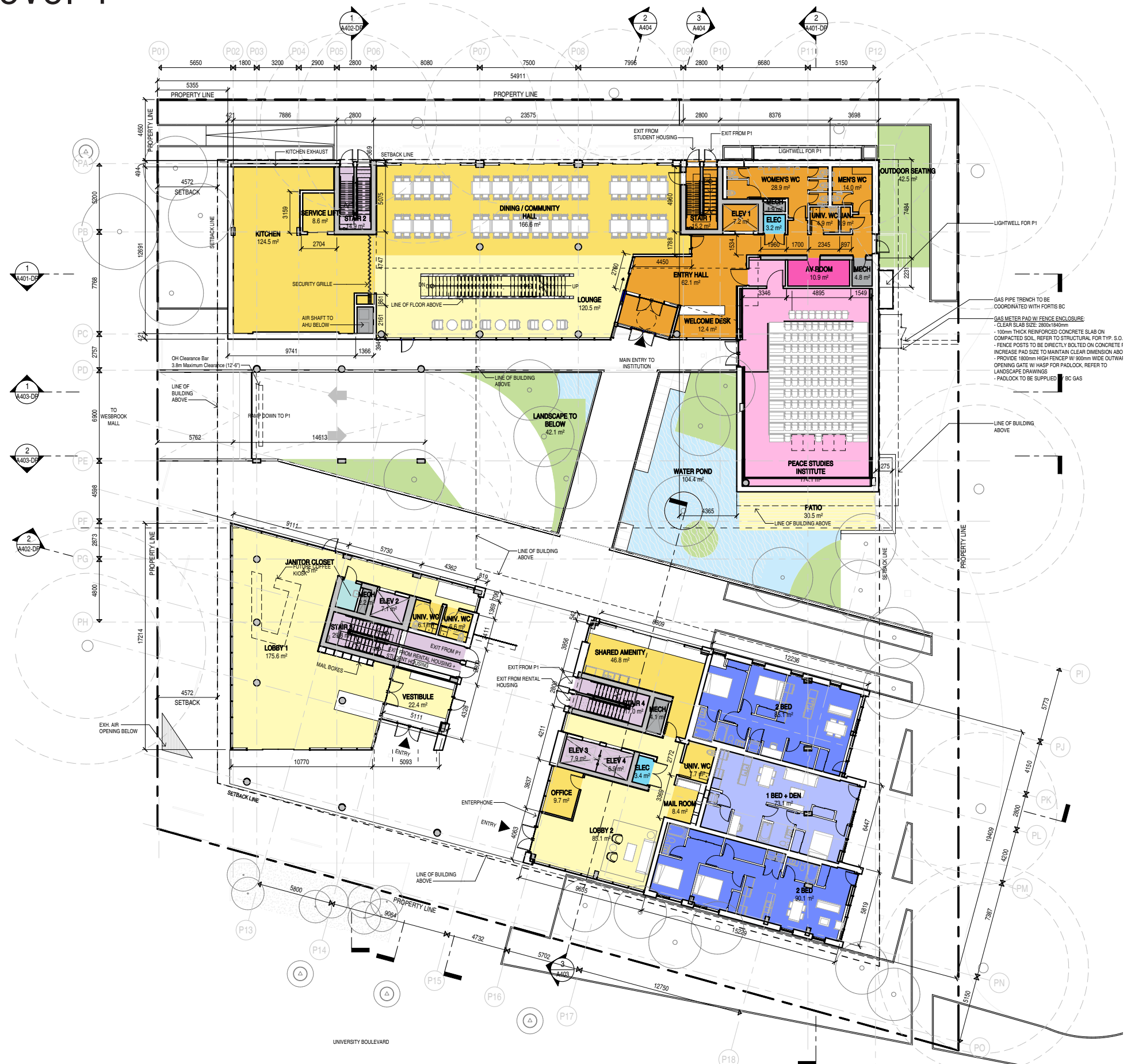


- Circulation
- Class A Bicycle Storage
- Communal Space
- Data
- Electrical
- Garbage
- Institutional
- Landscape
- Mechanical
- Parking
- Shared Amenity
- Water Pond



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



GAS PIPE TRENCH TO BE COORDINATED WITH FORTIS BC
 GAS METER PAD W/ FENCE ENCLOSURE
 - CLEAR SLAB SIZE: 2800x1840mm
 - 100mm THICK REINFORCED CONCRETE SLAB ON COMPACTED SOIL. REFER TO STRUCTURAL FOR TYP. S.O.
 - FENCE POSTS TO BE DIRECTLY BOLTED ON CONCRETE & INCREASE PAD SIZE TO MAINTAIN CLEAR DIMENSION AROUND
 - PROVIDE 1800mm HIGH FENCE W/ 900mm WIDE OUTWALL OPENING GATE W/ HASP FOR PADLOCK. REFER TO LANDSCAPE DRAWINGS
 - PADLOCK TO BE SUPPLIED BY GC GAS

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 4



- 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



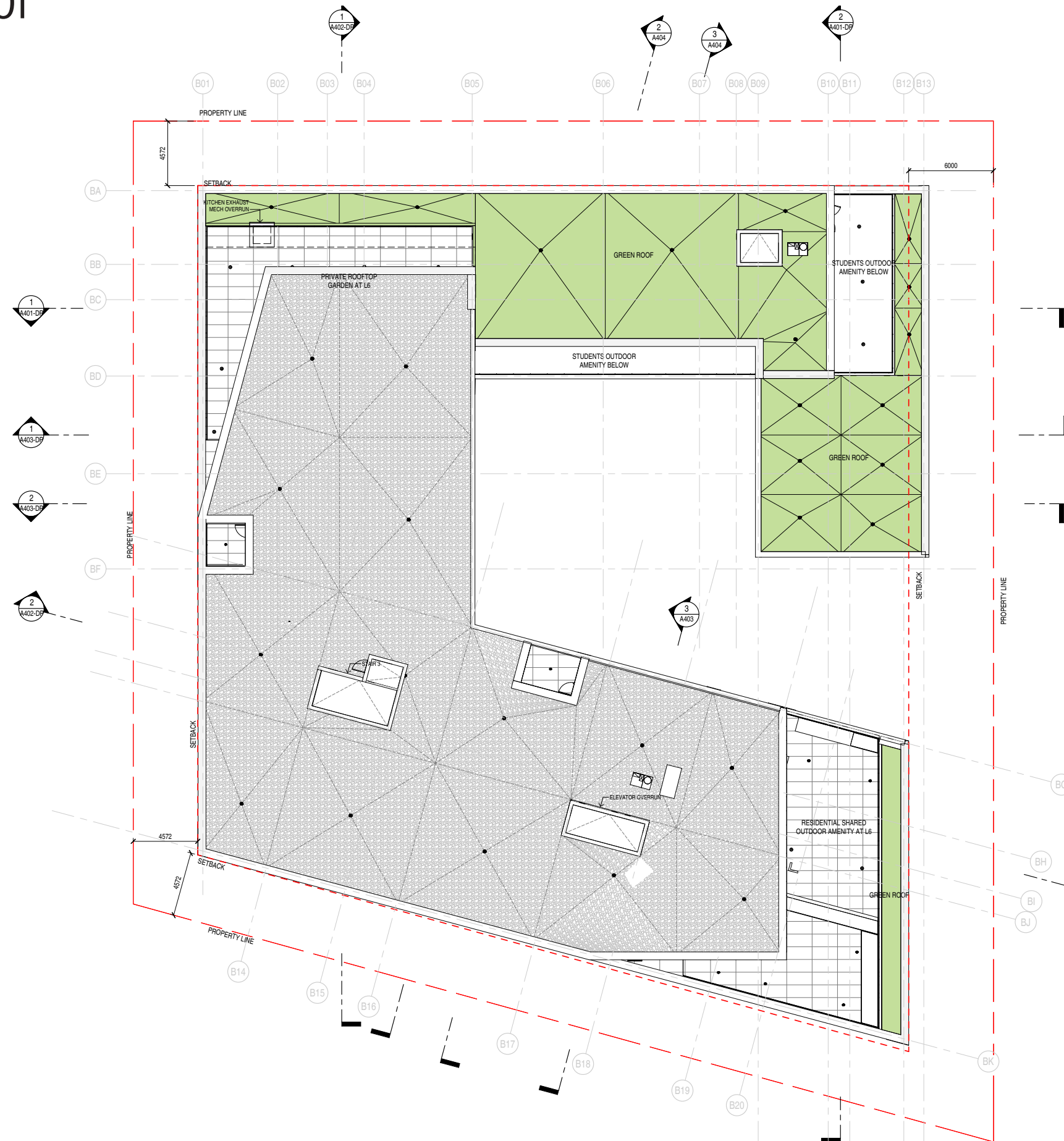
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Circulation
- Communal Space
- Electrical
- Landscape
- Mechanical



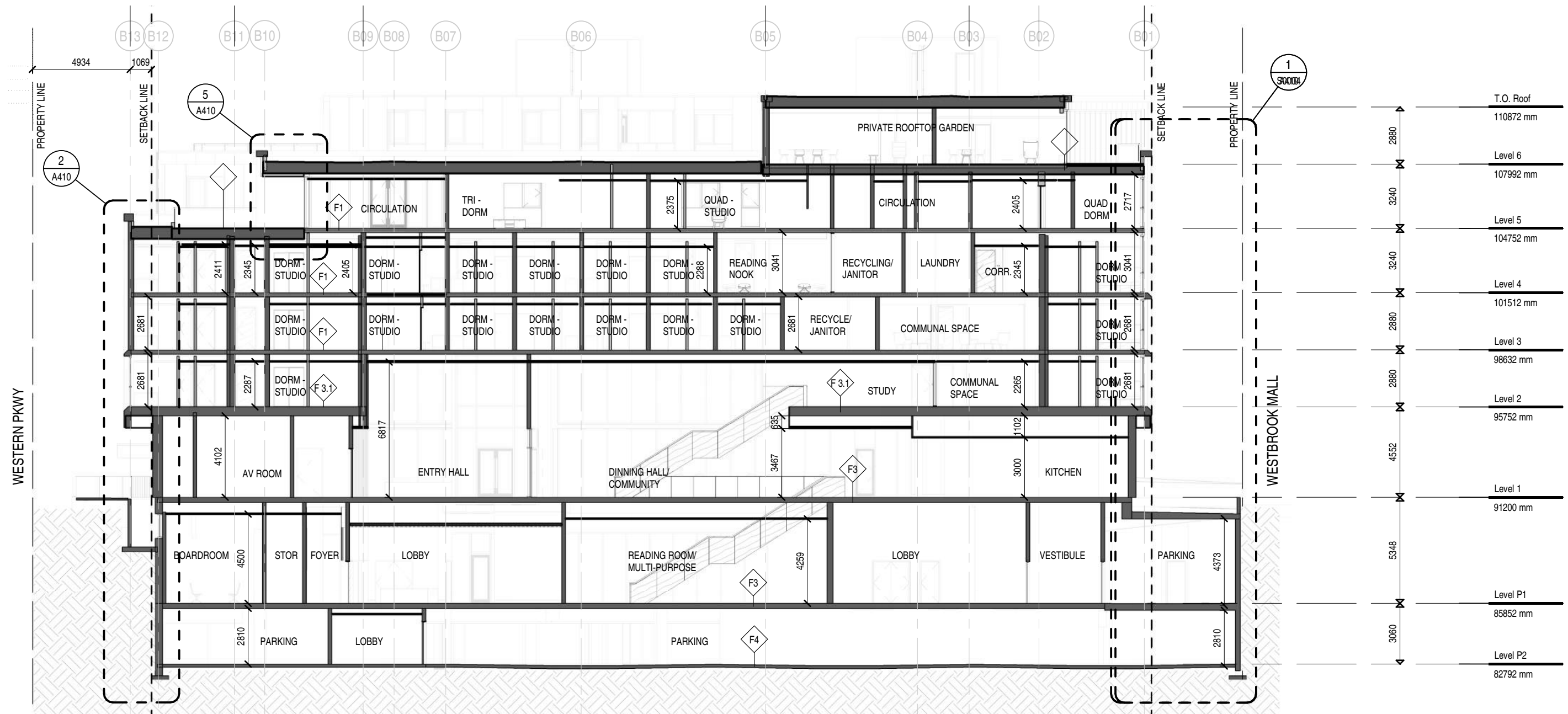
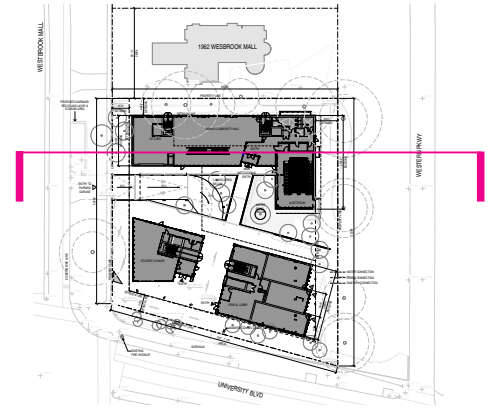
Floor Plan Roof



