

WELCOME!

TO THE UNIVERSITY ENDOWMENT LANDS

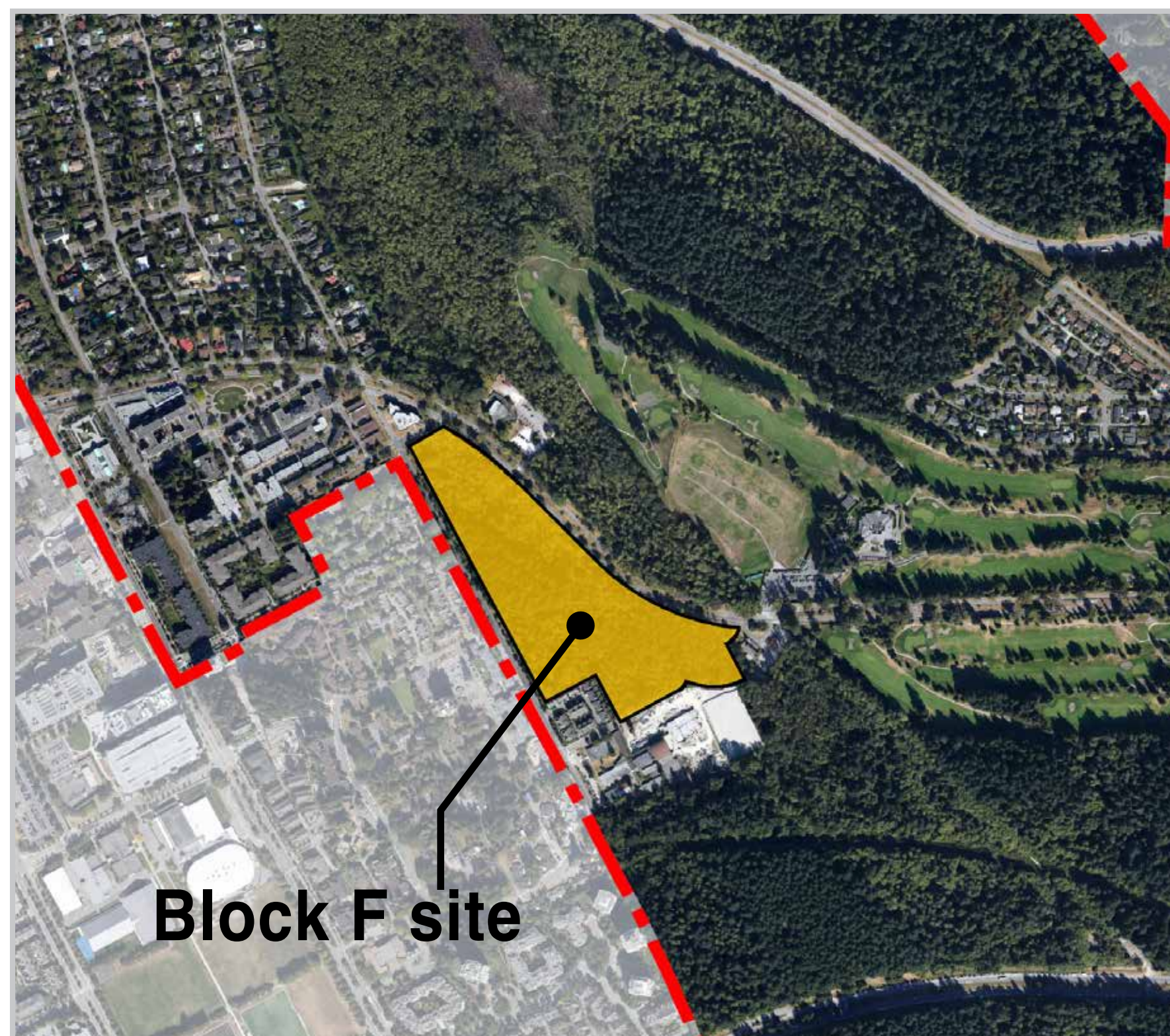
BLOCK F PUBLIC MEETING

4:30-6:30 – Open House

6:30-9:30 – Presentation and Public Comments

- The Applicant team is available to answer questions and speak to the proposal
- The UEL Administration and Consulting team is available to address the proposed bylaws and legal agreement

Site Location



For More Information:

Website:

www.universityendowmentlands.gov.bc.ca

Email: UEL@gov.bc.ca

Tel: 604-660-1810

Fax: 604-660-1874

Address:

5495 Chancellor Boulevard
Vancouver, BC
V6T 1E2

What is the UEL?

