

University Endowment Lands Community Advisory Council

Minutes of the Monthly Public Meeting

Monday, November 20th, 2023, 6:00 pm

300-5755 Dalhousie Road

1. Call to Order (6:05 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
2. Adoption of the Agenda (6:05 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
3. Adoption of Minutes of the Monthly Public Meeting of September 18, 2023 (6:05 pm)
 - a. Seconded by Henry
 - b. Approved unanimously
4. Presentation: Translink New Rectifier Proposal (6:05 pm)
 - a. (Presentation cancelled)
5. Discussion: Ministry of Housing Legislation (6:06 pm)
 - a. Notes on the Community Works Fund
 - i. At the CAC's previous meeting, we did brainstorming regarding what projects to put forward to Metro Vancouver
 - ii. e.g., mudpits, receptacles, sustainability plants, sidewalk options, garbage in alley, generator, stormwater management features, playground
 - iii. We tried to push off the ones that could be covered by developers as amenities (like playground/stormwater management features)
 - iv. The two sidewalk options seemed appealing: Chancellor/Acadia, and Acadia/Allison
 - b. Update on UEL Staffing
 - i. 7 positions actioned
 1. Director of Development Services - Heather Shay
 2. Engineering Project Coordinator, starting November 20th
 3. etc.
 - c. Development Services
 - i. Development permits issued from September to November:
 1. 1529 Western Crescent - October 11th
 2. 5537 Chancellor Blvd. - November 6th (a minor amendment)
 - ii. Applications on public notice
 1. No rezonings

2. Development permits:
 - a. Lelem childcare - NN
 - b. 4715 West 7 - NN
- d. New legislation introduced
 - i. All information discussed here is in the public domain
 - ii. There are three different bills going through the process, and the goal is for them to go into effect by December
 1. Small Scale Multi-Unit Housing - the intent is to allow a secondary suite on every single-family lot in the province, especially urban areas (within Metro Vancouver, this would allow for between 3-6 units depending on the lot size)
 - a. By June 2024, every local government needs to update their zoning bylaws to update their secondary suites (self-contained suites within a house or an ADU, additional dwelling units such as coach houses) - local governments may decide specifics
 2. Every local government has to complete a Housing Needs Report via a standardised form
 - a. Needs to be updated by December 2024
 3. Every local government has to update their OCP and their zoning by December 2025, taking information from the Housing Needs Report, and aiming for an outlook of 20 years rather than 5 years
 4. Legislation strengthening development financing tools (including DCCs, which are related to infrastructure and areas underground, and ACCs, which are related to amenities like parks and libraries)
 5. Transit-Oriented Development - requires some municipalities to designate development areas near transit hubs - specifically, within 800m of a rapid transit system (such as a skytrain), or within 400m of a bus exchange - we are still looking into what that means for the UEL
 - a. Area C and Area A would be affected in the “bubble” of the 400m radius of frequent transit service, and would therefore be allowed to have up to 6 units per single-family property - we also must consider the future bus loop and SkyTrain station
 - iii. In December, all municipalities are expecting to see a policy manual about Small Scale Multi-Unit Housing
 - iv. By June 2024, local governments update bylaws to accommodate SSMU zoning
 - v. By December 2024, local governments complete Housing Needs Report