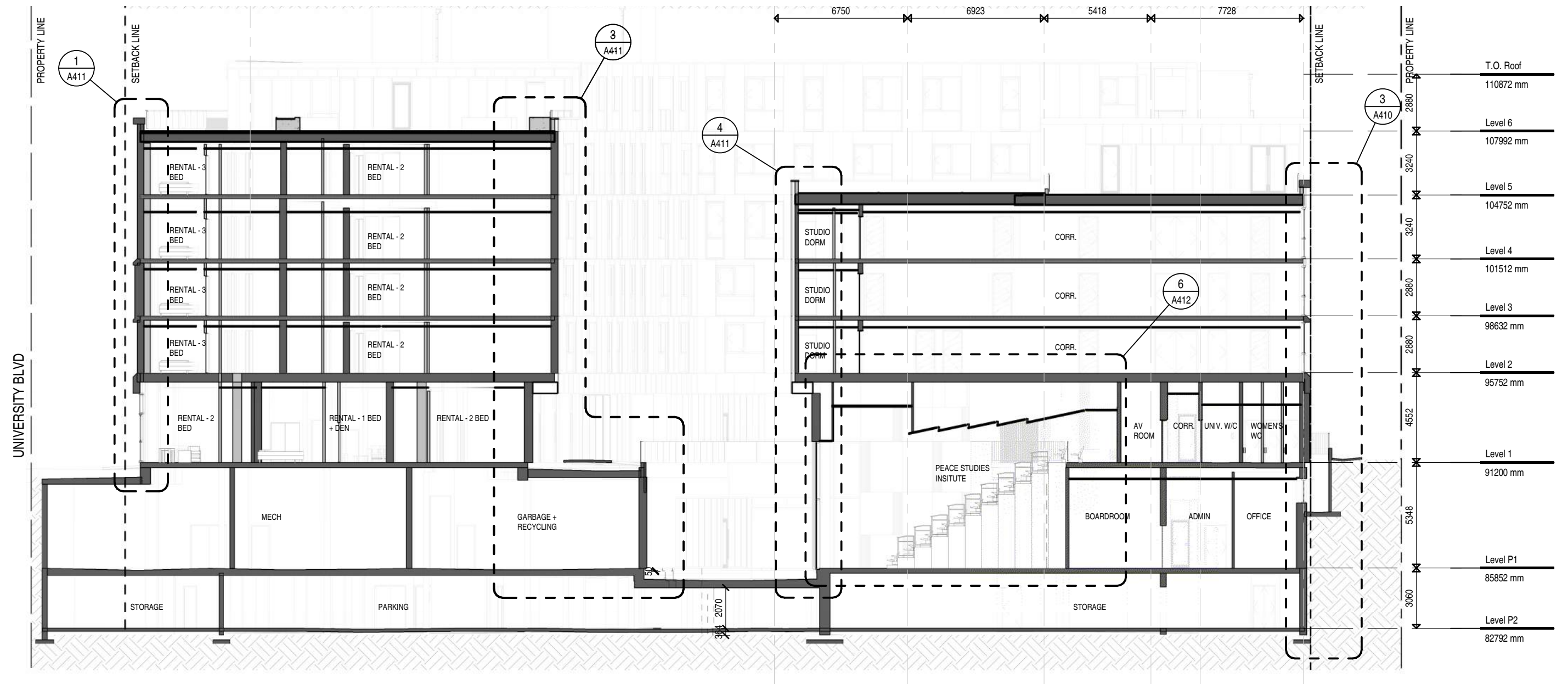
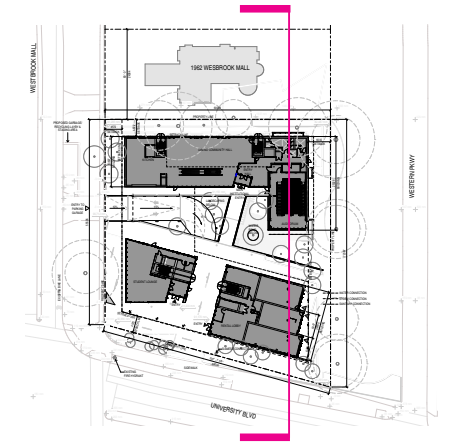
All rooftop mechanical equipment will be installed with proper vibration isolation and will be screened to control noise.



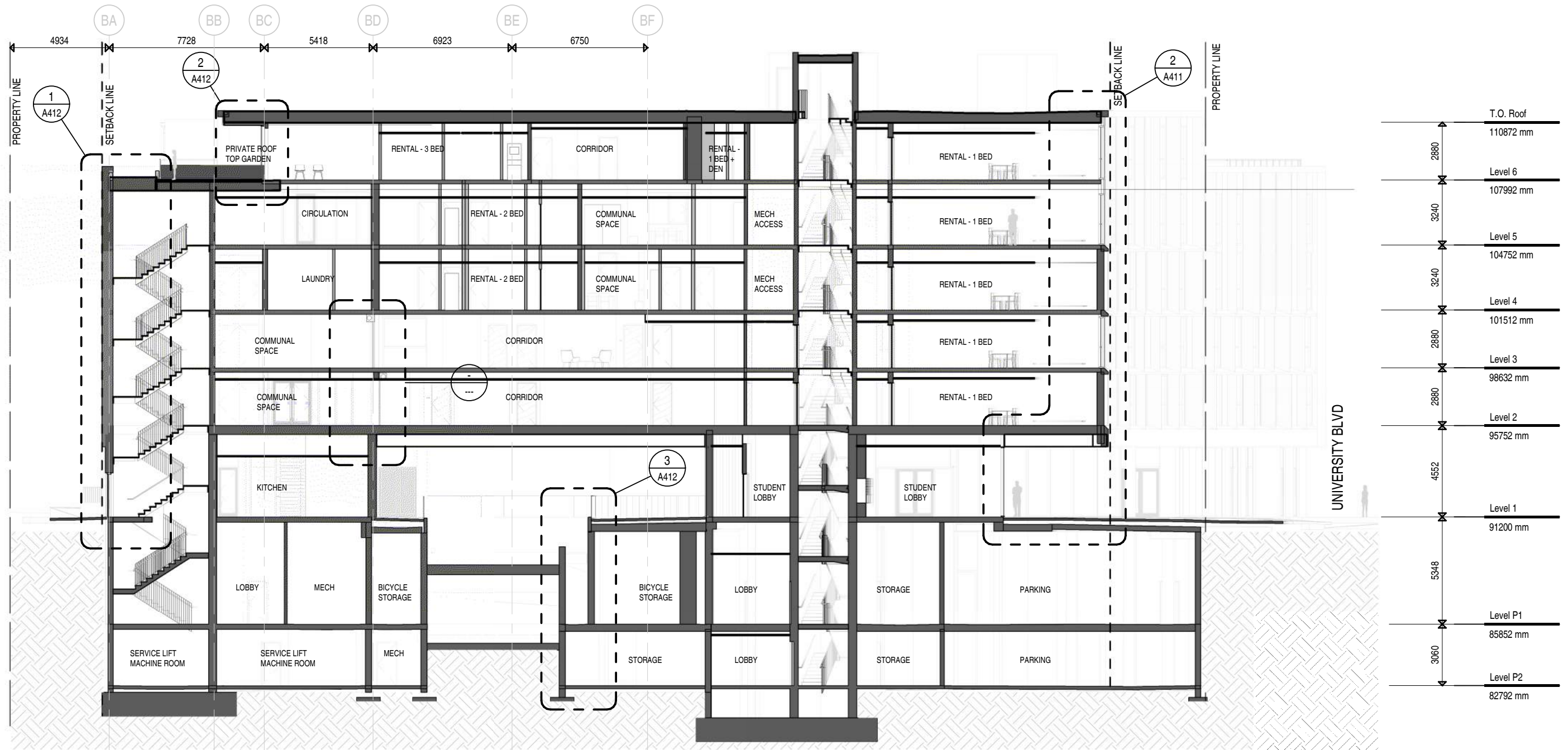
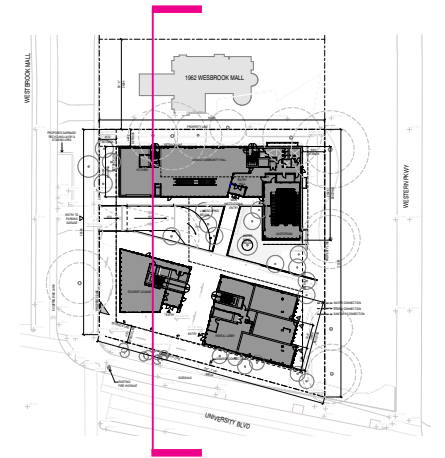
Building Section East-West Through North Wing