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

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

Why is the UEL hosting this event?

The UEL has completed the latest round of review of the proposed mixed-use development on Block F. Based on input from the community and staff, the applicant has revised the application and the UEL has prepared the draft bylaws and legal agreements required for consideration by the Province. This event is to present the proposed bylaws and agreements to the community for comment.

What is Block F?

Block F is a 21.44 acre parcel of land located along University Boulevard, bounded by Acadia Road to the west, Toronto Road to the north, and Ortona Avenue to the south. The land was transferred to the Musqueam Indian Band as part of the 2008 Reconciliation Agreement, which stipulated that the zoning of the lands be MF-1: Multiple Dwelling, and that a 3.0 acre park be dedicated to the community at or before subdivision of the land.

How can you participate?

- Review the application materials including the plans, the model and highlights of the draft bylaws.
- The Applicant team is available to answer questions and speak to the proposal and the UEL Administration team is available to address the proposed bylaws and legal agreements.
- Sign-up to speak by registering on the Speakers' Registration List to present your questions or comments during the formal portion of evening.
- Review the bylaw and agreements on the UEL website.
- Submit written comments to the UEL Administration office by June 14th at 4:30pm.

CITY SPACES

Official Community Plan (OCP) Bylaw Amendment

- The amendments to the UEL OCP have been prepared to add a mixed-use designation on Block F. This designation will accommodate the proposed Commercial Village.

Land Use, Building and Community Administration Bylaw Amendment

- A new Comprehensive Development zone (CD-2) has been drafted to form part of the Land Use, Building and Community Administration Bylaw.
- The amendments entrench the uses, building types, densities, heights, site coverage and other siting requirements as per the Applicant's proposal.
- The amendments also include the Block F Design Guidelines to secure the design requirements for a unified character across the development.

Phased Development Agreement Bylaw

- Through this Bylaw, the UEL Administration is seeking authorization from the Minister to enter into an agreement that will provide certainty to Administration and the community on the phasing of the development and the resulting zoning that will be held in place for twenty years.

Housing Agreement Bylaw

- This Bylaw seeks authorization from the Minister to enter into an agreement with the applicant to secure the 43,750 ft² (4,065 m²) of affordable workforce housing.
- The execution of the agreement will be a condition of development approval and will be registered on the Block F title.