- vi. By December 2025, updated OCPs and zoning bylaws are completed
- vii. etc.
- viii. Comment from a resident:
 - 1. If someone wants to put a development permit sign and people have a certain amount of time to give feedback, is the UEL still able to determine or mandate setbacks based on the size of the lot? Do we imagine that, moving forward, we will continue to have allowable input into designs of (more denser) buildings the way we do now?
 - 2. Answer from Will: the community will still have input into the form and function of the building - the changes are about density, e.g., do we want square lots with 6 units that take up most of the property, or do we want houses that look similar to now but have more units inside them?
- ix. Comment from a resident:
 - 1. In Vancouver, they encourage you to do multi units as a disincentive for single-family homes - seems like very different philosophy from what we had before, and the province really wants to increase housing
 - 2. Answer from Will: Vancouver, Victoria, etc. have already done this, and you cannot restrict and only allow single-family dwellings - part of the idea is to move away from the car and move towards public transit - something the community can agree on is how many permits we can issue for parking
- x. Comment from a resident:
 - 1. Area C accessibility issues with the golf course in the context of transit - cannot walk through the golf course?
 - 2. Answer from Will: we are unsure about the specific range, but the golf course is set to remain a golf course until at least 2083
- xi. Comment from a resident:
 - 1. How would we implement CACs (community amenity charges) prior to the rezonings/OCP revisions? We expect the views of property owners will vary depending on how much they need to return to the community if there should be a rezoning
 - 2. Answer from Will: TBD how we implement community amenity charges related to small-scale multi-unit housing, we have to allow up to 6 units - in terms of Area D, we already apply amenity charges (not in the form of CACs, but Lelem's park, for example, was an amenity the developer paid back to the community)

3. The relationship between amenities and density; developers investing in the building and providing affordable housing is an amenity
- xii. Comment from a resident:
1. How would the Blanca Street bus loop factor into the new transit system?
 2. Answer from Will: it would need to be identified as a frequent bus loop, and Blanca's loop is small to count - the main question up in the air is whether the UBC bus loop would count under UEL
- xiii. Comment from a resident:
1. Regarding amenities, negotiation is a typical approach for the UEL but it doesn't really have a framework, so if we could formalise them all areas could benefit - could we bring this forward to the Premiere? - the process should be much more democratic and not done in a private setting
 2. Answer from Will: the Area D Plan (Section 5.10) is about housing, and the % of low/moderate income housing is already specified there - would like to hear what the community wants in terms of amenities - supportive housing? care homes? playground? - through the OCP updates, we could go in and say what kinds of amenities the community wants
 3. Response from resident: we should take into account the demographic status - a lot of the "affordable housing" is in the range of people who have full-time employment, and so it is not affordable at all - the varied socioeconomic status needs to be looked at, the ratio between us and the broader population growth
 4. Response from Will: it is definitely important, and prices will hopefully stabilise - when it comes to affordable housing, we apply HILLs to set a standard for what "low income" means - if UEL really wants to serve all areas that are close to the university, we need to get to know the population
 5. Response from resident: 40% of the students at UBC report food shortages at least once a year - it would be important to look into that data, connect with the AMS, etc. - "low income" is missing a significant chunk of the population in the UEL - we should say to the developers that if they want to earn their bonus for densification, they should look at this part of the population as well - this would be great input for an OCP update - a good description of what is needed in the community
- xiv. Comment from a resident:

1. The two buildings that are being proposed for Area D under the current guidelines could have short-term rentals - in general, they are not allowed in the UEL, and it is very hard to track them
 2. Answer from Will: short-term rentals are not currently permitted - the legislation talks about moreso regulation around providers and the platforms to share information with the province
 3. Response from resident: will that be resolved before any zoning change be put forward?
 4. Response from Will: the short-term rental proposals only apply to student housing at certain times of the year, and in general, short-term rentals are already restricted in the UEL
- xv. Comment from a resident:
1. When will we be ready to receive permit applications for the small-scale multi-unit housing?
 2. Answer from Will: we have to update the zoning bylaws, so that is by June - the process is similar to how it is right now - we don't know about the floor ratio yet, though, or if there is anything in the legislation that increases square foot
- xvi. Comment from a resident:
1. If we aren't a municipality or local government, is it clear how all these changes apply to the UEL (besides SSMU)?
 2. Response from Will: because we are separate from other entities, the local municipal affairs are aligning our bylaws with the other entities - we are also eligible for the funding
- xvii. Comment from a resident:
1. One big difference in how Vancouver and the UEL have developed is that we still have a say in design guidelines for structures - it is really important that we fight for that
 2. Response from Will: it took 3-4 years for the Area D plan, so it will take a while to update the OCP too - the timeline is tight, but we are already consulting experts about the OCP
- xviii. Comment from a resident:
1. The legislation coming from the province seems very prescriptive, and the timelines seem quite aggressive for government - is there an opportunity for the various municipalities to provide feedback?
 2. Response from Will: the province has enacted legislation that the local governments must adopt - they are going through Cabinet right now, and there will be comments from local governments and UBCM - 2)
- xix. Comment from a resident:

1. Confusion about the distances shown in the visuals
2. Response from Polygon representative: if you are 200m or less to a bus exchange, you MUST have a 4 FAR (minimum allowable density) - the implications are that if you have a minimum of 4, but the municipality applies 6, the 2 additional FAR is subject to ACC/CAC

6. Manager's Report (7:21 pm)

- a. Community Works Fund
- b. Community Centre Advisory Board
- c. Policy Update
 - i. 6 new policies
 - ii. Tree management, protection, and removal
 - iii. Water conservation inline with Metro Vancouver
 - iv. Maintenance and security of vacant and unoccupied homes - provides homeowners with expectations and directions to secure and take care of unoccupied dwellings
 - v. Building permit expiry and extensions - inform property owners about the length of time for permits
 - vi. Part 3 and Part 0 Energy Step Code - a.k.a. the Green House Gas Initiatives - will come into effect Jan. 1st, will apply to any building permit after Jan. 1st - reducing greenhouse gas by using electricity - away from gas/carbon and towards renewable, green energy
 - vii. Demolition Permit Policy - clarifies availability of a building for demolishing - guide to help reduce garbage materials for demolition - demolition is something only allowed if there is a development permit
 - viii. All will be posted on the UEL website at some point
- d. Question from resident:
 - i. How long can you take to build a house? Some houses that have permits can, apparently, be extended 8-11 years...
 - ii. Answer from Will: we are trying to get information out to builders so that if there is nothing going on for 6 months, we can hopefully take action - current enforcement tools include liens on land title, provincial court orders, withholding occupancy permits or business licences, working with partner agencies, and suspending or holding permits until compliance is met
- e. Community Centre Advisory Board (7:29 pm)
 - i. The purpose of this board is to provide strategic, high-level advice on the community centre's operations

- ii. There will be 5 directors, all appointed by various people (one of the directors would be recommended by the CAC, representing the community)
 - iii. Non-profit
 - iv. Reviewing a strategic plan for the community centre's operation at least once every 5 years
 - v. Reviewing the community centre's annual budget, including providing recommendations on fees and revenue sources
 - vi. Providing recommendations on programming - what does the community want to see? - e.g., workout weight room, gymnasium
 - vii. The Community Centre is close to finishing construction, and should be done by the end of the year
- f. Permit Parking Area C (7:32 pm)
- i. On Acadia Road in front of the park (east side) close to the childcare/community centre, we are setting aside free parking spaces for UEL permit holders/residents
 - ii. The issue is that Area C does not have permit parking - to address these issues, we want to start the process of implementing permit parking in Area C - will be looking for comments on that
 - iii. Comment from resident of Area C: there is less incentive to have parking, since Area C is not close to UBC - maybe it'd be a good idea to have "No Parking" signs on the other side of Chancellor
 - iv. Response from Will: we don't have to have a permit system, and knowing that if you wanted access to those parking spots by Lelem, it wouldn't be available, but if it's not a concern or priority, that would be good feedback too
 - v. Comment from resident of Area C: since there are no driveways, clearing snow isn't really needed either
- g. Other updates
- i. There is construction on 7th/Chancellor, especially replacing water mains that need to be replaced - the paving will probably be around March, aiming to completely repave that part of Chancellor - we also want to repave College Highroad by the golf course
7. Adjournment (7:41 pm)