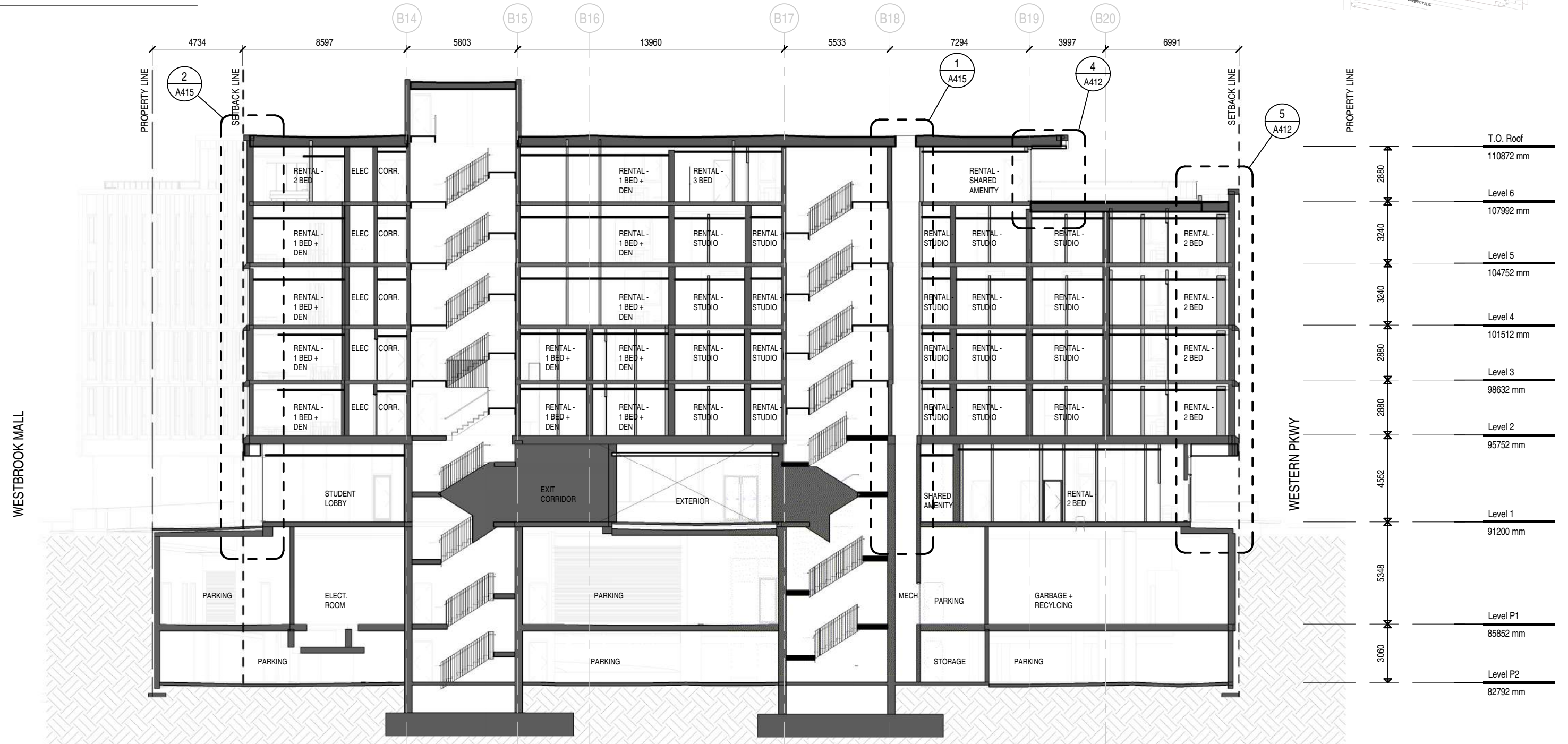
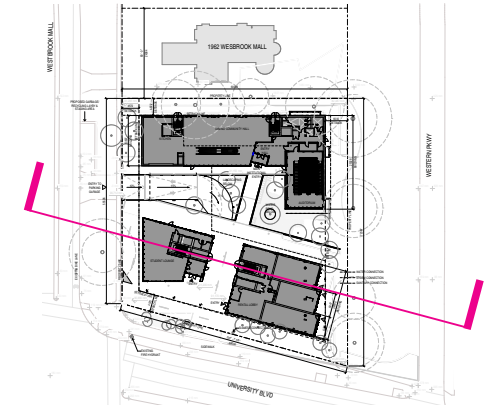
Building Section North-South Through Auditorium



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



**APPENDIX 5: PURSUANT TO UNIVERSITY ENDOWMENT LANDS
LAND USE, BUILDING AND COMMUNITY
ADMINISTRATION BYLAW**

**BUILDING SITING, FORM AND CHARACTER
DRAWINGS FOR CD-4: COMPREHENSIVE DISTRICT**



REGENT HOUSE

5800 UNIVERSITY BLVD. VANCOUVER, BC V6T 2E4

Rezoning Submission	June 3, 2022
Rezoning Resubmission	Sept 27, 2022
Development Permit Submission	Dec 20, 2023
Development Permit Submission	June 10, 2024
CD-3 Amendment Drawings	June 19, 2024 Polygon dys architecture





Project team

Developer

Polygon Homes
 1333 W Broadway
 Suite 900
 Vancouver
 BC V6H 4C2
 604- 877-1131

Sustainability

Edge Constultants
 211 E Georgia St
 Unit 102
 Vancouver,
 BC V6A 1Z6
 888-939-3343

Architect

dys architecture
 1770 Burrard Street
 Suite 260
 Vancouver
 BC V6J 3G7
 604-669-7710

Civil

InterCAD Services Ltd.
 1111 W 8th Avenue
 Vancouver
 BC V6H 1C5
 604-739-7707

Landscape

PWL Landscape Architects Ltd.
 1201 W Pender Street
 Vancouver
 BC V6E 2V2
 604-688-6111

Structural

Wicke Herfst Maver Structural Engineers
 2550 Boundary Road
 Suite 215
 Burnaby
 BC V5M 3Z3
 604-484-2859

Mech & Elec

Straiton Engineering
 33386 South Fraser Way
 Suite 203
 Abbotsford
 BC V2S 2B5
 778-752-5835

Geotechnical

Geopacific Consultants Ltd.
 1779 W 75th Avenue
 Vancouver
 BC V6P 3T1
 604-439-0922

**POLYGON
 REGENT HOUSE**

5800 UNIVERSITY BLVD, VANCOUVER, BC, V6T 2E4

**DEVELOPMENT PERMIT
 RESUBMISSION**

JUNE 10, 2024



Site Context

The project is situated in the Area D Neighbourhood of University Endowment Lands (UEL) at 5800 University Boulevard. It is currently used as the surface parking for Regent College which is a private graduate school of theology. The Land Use designation for this site noted in the Area D Neighbourhood Plan is Commercial Residential High Rise CR-2.

Area D is a diverse neighborhood with multi-unit residential, commercial and institutional buildings. The site is bordered by Wesbrook Mall to the West and Western Parkway to the East. Further West is UBC hospital and beyond Western Parkway is Dalhousie Road leading to the 'U Hill Village' Commercial Centre. U Hill Village is a local shopping destination, with retail and services, within easy walking access of residential areas in Area D, and the larger UEL community. North of the Regent College building is University Boulevard connecting the site to UBC Exchange bus services and providing a vehicular link to West Point Grey.



1. University Boulevard
2. Regent College
3. Wesbrook Mall
4. UBC Hospital
5. 'U Hill Village' Commercial Centre
6. Western Parkway



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Area D Neighbourhood Plan

The Area D Neighbourhood Plan notes the land use as CR-2. This allows for multi-unit residential and commercial uses in a high-rise building form. It also stipulates that proposals should contribute to the public realm and pedestrian connectivity. Buildings must also emphasize street fronting activity including shops or services.

The height allowance is up to 18 storeys / 58m (190'-4") and the maximum allowable FAR is 1.25 with a density bonus of up to 2.75 when public benefits are provided. This proposal has been guided by those requirements and is a mixed-use building which has a podium of commercial units with student accommodation, Rental residential and Strata residential above. The space between the proposed building and the existing Regent College creates a new public gathering space and increases East-West pedestrian connectivity.



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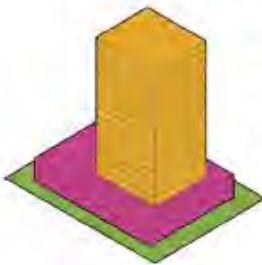
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Response to CR2 Requirements

CR-2
Commercial Residential (High-Rise)



To allow multi-unit residential and commercial uses in a high-rise building form, contributing to the public realm and pedestrian connectivity. Sites must be mixed-use and can include commercial, institutional, or live/work. Buildings must emphasize street-fronting activity including shops or services.

Mixed-use mid-rise to high-rise buildings with commercial on the lower floors and residential above.
Up to 18 storeys and maximum 58 m.



Building Height and Access

The proposed building is 18 storeys and has an overall height of approximately 54.75 m to the roof of the top residential floor. The FSR proposed is the maximum of 4.0 (122, 837.7 SF). The podium floor area is 14,880 SF and the typical tower floors are 6,500 SF. The tower portion is located West of centre in relation to the commercial podium to maximise the common student roof terrace at Level 2. Access to commercial loading and below ground residential parking is from the South East corner of the site. A vehicular entry ramp also provides access to secured underground bike parking and residential storage within the parkade. Staff parking for Regent College has been relocated to the first level of underground parking and blended with visitor spaces. Below this are a further two levels of parking for Rental and Strata residential units.

Program

The residential entry is on the East side of the podium and connects behind the commercial units to the main vertical circulation. The commercial units are accessed either from the front facing the public realm or from the South via a commercial loading corridor.

Above the podium there are 2 levels of accommodation for Regent College Graduate students. This consists primarily of studios with two accessible 1 bed units and one 2 bed unit. There is a Student common area on Level 2 with an associated roof terrace. Levels 4-6 are Rental residential units and Strata residential is on Levels 7-18. The Rental and Strata levels contain a mixture of studio, 1 and 2 bedroom apartments.

New Public Realm

An integral part of this proposal is new public gathering and circulation space between the new building and existing Regent College. It will provide potential for spill out seating for future restaurants, cafes, and shops etc. and create a new public connection from Dalhousie Road through to the UBC campus. It will also serve as the back drop to a new piece of public art which will build on themes of connection from Regent College to the new building and to the wider UBC and UEL community.

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Perspective Views 01



Plaza view toward Residential Entrance



Common Terrace from above



Eastern Elevation

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Perspective Views 02



Plaza from above



Entry to Plaza from Western Parkway



View from existing Regent College Atrium

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Perspective Views 03



Student Common Area



Entry to existing Regent College



Student Common Area Terrace



Residential Entry

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Materials

- 1. Aluminium Window Wall
Standard Silver / Charcoal



- 2. Glass Guard Rail



- 3. Glass Spandrel Panel
Green / Blue



- 4. Metal Spandrel Panel
Standard Silver



- 5. Wood Effect Metal Panel



- 6. Curtain Wall

- 7. Metallic Grey ACM Cladding



- 8. Metal Louvres



Perspective View



Mid-level Detail view
Spandrel colour transitions from Green to Blue



North Elevation Detail view
Natural Wood colour integrated with metal and glass facade



