



This overview provides context for referral of the Block F Rezoning DRAFT bylaws to the Community Advisory Council (CAC), Advisory Design Panel (ADP) and the community through a public meeting scheduled for May 31, 2016.

Comments on the draft bylaws will be accepted at the University Endowment Lands office, 5495 Chancellor Boulevard until 4:30 p.m. June 14, 2016.

ABOUT THE UEL AND THE PUBLIC MEETING

The University Endowment Lands (UEL) is administered through the Ministry of Community, Sport and Cultural Development under the *University Endowment Land Act*. The Minister of Community, Sport and Cultural Development is the statutory authority, under the *Act*, and therefore responsible for bylaw approval. The UEL Administration handles the procedural components of rezoning applications. Draft bylaws must be referred to the CAC and the ADP. In addition, the Minister has elected to hold public meeting to allow residents to comment on the draft bylaws. All submissions and records of the meetings will be available to the Minister to inform the decision-making process.

ABOUT BLOCK F

Block F is a 21.44 acre parcel of land located along University Boulevard, bounded by Acadia Road to the west, Toronto Road to the north, and Ortona Road to the south. The land was transferred to the Musqueam Indian Band as part of the 2008 Reconciliation Agreement. The zoning of Block F is currently MF-1: Multiple Dwelling, which allows for 4-story buildings and a maximum Floor Area Ratio of 1.45 (a density measurement that, in this case, determines the maximum amount of developable floor area by multiplying the lot area by the 1.45 ratio).

BACKGROUND

September 2013: An initial application was submitted to rezone the Block F site from MF-1: Multiple Dwelling to CD-2: Comprehensive Development to facilitate a mixed-use development.

December 2013: After UEL Administration input, the Applicant submitted a revised application.

June 2014: Following referral to stakeholders, including the CAC and ADP, the UEL Administration provided substantive comment to the Applicant on the proposal.

May 2015: After several meetings between the Applicant and the UEL Administration, the Applicant submitted a revised application.

June 2015: The revised application was referred to the CAC, ADP and other stakeholders. An Open House was hosted by the UEL Administration to solicit feedback on the revised proposal.

July 2015 through May 2016: Comment received was used to inform further revisions. Draft legal documents were developed that would, if enacted, entrench the revised proposal in law.

BLOCK F REZONING PROPOSAL

A summary of the application's key elements is presented below. The application and accompanying policy, zoning and legal documentation are available on the www.universityendowmentlands.gov.bc.ca website.

- The proposed maximum amount of developable floor space is 1,246,684 ft² (115,821 m²), representing 218,750 ft² (20,322 m²) beyond what is allowed under the current zoning.
- The proposed floor space includes 30,000 ft² (2,787 m²) of commercial uses, of which up to 20,000 ft² (1,858 m²) may include a grocery store.
- The commercial village in lots A & B framed by Toronto Road, Acadia Road, University Boulevard, and a new Road 'A' would be mixed use. This combines at-grade commercial uses (i.e. grocery store, liquor stores, coffee shops, restaurants, general retail, etc.) with market rental residential, affordable workforce rental residential, and market residential in three buildings that will range from 5 to 12 storeys.
- The residential areas provide a range of apartment and townhouse dwellings, with seven parcels offering street fronting townhouses; four parcels containing 4-6 storey apartment buildings; and four parcels with high rises up to 18 storeys located around the park.
- The estimated total number of dwelling units is 1,138. A minimum dwelling unit floor space is proposed at 538 ft² (50 m²).
- The proposed off-street vehicle and bicycle parking requirements are based upon transit-oriented development standards.

COMMUNITY AMENITIES

The Applicant is proposing a number of community amenities in order to meet a range of social and recreational needs. These include:

- A 3 acre park will be dedicated to the Crown and available for community-wide use;
- A 15,000 ft² (1,394 m²) community centre is proposed to include a gym, fitness centre, multi-purpose space, coffee bar/kitchen, and supporting offices. A \$420,000 allowance is proposed for furnishings. The building will be owned by the Crown and land would be leased for a period of 99 years. The Applicant is proposing 30 parking spaces for the community centre; 23 of these spaces would be provided as underground parking below the adjacent village centre, along with 7 spaces provided on-street directly in front of the community centre;
- A 43,750 ft² (4,065 m²) affordable workforce housing building (50-60 units) is proposed, where the units would be available to households with moderate working incomes;
- A 5,000 ft² (464 m²), 40-space child daycare facility, to be owned by the Applicant;

- A 0.81 acre wetland, with public access, will support on site stormwater management and be retained and maintained by the Applicant;
- A 0.57 acre community green to facilitate community gatherings and pedestrian connections. This public open space will be retained in ownership by the Applicant;
- A “village square” open space is proposed as part of the commercial village to support community events and provide an active place adjacent to the surrounding retail uses; and
- A number of trails and pedestrian pathways that contribute to existing alignments as well as propose new connections. This includes the Sword Fern/Iva Mann Trail, Fairview Trail, Ortona Trail and a linear park along University Boulevard.