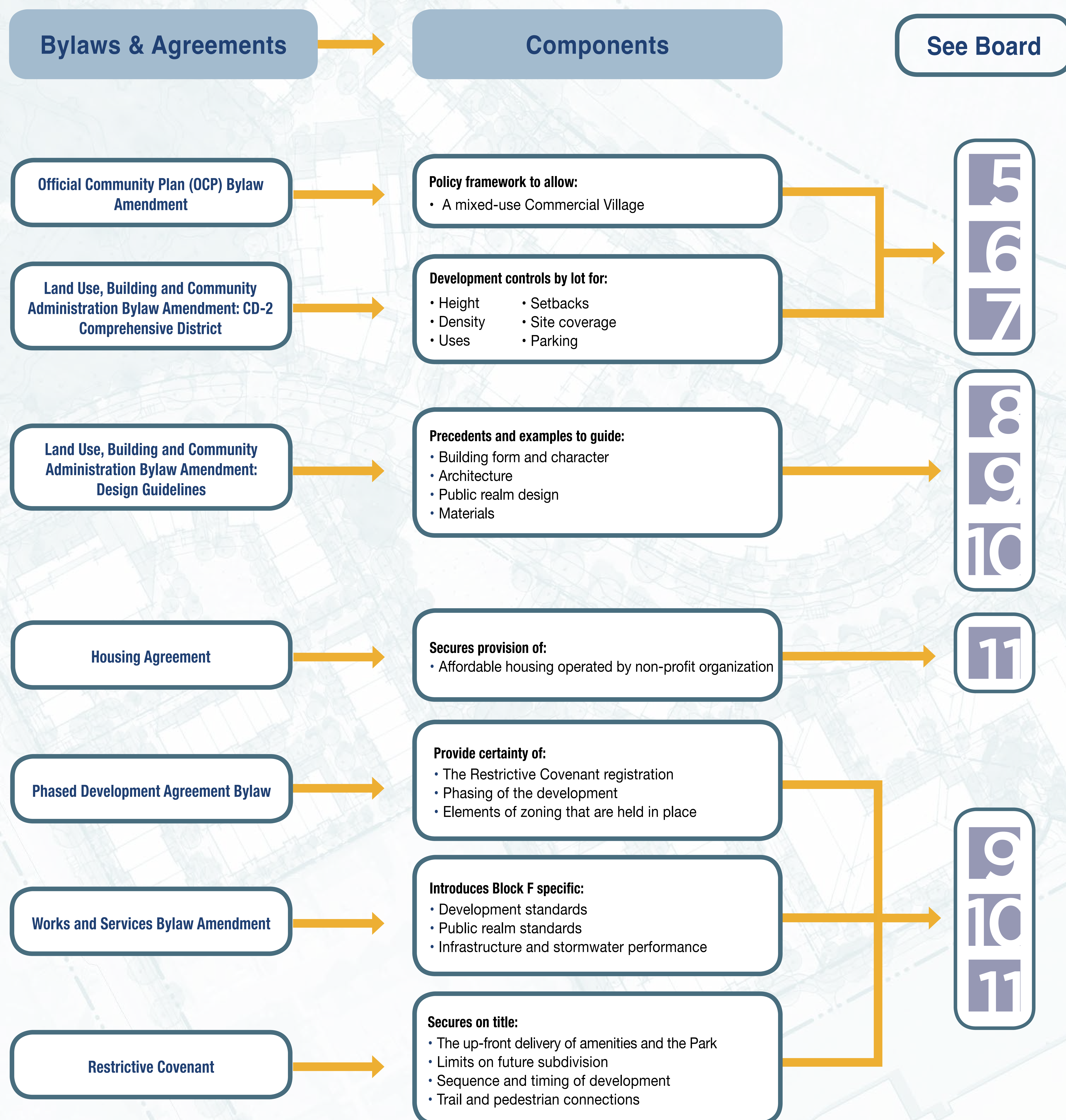
Works and Services Bylaw Amendment

- To include standards for development that are specific to Block F, amendments to the Works and Services Bylaw have been drafted. These amendments will include site specifications for public realm treatment and will regulate the infrastructure and stormwater performance requirements on Block F.

Restrictive Covenant

- The restrictive covenant will be placed on the title of Block F to limit future subdivisions, establish the sequence conditions through which development may unfold, and includes requirements for the delivery of amenities, the Park and the Commercial Village prior to further development of the lands.

The following graphic illustrates the drafted Bylaws and legal agreements, the components of the Applicant's proposal that are addressed in those documents, and the corresponding Boards that will provide further information.





With the OCP amendment, a new Comprehensive Development Zone (CD-2) would be added to the UEL Land Use, Building and Community Administration Bylaw to secure the following:

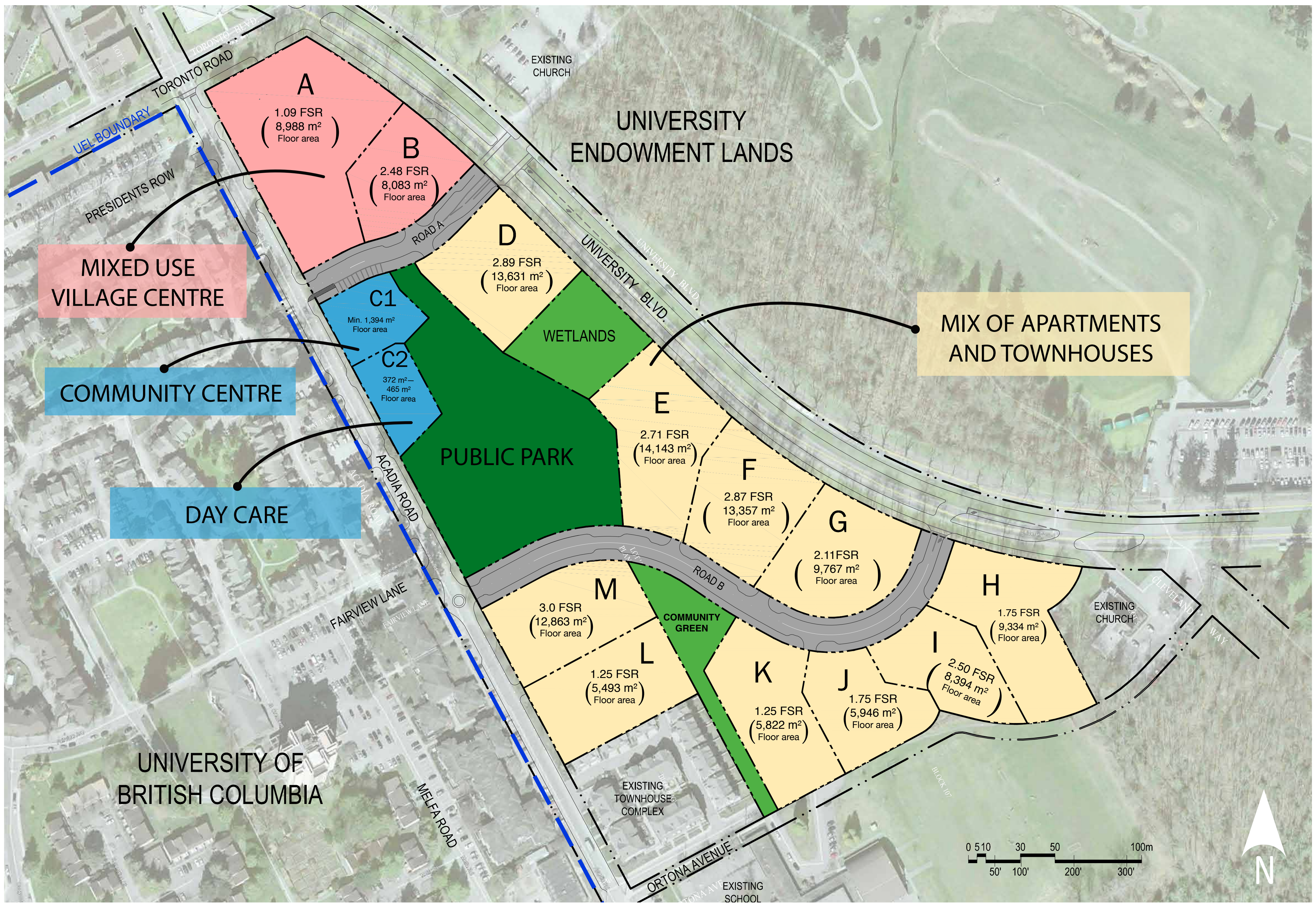
- A maximum 1,246,684 ft² (115,821 m²) of developable floor space.
 - This represents 218,750 ft² (20,322 m²) beyond that which is allowed under the current zoning.
- The maximum floor space includes 30,000 ft² (2,787 m²) of commercial uses.
 - Of this, 20,000 ft² (1,858 m²) may include a grocery store.
- The commercial village that combines at-grade commercial uses (i.e. grocery store, liquor stores, coffee shops, restaurants, retail, etc.) with market rental residential, affordable workforce rental housing, and market residential.
 - These buildings will range from 5 to 12 storeys in height.
- The residential areas that combine street fronting townhouses, 4-6 storey apartment buildings, and four high rise buildings around the park with heights up to 18 storeys.
 - A minimum dwelling unit floor space is proposed at 538 ft² (50 m²).