Podium Detail view
Curtain Wall with Wood / Glass / Steel canopy above

Detail Views

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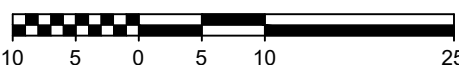
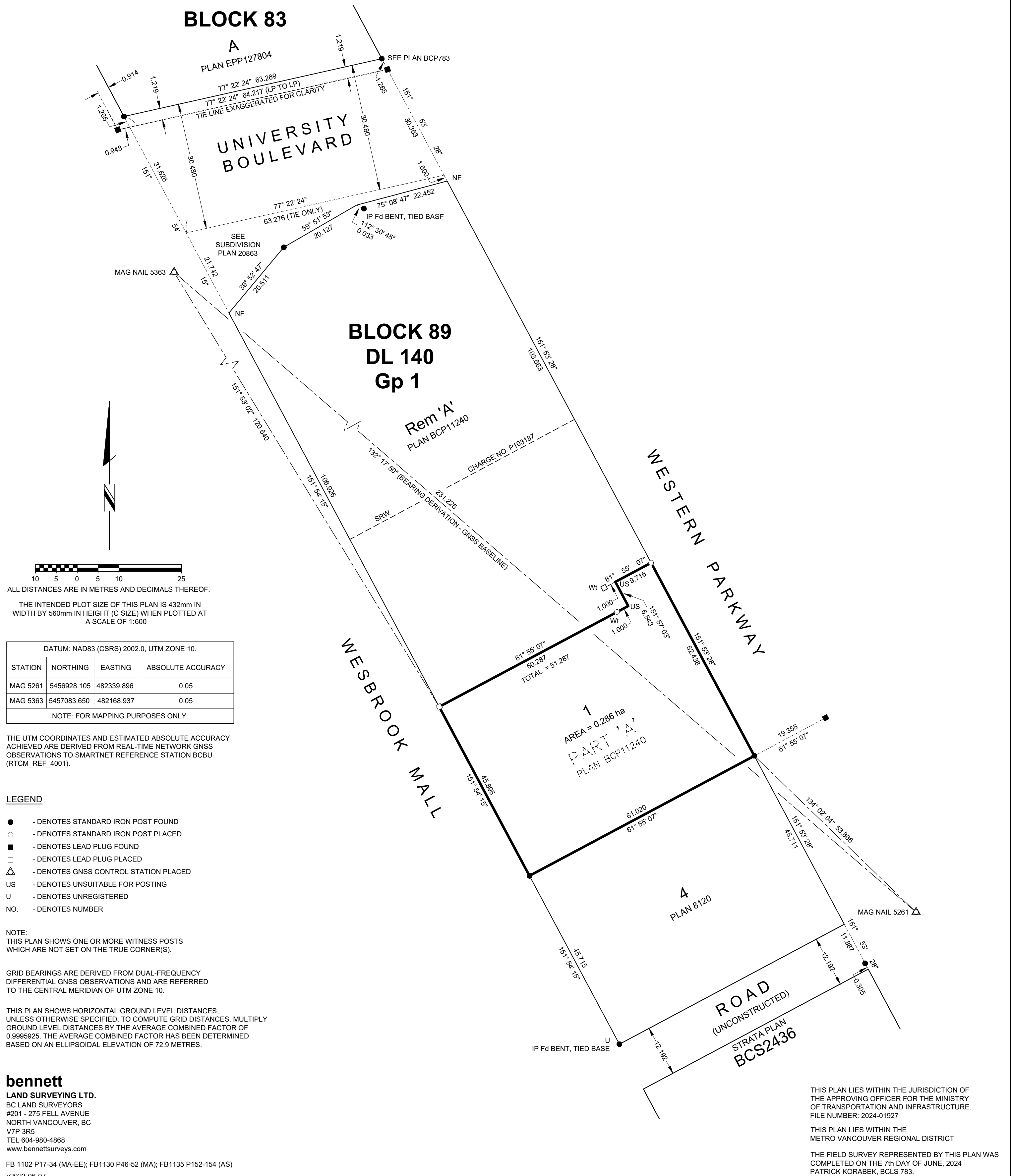
JUNE 10, 2024

**SUBDIVISION PLAN OF PART OF LOT A, BLOCK 89, DISTRICT LOT 140,
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN BCP11240.**

PLAN EPP138663

PURSUANT TO SECTION 74 OF THE LAND TITLE ACT.

UNIVERSITY ENDOWMENT LANDS
BCGS 92G.024



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:600

DATUM: NAD83 (CSRS) 2002.0, UTM ZONE 10.			
STATION	NORTHING	EASTING	ABSOLUTE ACCURACY
MAG 5261	5456928.105	482339.896	0.05
MAG 5363	5457083.650	482168.937	0.05

NOTE: FOR MAPPING PURPOSES ONLY.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM REAL-TIME NETWORK GNSS OBSERVATIONS TO SMARTNET REFERENCE STATION BCBU (RTCM_REF_4001).

LEGEND

- - DENOTES STANDARD IRON POST FOUND
- - DENOTES STANDARD IRON POST PLACED
- - DENOTES LEAD PLUG FOUND
- - DENOTES LEAD PLUG PLACED
- △ - DENOTES GNSS CONTROL STATION PLACED
- US - DENOTES UNSUITABLE FOR POSTING
- U - DENOTES UNREGISTERED
- NO. - DENOTES NUMBER

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

GRID BEARINGS ARE DERIVED FROM DUAL-FREQUENCY DIFFERENTIAL GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995925. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 72.9 METRES.

bennett

LAND SURVEYING LTD.
BC LAND SURVEYORS
#201 - 275 FELL AVENUE
NORTH VANCOUVER, BC
V7P 3R5
TEL 604-980-4868
www.bennettsurveys.com

FB 1102 P17-34 (MA-EE); FB1130 P46-52 (MA); FB1135 P152-154 (AS)
v2023-06-07

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE. FILE NUMBER: 2024-01927

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 7th DAY OF JUNE, 2024
PATRICK KORABEK, BCLS 783.

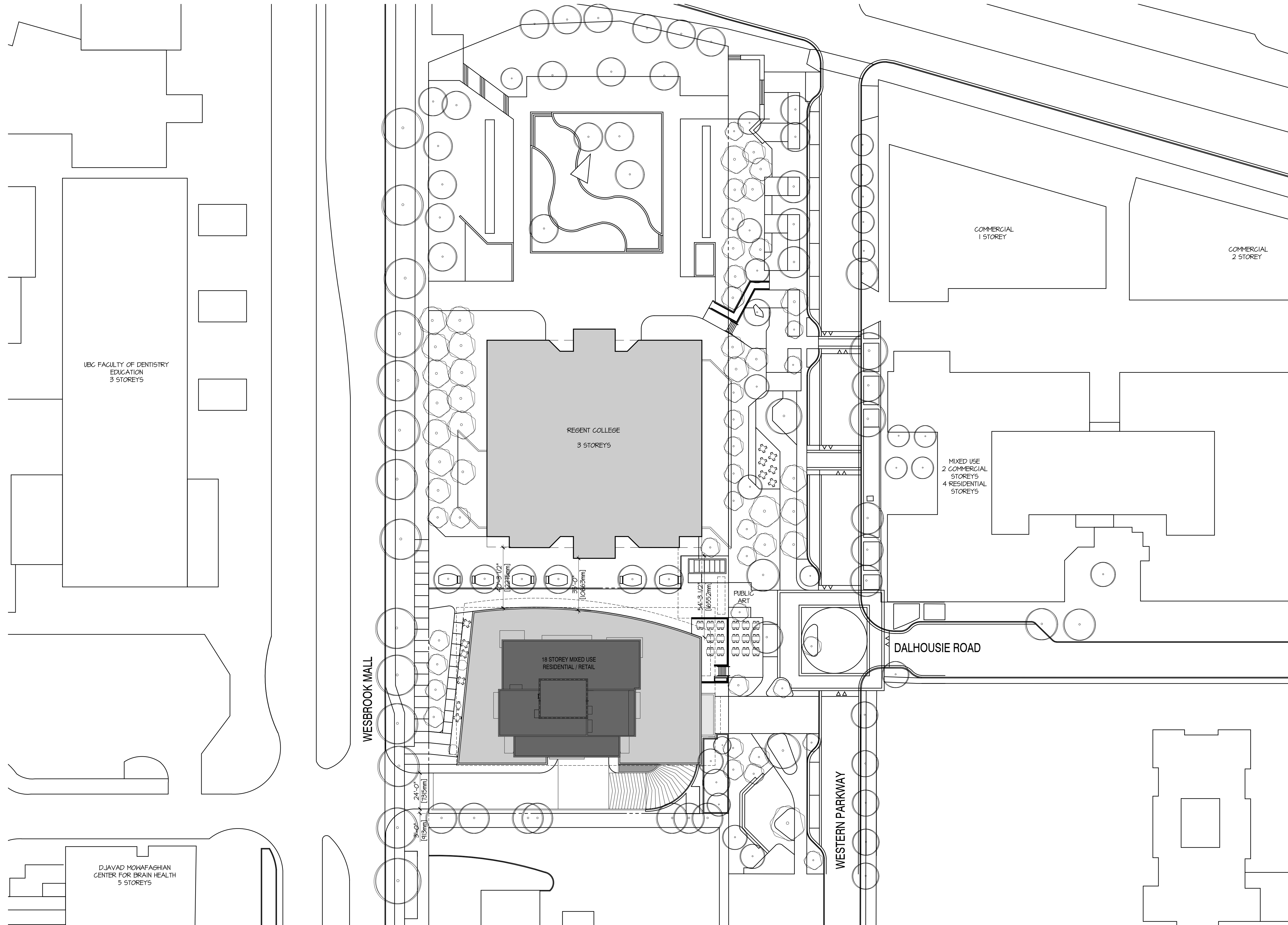
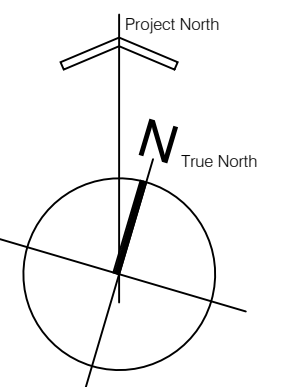
CLIENT



NO. | DATE | ISSUE

- 1 | 2022-06-03 | ISSUED FOR REZONING
- 2 | 2022-09-27 | RE-ISSUED FOR REZONING
- 3 | 2023-12-20 | ISSUED FOR DP
- 4 | 2024-06-10 | ISSUED FOR DP

NO. | DATE | REVISION



PROJECT

**POLYGON
 REGENT HOUSE**

5800 UNIVERSITY BLVD, VANCOUVER, BC, V6T 2E4

CONTEXT PLAN

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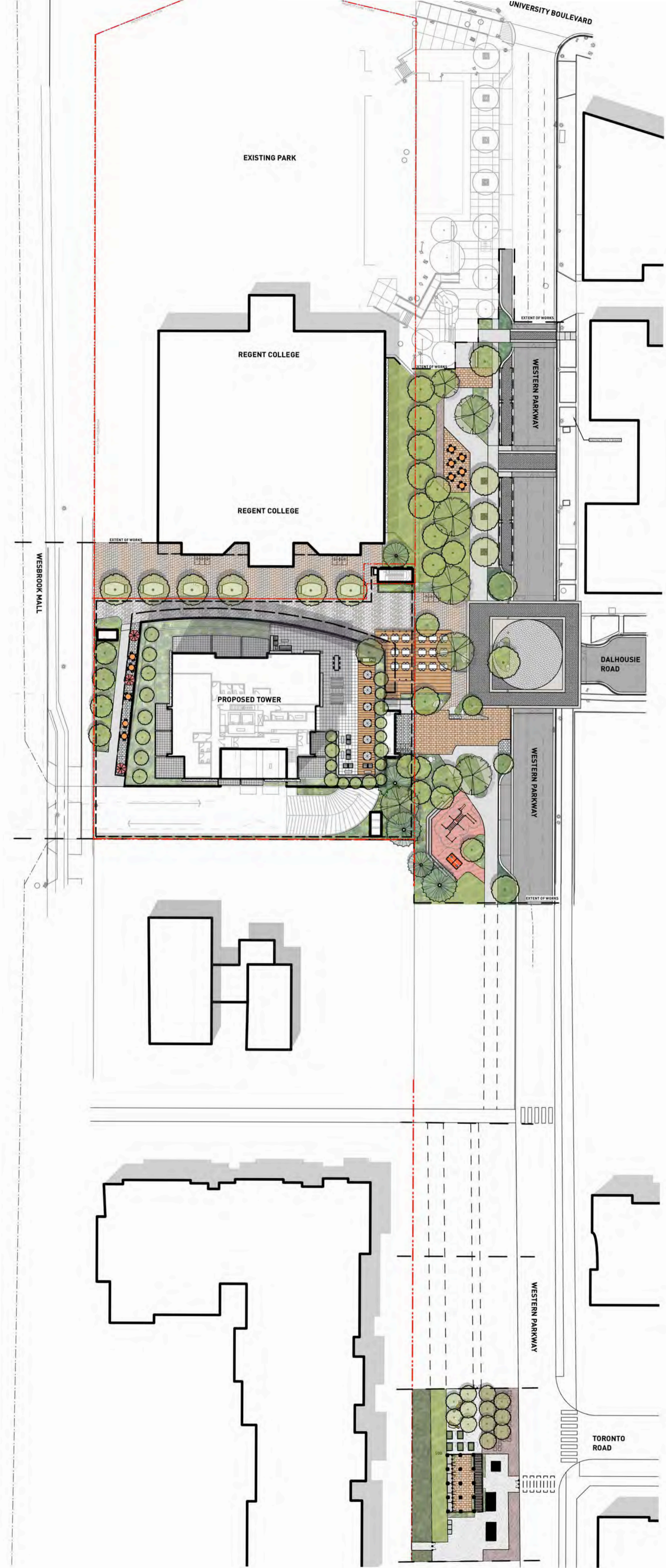
Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