Where trails are proposed to be privately owned and maintained, they will be made publicly accessible through restrictive covenants on title.

BYLAW AMENDMENTS AND AGREEMENTS

To secure the commitments and requirements of the Applicant’s proposal, the following bylaw amendments and legal agreements have been drafted by the UEL Administration and will be put forth to the Minister. The bylaw amendments and legal agreements will ensure that any future development on Block F is consistent with the vision, principles and timeline presented in the application.

OFFICIAL COMMUNITY PLAN (OCP) BYLAW AMENDMENT

The UEL OCP currently identifies Block F as a residential-only area. Bylaw amendments have been prepared to add mixed-use and institutional designations to accommodate the proposed commercial and residential uses of the commercial village and the community centre.

UEL LAND USE, BUILDING AND COMMUNITY ADMINISTRATION BYLAW AMENDMENT

A new Comprehensive Development zone (CD-2) would form part of the UEL Land Use, Building and Community Administration Bylaw, to entrench the uses, building typologies, densities, heights, and other siting requirements that underpin the Applicant’s proposal for each lot.

The Block F Design Guidelines would form part of this amendment to ensure that any future development is of a high architectural quality and contributes to a unified character across the Block F development. These guidelines include standards for building materials, and hard and soft landscaping in the park and private realms and noise mitigation, among other provisions. The Design Guidelines will be critical as individual lots are brought forward for development permit approval, a later stage and only if the zoning application is approved.

PHASED DEVELOPMENT AGREEMENT BYLAW

The proposed Phased Development Agreement Bylaw establishes the form of a Phased Development Agreement with the Applicant, essentially what the terms of the agreement would be. This is to provide certainty limiting the number of sub-divided parcels to 16 (except airspace/strata parcels like individual apartments), ensures registration of the Restrictive Covenant and restricts repeal or amendment of land uses and built floor area regulations set out in the CD-2 zone (Specified Zoning Provisions) for a period of twenty years.

HOUSING AGREEMENT BYLAW

The proposed Housing Agreement Bylaw seeks authorization from the Minister to enter into an agreement with the Applicant to secure the 43,750 ft² (4,065 m²) affordable workforce housing. Its execution will be a condition of development approval and be registered on the land title. The housing would be operated by a not-for-profit society having as one of its purposes the provision of affordable housing for households with moderate working incomes.

WORKS & SERVICES BYLAW AMENDMENT

The UEL Works & Services Bylaw would be amended to include standards for development specific to Block F. The site-specific specifications relate to the public realm treatment (i.e. surface material, lighting, types of furniture, etc.) as well as would regulate the infrastructure and stormwater performance requirements of the lands.