PROJECT A221534

DRAWN LM / DP CHECKED CS

SCALE 1/32"=1'-0"
 DATE JUNE 10, 2024

A1.01



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
4	2024-05-15	REISSUED FOR PRE-DP
3	2023-12-20	ISSUE FOR DP
2	2023-08-31	ISSUED FOR CLIENT REVIEW
1	2023-05-12	ISSUED FOR REZONING
5	2024-06-10	ISSUED FOR DP

PROJECT NAME
 REGENT COLLEGE ONSITE

CIVIC ADDRESS
 5800 UNIVERSITY BOULEVARD, VANCOUVER, BC, V6T 2E4

LEGAL ADDRESS

DRAWING CONTENTS


- L0.00 COVER
- L0.01 TREE MANAGEMENT PLAN OFFSITE
- L0.02 TREE MANAGEMENT PLAN OFFSITE
- L0.01 LAYOUT AND MATERIALS PLAN OFFSITE
- L1.02 LAYOUT AND MATERIALS PLAN OFFSITE
- L1.03 LAYOUT AND MATERIALS PLAN OFFSITE
- L2.01 GRADING PLAN OFFSITE
- L2.02 GRADING PLAN OFFSITE
- L3.01 PLANTING PLAN OFFSITE
- L3.02 PLANTING PLAN OFFSITE
- L3.03 PLANTING LIST
- L4.01 SOIL DEPTH PLAN OFFSITE
- L4.02 SOIL DEPTH PLAN OFFSITE
- L4.03 LIGHTING PLAN OFFSITE
- L4.04 LIGHTING PLAN OFFSITE
- L5.01 IRRIGATION PLAN OFFSITE
- L5.02 IRRIGATION PLAN OFFSITE
- L4.01 LIGHTING PLAN
- L4.02 LIGHTING PLAN
- L4.03 LIGHTING PLAN
- L4.04 LIGHTING PLAN
- L5.01 SECTIONS

PROJECT
 REGENT COLLEGE
 ONSITE

ADDRESS
 5800 UNIVERSITY BOULEVARD, VANCOUVER, BC,
 V6T 2E4

DRAWING TITLE
 COVER

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NORTH  **SCALE**
 1:500

PROJECT NO.	21073
DATE	2022-12-09
FILE NAME	21073 PLAN.vwx
PLOTTED	2024-06-07
DRAWN	HG
REVIEWED	GB/JZ

DRAWING
 L0.00

REGENT COLLEGE: DESIGN RATIONALE

Located in the existing parking lot south to Regent College at UBC, the Polygon mixed-use project includes a tower form building with a large public realm with public and private amenity spaces at the ground level, a podium with retail at grade, and a tower above with a mix of housing types.

The landscape design will include public realm improvements along Western Parkway from Dalhousie Road possibly to University Boulevard. These improvements will be intended to improve the use of this area for farmers' markets and other festivals events that will build community and create neighbourhood identity. Careful integration of the project's landscape and public realm improvements with the existing Regent College building will also be a critically important part of the design work.

The public realm will create generous and flexible public spaces that can be programmed for events and activities to celebrate the sense of place in different seasons. The walkability will be enhanced with human scale design and with a range of uses and amenities to create interest and diversity for gatherings and activities. The site plan will employ building orientation and ground level arrangement to ensure good pedestrian flow and enhance distinctive public spaces. The streetscape design will minimize the impact of street parking and promote social intersection in the street. The landscape elements also include natural features, such as native plants and rain gardens to ensure the environmental sustainability both on site and off site.

The tower east frontage uses the setback zone off Western Parkway to offer a public plaza and retail unit outdoor patio to connect the village public realm eastward and open up the pedestrian corridor westward to Westbrook Mall Blvd. The landscape elements in the plaza create a distinct place for public use and access to the mixed-use building ground level retail and lobby. The plaza promotes the public seating and gathering opportunities. The sidewalk from the Dalhousie Rd is aligned with this east-west pedestrian corridor to enhance the pedestrian linkage for the overall university campus.

The east and west corridor is created to increase the pedestrian linkage as the extension of Dalhousie Rd westward. It also provides an animated building edge along the south entrance of Regent College and the north edge of the mixed-use building. The corridor experiences gentle grade change to seamlessly connect the ground level at both the mixed building and Regent College to the public realm. The line of deciduous trees and feature plantings are proposed to facilitate the pedestrian flow and offer a series of spaces for seating and gathering. The entrance to Regent College is integrated with the pedestrian corridor to further create distinct outdoor space with more foot traffic.

The design of the streetscape of Western Parkway westside is to create a green and pedestrian walkway at north-south direction. It should be a pedestrian oriented street with parallel parking stalls, curb bulge outs and raised crosswalks. The street furnishing and paving would suggest slow vehicular speed and encourage public seating opportunities and a range of activities for different seasons. The pedestrian crossing of the street would be safe and comfortable. A pedestrian sidewalk at the west side of the street is proposed to accommodate a series of planting and seating areas.



REVISIONS AND ISSUES

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PROJECT

**REGENT COLLEGE
ONSITE**

ADDRESS

5800 UNIVERSITY BOULEVARD, VANCOUVER, BC,
V6T 2E4

DRAWING TITLE

**PRECEDENT IMAGES
AND
DESIGN RATIONALE**

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NORTH

SCALE

Scale

PROJECT NO. 21073

DATE 2022-12-09

FILE NAME 21073 PLAN.vwx

PLOTTED 2024-06-07

DRAWN HG REVIEWED GB/JZ

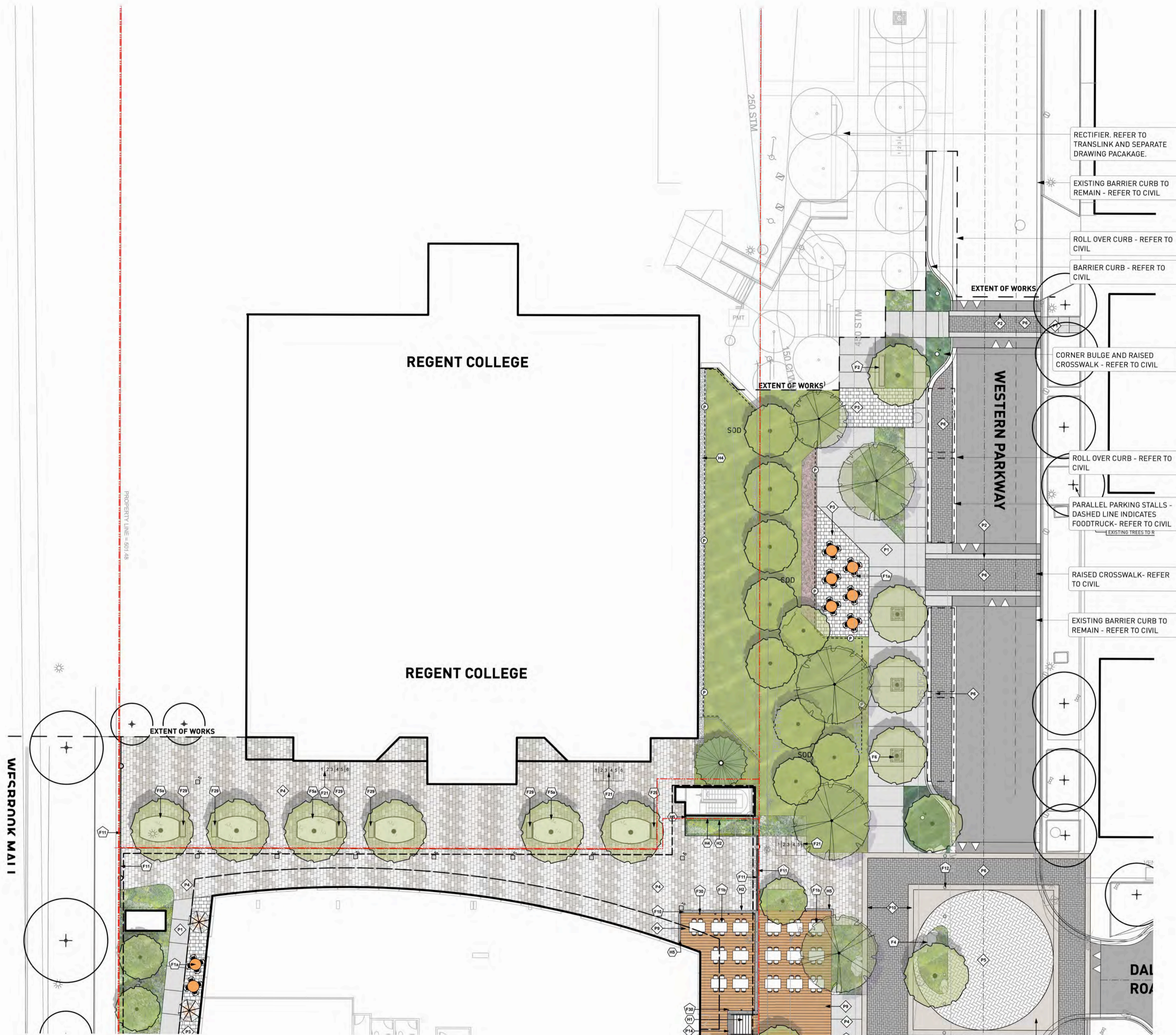
DRAWING

L0.03



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
4	2024-05-15	REISSUED FOR PRE-DP
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1	2023-05-12	ISSUED FOR REZONING
5	2024-06-10	ISSUED FOR DP



RECTIFIER. REFER TO
TRANSLINK AND SEPARATE
DRAWING PACAKAGE.

EXISTING BARRIER CURB TO
REMAIN - REFER TO CIVIL

ROLL OVER CURB - REFER TO
CIVIL

BARRIER CURB - REFER TO
CIVIL

CORNER BULGE AND RAISED
CROSSWALK - REFER TO CIVIL

ROLL OVER CURB - REFER TO
CIVIL

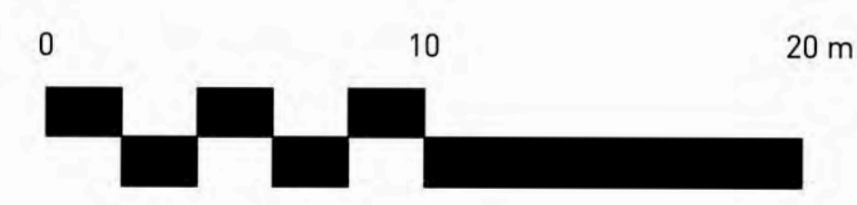
PARALLEL PARKING STALLS -
DASHED LINE INDICATES
FOODTRUCK - REFER TO CIVIL

RAISED CROSSWALK- REFER
TO CIVIL

EXISTING BARRIER CURB TO
REMAIN - REFER TO CIVIL

WESPRINK MAI

DAI
ROA



PROJECT

**REGENT COLLEGE
ONSITE**

ADDRESS

5800 UNIVERSITY BOULEVARD, VANCOUVER, BC,
V6T 2E4

DRAWING TITLE

**LAYOUT AND MATERIALS
PLAN**

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NORTH



SCALE

1:200

PROJECT NO. 21073

DATE 2022-12-09

FILE NAME 21073 PLAN.vwx

PLOTTED 2024-06-07

DRAWN HG REVIEWED GB/JZ

DRAWING

L1.01



PROJECT NAME
 REGENT COLLEGE RECTIFIER

CIVIC ADDRESS
 5800 UNIVERSITY BOULEVARD, VANCOUVER, BC, V6T 2E4

LEGAL ADDRESS

DRAWING CONTENTS

L0_00	COVER
L0_01	TREE MANAGEMENT PLAN
L0_02	PRECEDENT IMAGES AND DESIGN RATIONALE
L1_01	LAYOUT AND MATERIALS PLAN
L2_01	GRADING PLAN
L3_01	PLANTING PLAN
L4_01	LIGHTING PLAN
L5.01	SECTIONS



REVISIONS AND ISSUES

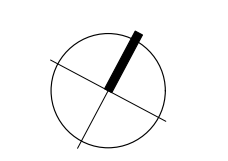
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2	2024-06-17	ISSUED FOR DP

PROJECT
 REGENT COLLEGE RECTIFIER

ADDRESS
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DRAWING TITLE
 COVER

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NORTH  **SCALE**
 1" = 10'0"

PROJECT NO.	21073
DATE	2022-12-09
.JL. NAME	21073 Rectifier.vwx
PLOTTED	2024-06-17
DRAWN	KM/AL R.VL.W.D GB/JZ
DRAWING	

LO_00



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
4	2024-05-15	REISSUED FOR PRE-DP
3	2023-12-20	ISSUE FOR DP
2	2023-08-31	ISSUED FOR CLIENT REVIEW
1	2023-05-12	ISSUED FOR REZONING
5	2024-06-10	ISSUED FOR DP

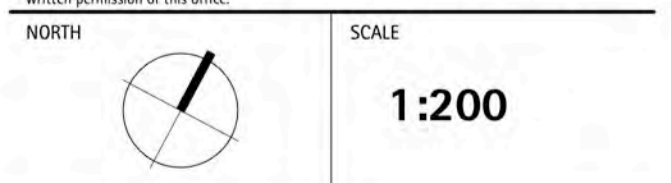


PROJECT
**REGENT COLLEGE
 ONSITE**

ADDRESS
 5800 UNIVERSITY BOULEVARD, VANCOUVER, BC,
 V6T 2E4

DRAWING TITLE
**LAYOUT AND MATERIALS
 PLAN**

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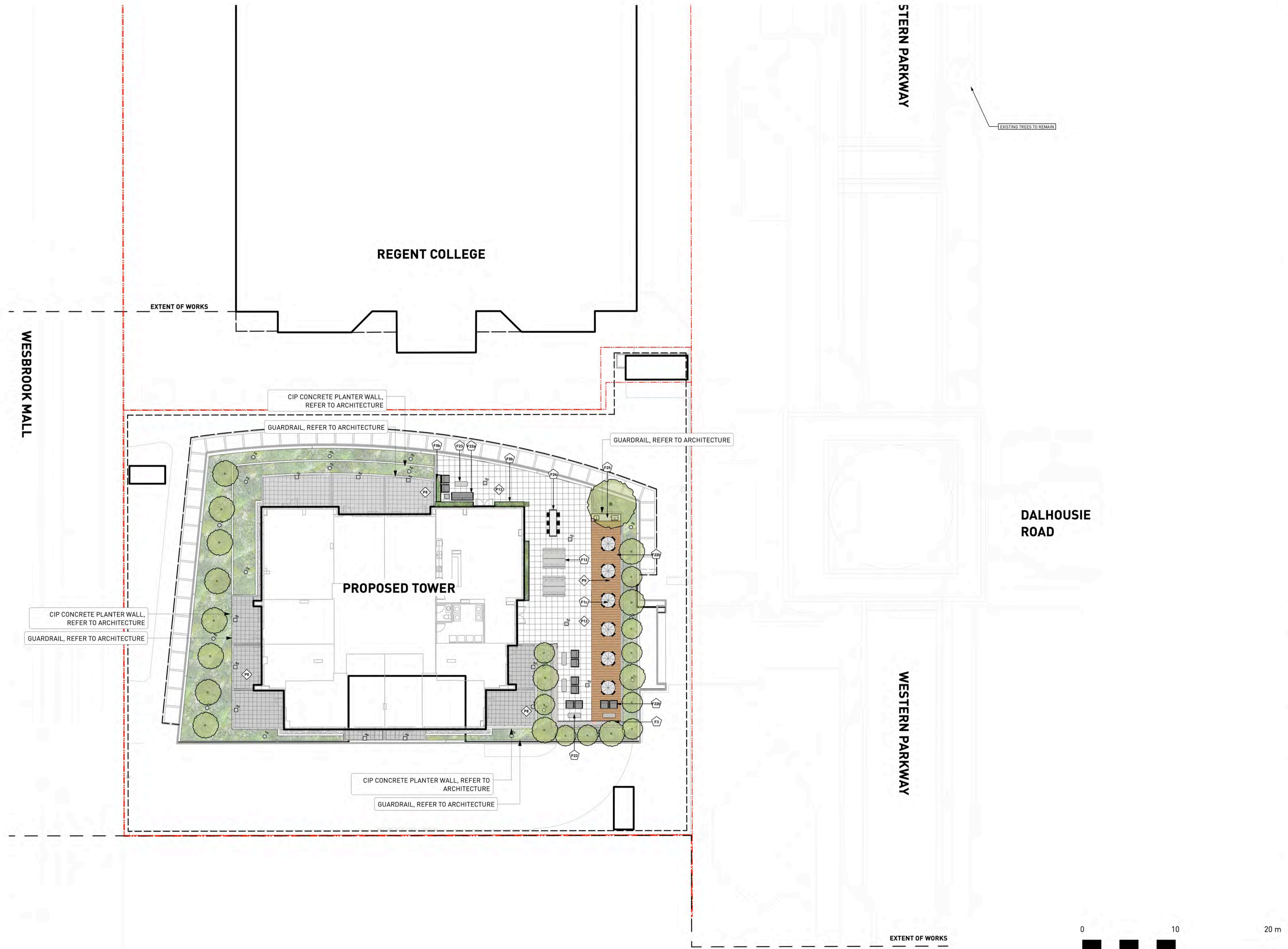
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DATE	2022-12-09
FILE NAME	21073 PLAN.vwx
PLOTTED	2024-06-07
DRAWN	HG
REVIEWED	GB/JZ

L1.02



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
4	2024-05-15	REISSUED FOR PRE-DP
3	2023-12-20	ISSUE FOR DP
2	2023-08-31	ISSUED FOR CLIENT REVIEW
1	2023-05-12	ISSUED FOR REZONING
5	2024-06-10	ISSUED FOR DP



PROJECT

**REGENT COLLEGE
ONSITE**

ADDRESS

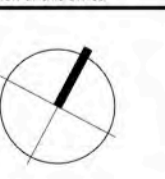
5800 UNIVERSITY BOULEVARD, VANCOUVER, BC,
V6T 2E4

DRAWING TITLE

**LAYOUT AND MATERIALS
PLAN**

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NORTH



SCALE

1:200

PROJECT NO. 21073

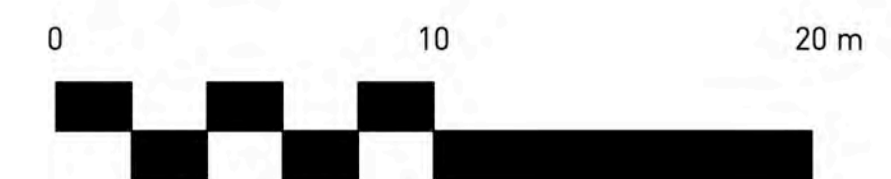
DATE 2022-12-09

FILE NAME 21073 PLAN.vwx

PLOTTED 2024-06-07

DRAWN HG REVIEWED GB/JZ

DRAWING



L1.03



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
4	2024-05-15	REISSUED FOR PRE-DP
3	2023-12-20	ISSUE FOR DP
2	2023-08-31	ISSUED FOR CLIENT REVIEW
1	2023-05-12	ISSUED FOR REZONING
5	2024-06-10	ISSUED FOR DP



PROJECT
**REGENT COLLEGE
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ADDRESS
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DRAWING TITLE
**LAYOUT AND MATERIALS
 PLAN**

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NORTH	SCALE
	1:200

PROJECT NO.	21073
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FILE NAME	21073 PLAN.vwx
PLOTTED	2024-06-07
DRAWN	HG
REVIEWED	GB/JZ

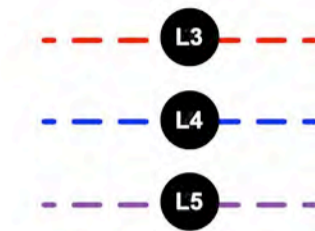
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L1.04



EXISTING POLE LIGHTS

LEGEND

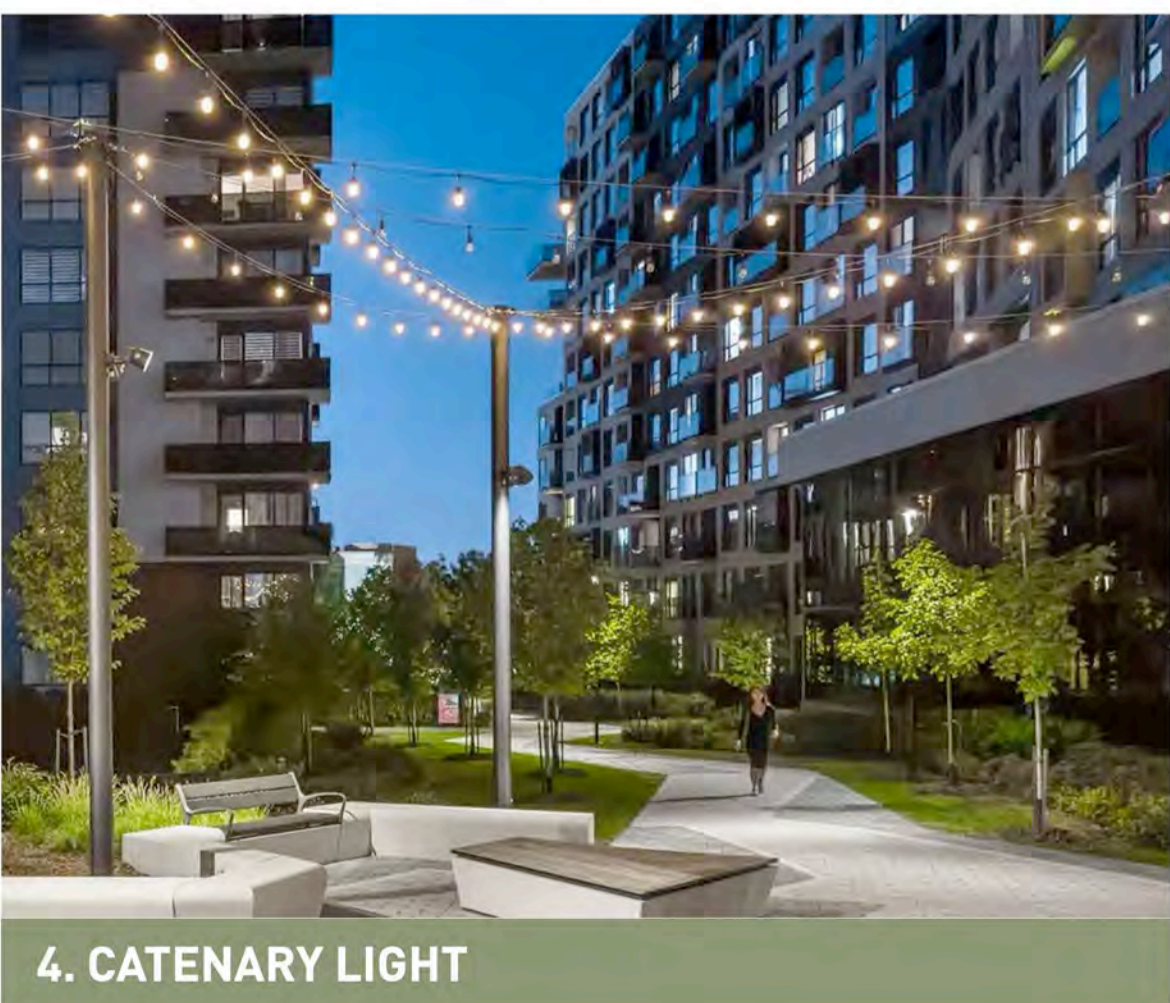
- L1** Pedestrian Scale Pole Light
- L2** Bollard Light
- L3** LED Strip Light
- L4** Catenary Light
- L5** Wall Light