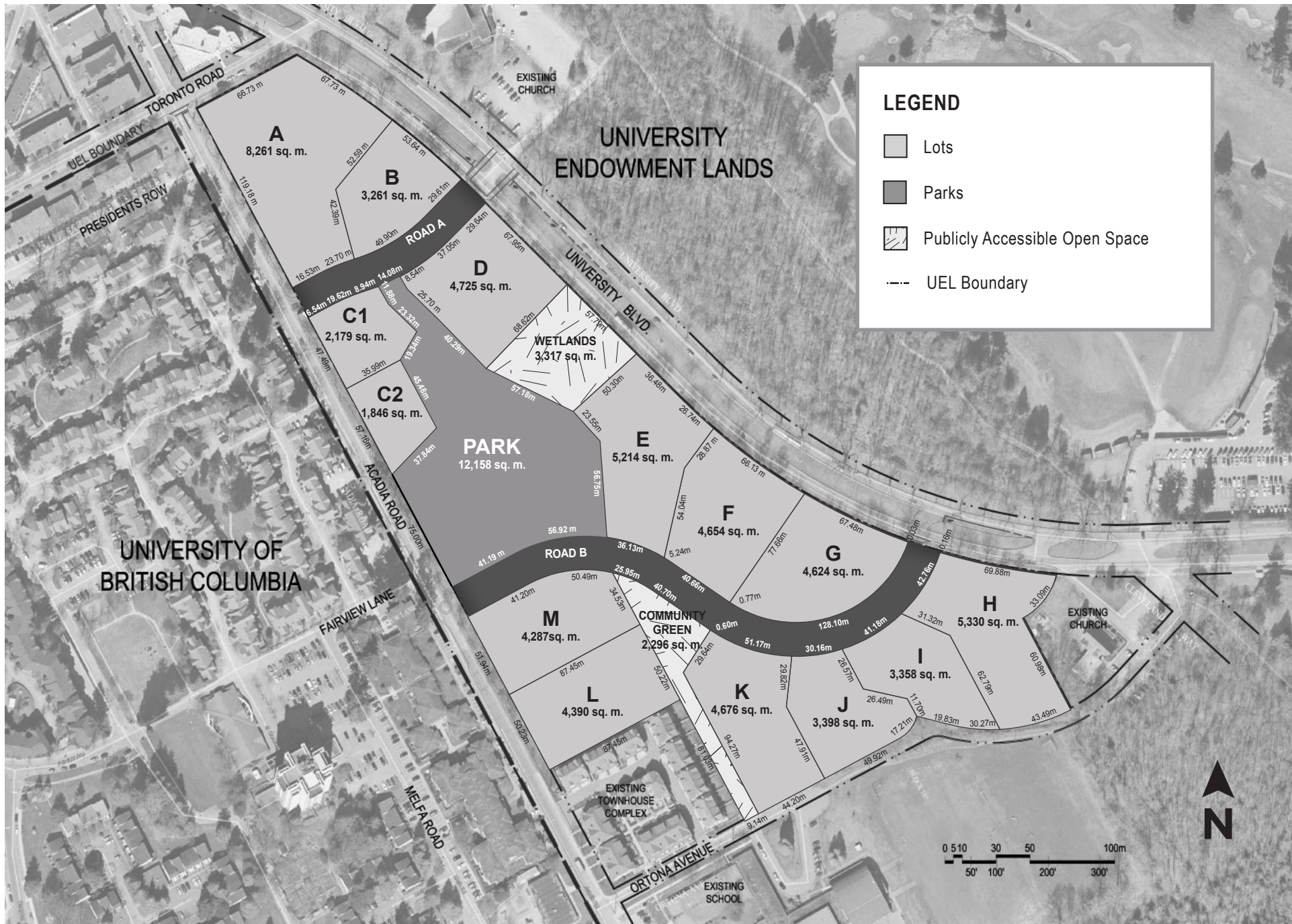
RESTRICTIVE COVENANT

The proposed Restrictive Covenant would be placed on the title of Block F to limit the future subdivision of the lands to 16 parcels (not including strata or air space subdivisions). The covenant also establishes minimum standards for the community center and the sequence conditions through which development may unfold, with requirements for the upfront delivery of the proposed amenities and the commercial village as a prerequisite for any further development on the lands.

NEXT STEPS

The draft bylaws represent the culmination of more than three years of work by the community and the UEL Administration in the assessment of the Block F rezoning proposal. Referral of the bylaws to the CAC, ADP and through the public meeting is a formal opportunity for the community to review and comment on the draft bylaws before the Minister decides whether to approve or reject the application.

Notification of the Minister's intent to render a decision on these bylaws and bylaw amendments will be made as a later step, as required by the *University Endowment Land Act*.



APPENDIX 2 | BLOCK F REZONING SUMMARY TABLE

Lot	Use	Density	Estimated Floor Area	Lot Area	Maximum Height	Site Coverage
A	Commercial, Market & Non-Market Apartment Residential	1.09 FSR	96,750 ft ² (8,988 m ²)	88,924 ft ² (8,261 m ²)	5 Storeys	45%
B	Commercial & Rental Residential Apartment and Townhouse	2.48 FSR	87,000 ft ² (8,082 m ²)	35,097 ft ² (3261 m ²)	12 Storeys	50%
D	Market Apartment and Townhouse	2.89 FSR	146,724 ft ² (13,631 m ²)	50,859 ft ² (4725 m ²)	18 Storeys	40%
E	Market Apartment and Townhouse	2.71 FSR	152,235 ft ² (14,143 m ²)	50,126 ft ² (5,214 m ²)	18 Storeys	40%
F	Market Apartment and Townhouse	2.87 FSR	143,775 ft ² (13,357 m ²)	50,094 ft ² (4,654 m ²)	18 Storeys	40%
G	Market Apartment and Townhouse	2.11 FSR	105,126 ft ² (9,766 m ²)	49,774 ft ² (4624 m ²)	6 Storeys	45%
H	Market Apartment and Townhouse	1.75 FSR	100,471 ft ² (9,334 m ²)	57,368 ft ² (5,330 m ²)	6 Storeys	40%
I	Market Apartment and Townhouse	2.50 FSR	90,353 ft ² (8,394 m ²)	36,147 ft ² (3,358 m ²)	6 Storeys	50%
J	Market Apartment and Townhouse	1.75 FSR	64,006 ft ² (5,946 m ²)	36,576 ft ² (3,398 m ²)	6 Storeys	50%
K	Market Townhouse	1.25 FSR	62,663 ft ² (5,822 m ²)	50,331 ft ² (4,676 m ²)	3 Storeys	50%
L	Market Townhouse	1.25 FSR	59,125 ft ² (5,493 m ²)	47,252 ft ² (4,390 m ²)	3 Storeys	50%
M	Market Apartment and Townhouse	3.0 FSR	138,456 ft ² (12,863 m ²)	46,141 ft ² (4,287 m ²)	18 Storeys	40%