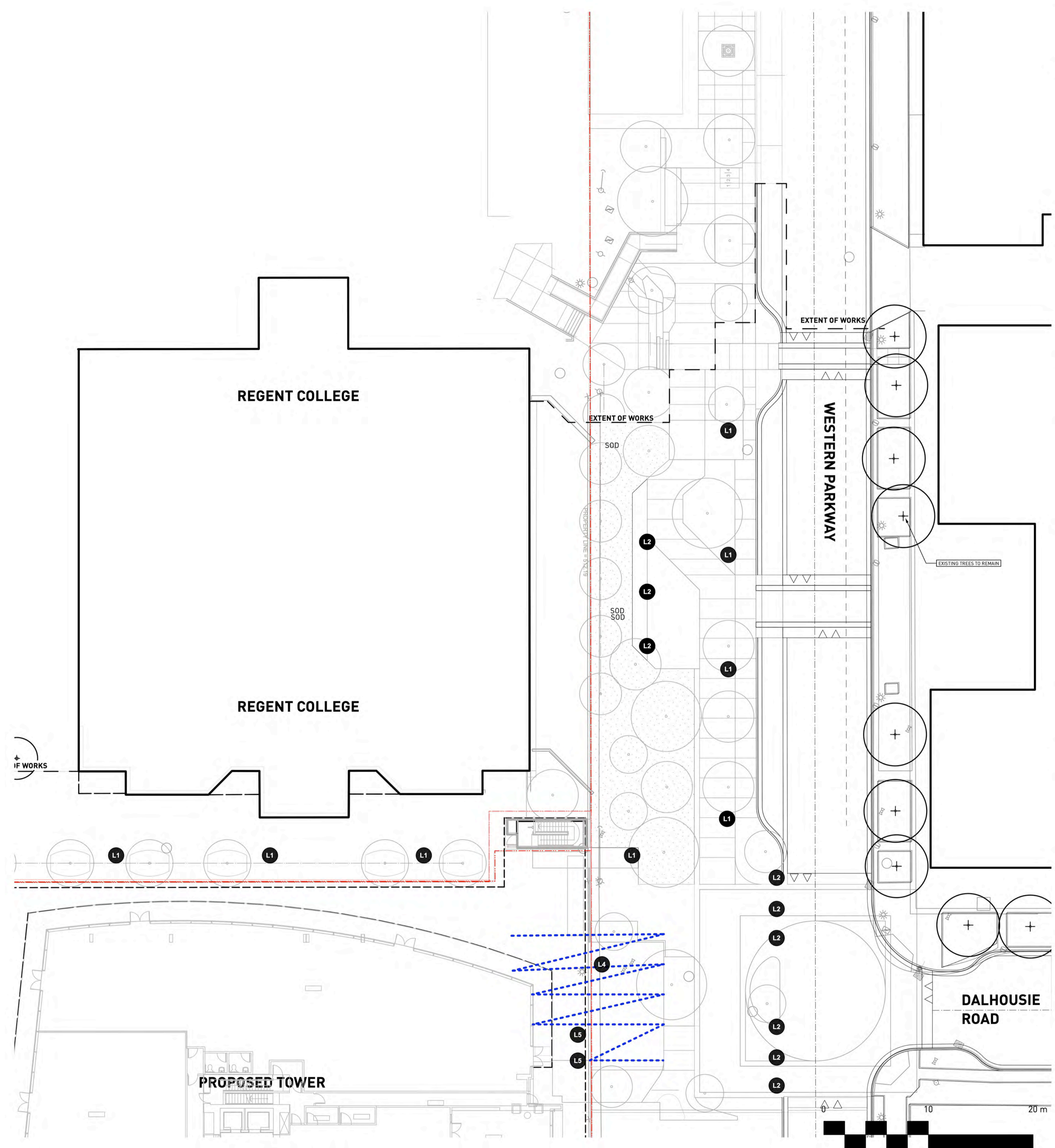
1. PEDESTRIAN SCALE POLE LIGHT



1. PEDESTRIAN SCALE POLE LIGHT



4. CATENARY LIGHT



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
4	2024-05-15	REISSUED FOR PRE-DP
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PROJECT
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ADDRESS
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 V6T 2E4

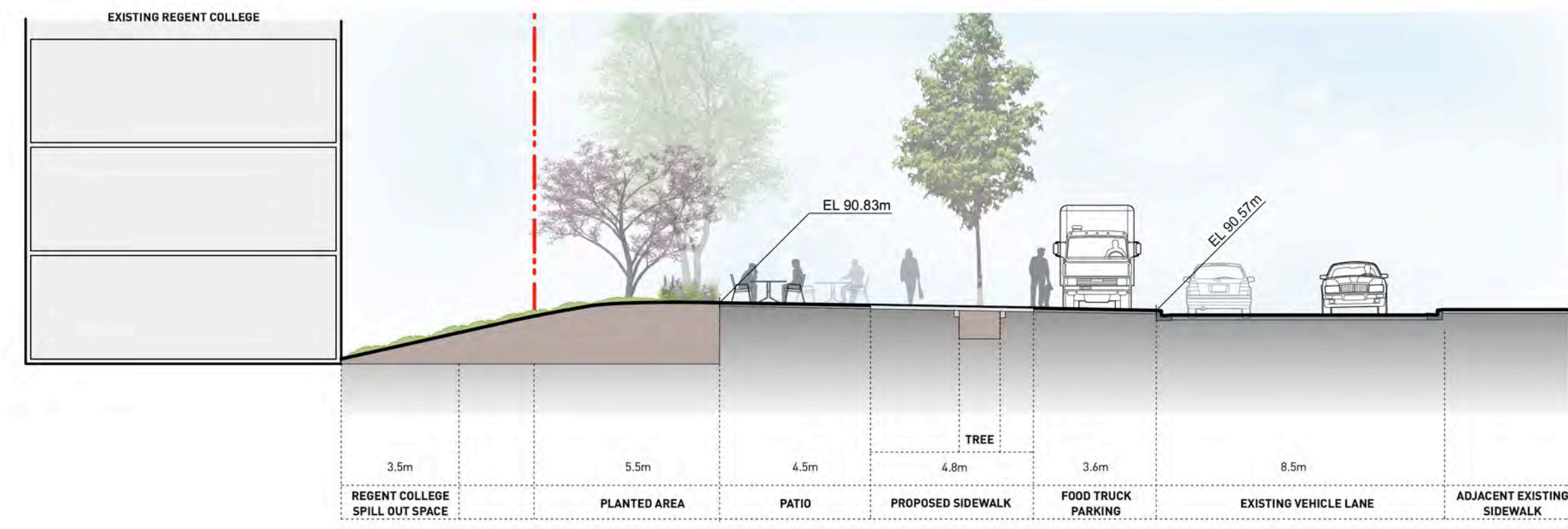
DRAWING TITLE
LIGHTING PLAN

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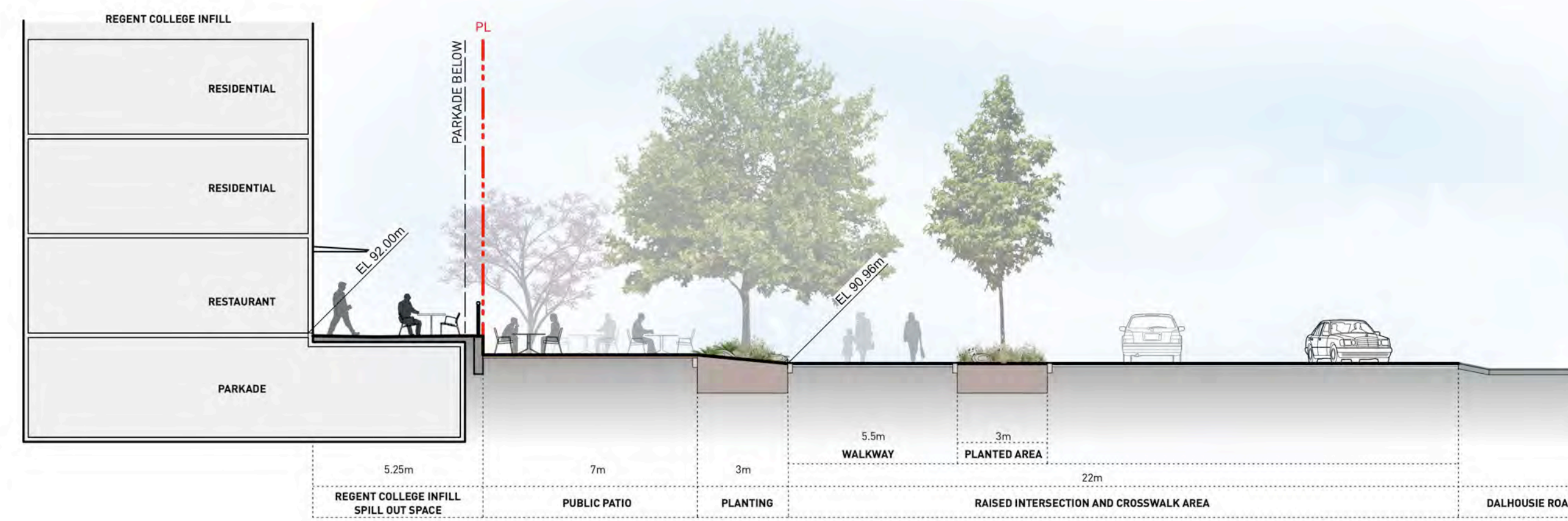


PROJECT NO.	21073
DATE	2022-12-09
FILE NAME	21073 PLAN.vwx
PLOTTED	2024-06-07
DRAWN	HG
REVIEWED	GB/JZ

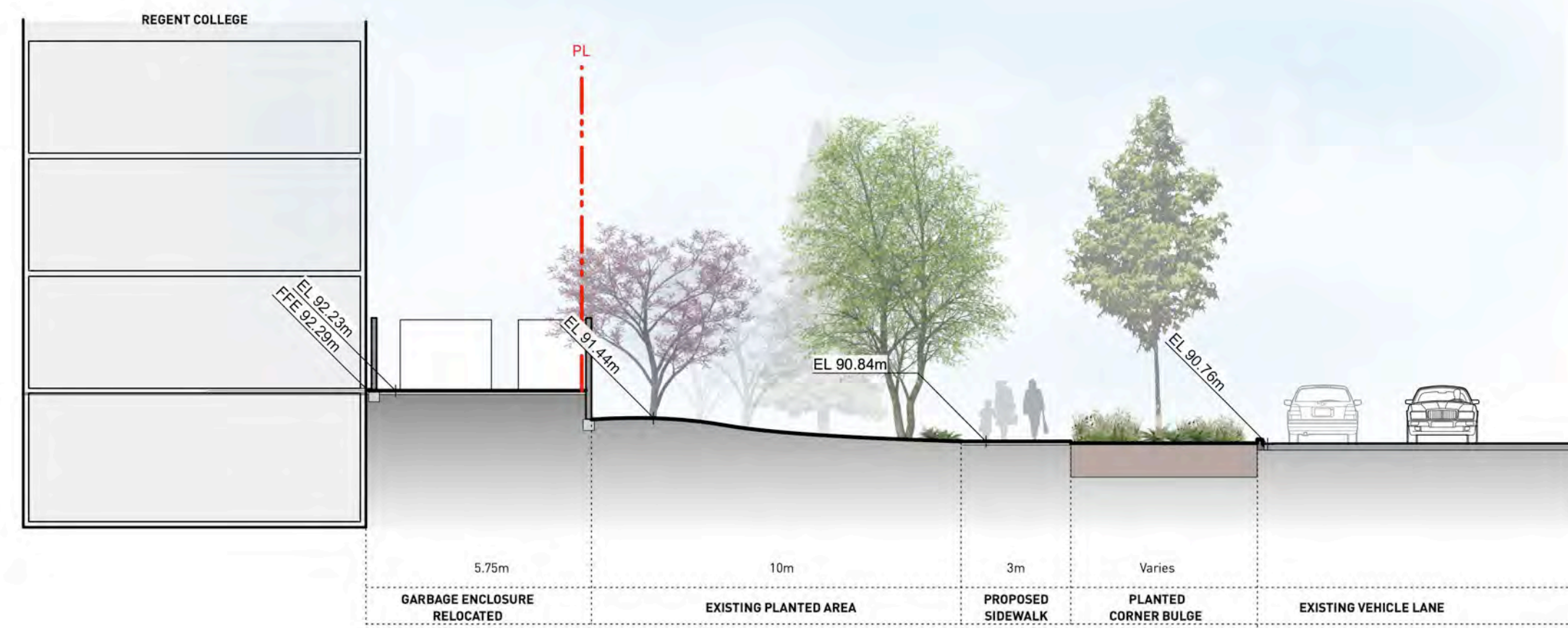
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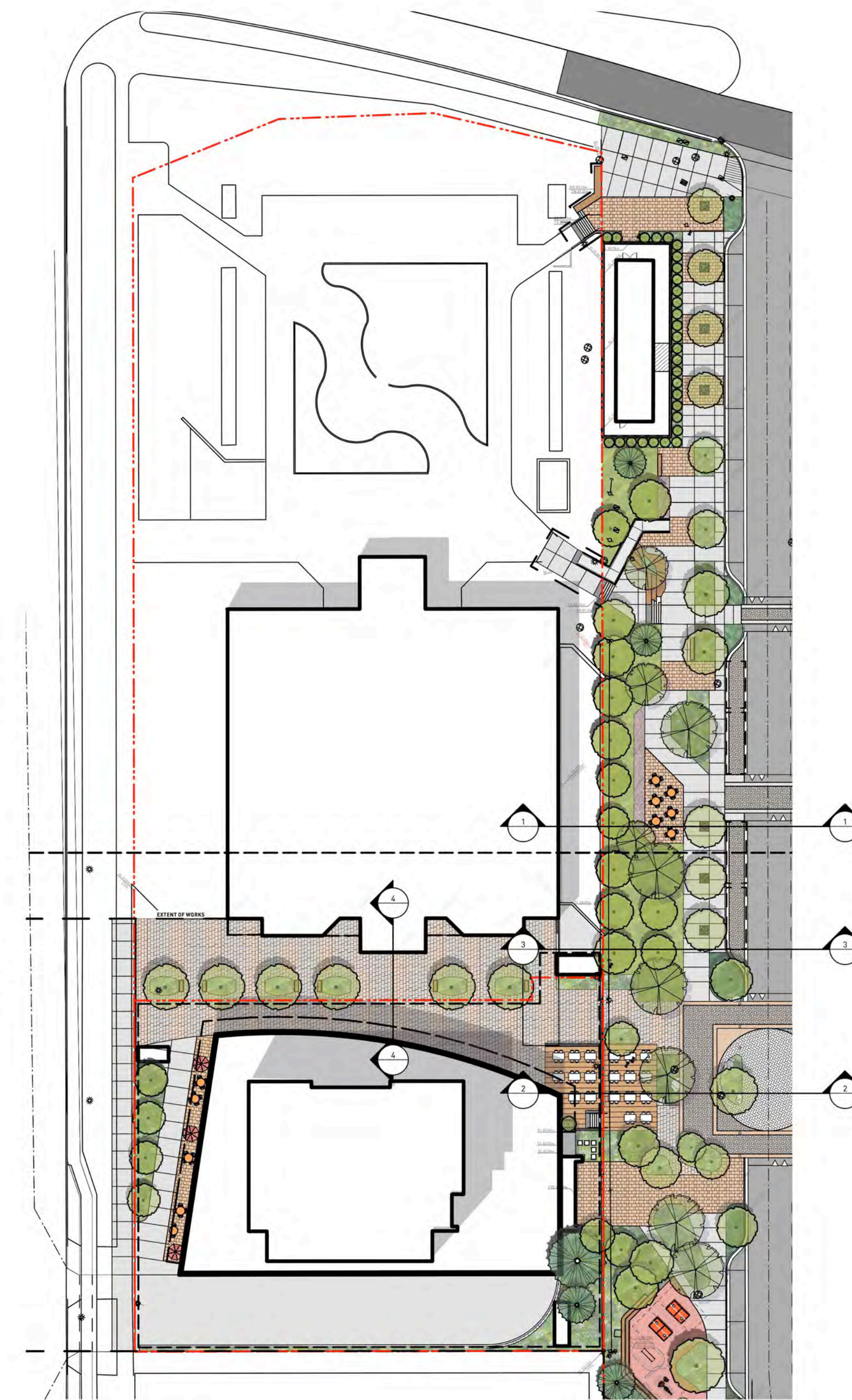
1 SECTION 1 - EASTWEST THROUGH WESTERN PARKWAY
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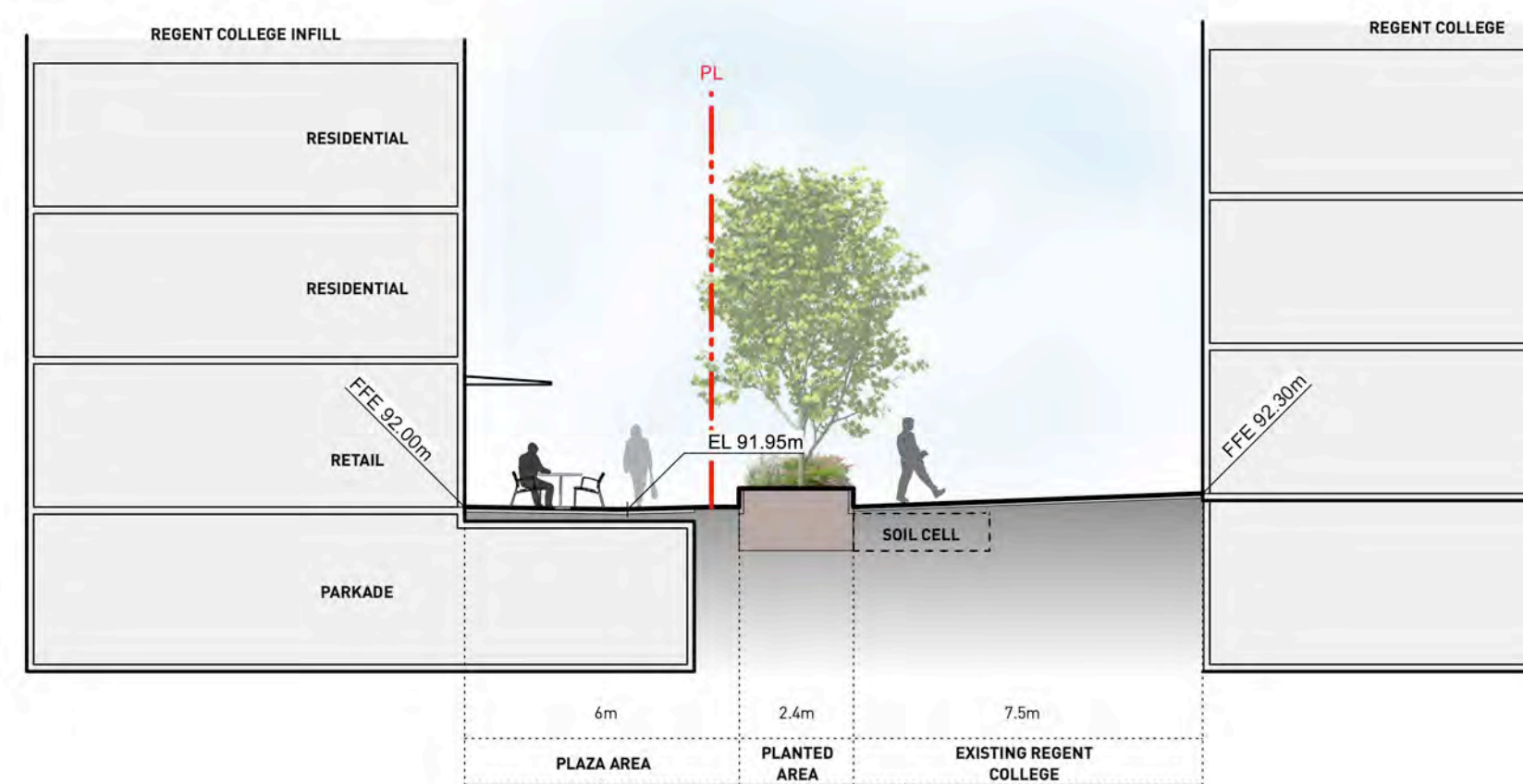
2 SECTION 2 - EASTWEST THROUGH WESTERN PARKWAY
Scale: 1:150



3 SECTION 4 - EASTWEST THROUGH WESTERN PARKWAY
Scale: 1:150



KEY PLAN 1:500



4 SECTION 5 - NORTH SOUTH MAIN PLAZA
Scale: 1:150



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
A	2022-12-09	ISSUED FOR REZONING
B	2023-05-12	ISSUED FOR REZONING
C	2023-08-31	ISSUED FOR CLIENT REVIEW
D	2023-12-20	ISSUED FOR DP
E	2024-06-10	ISSUED FOR DP

PROJECT
REGENT COLLEGE

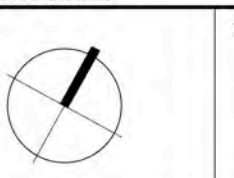
ADDRESS
5800 UNIVERSITY BOULEVARD

LEGAL ADDRESS

DRAWING TITLE
SECTIONS

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NORTH



SCALE

1:150

PROJECT NO.	21073
DATE	2022-10-25
FILE NAME	21073 SECTION.vwx
PLOTTED	2023-08-31
DRAWN	HG
REVIEWED	

DRAWING

L5.01

Appendix 6: Building Siting, Form and Character Drawings for CD-5: Comprehensive District