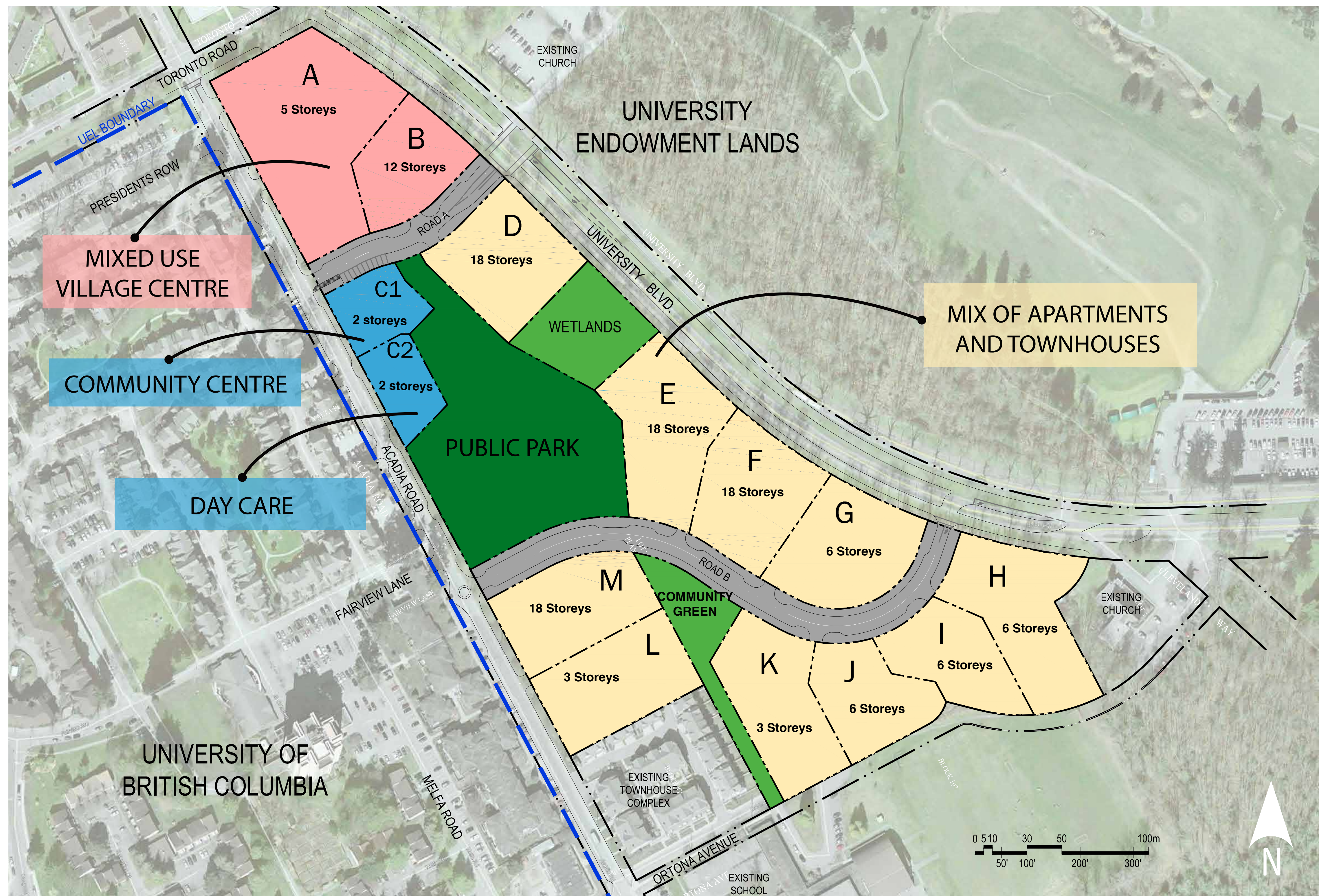
Development Statistics

| 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 Apartments and Townhouse | 2.48 FSR | 87,000 ft ² (8,083 m ²) | 35,097 ft ² (3,261 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 (4,725 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 (9,767 m ²) | 49,774 ft ² (4,624 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% |

Maximum Density and Floor Area



Maximum Heights



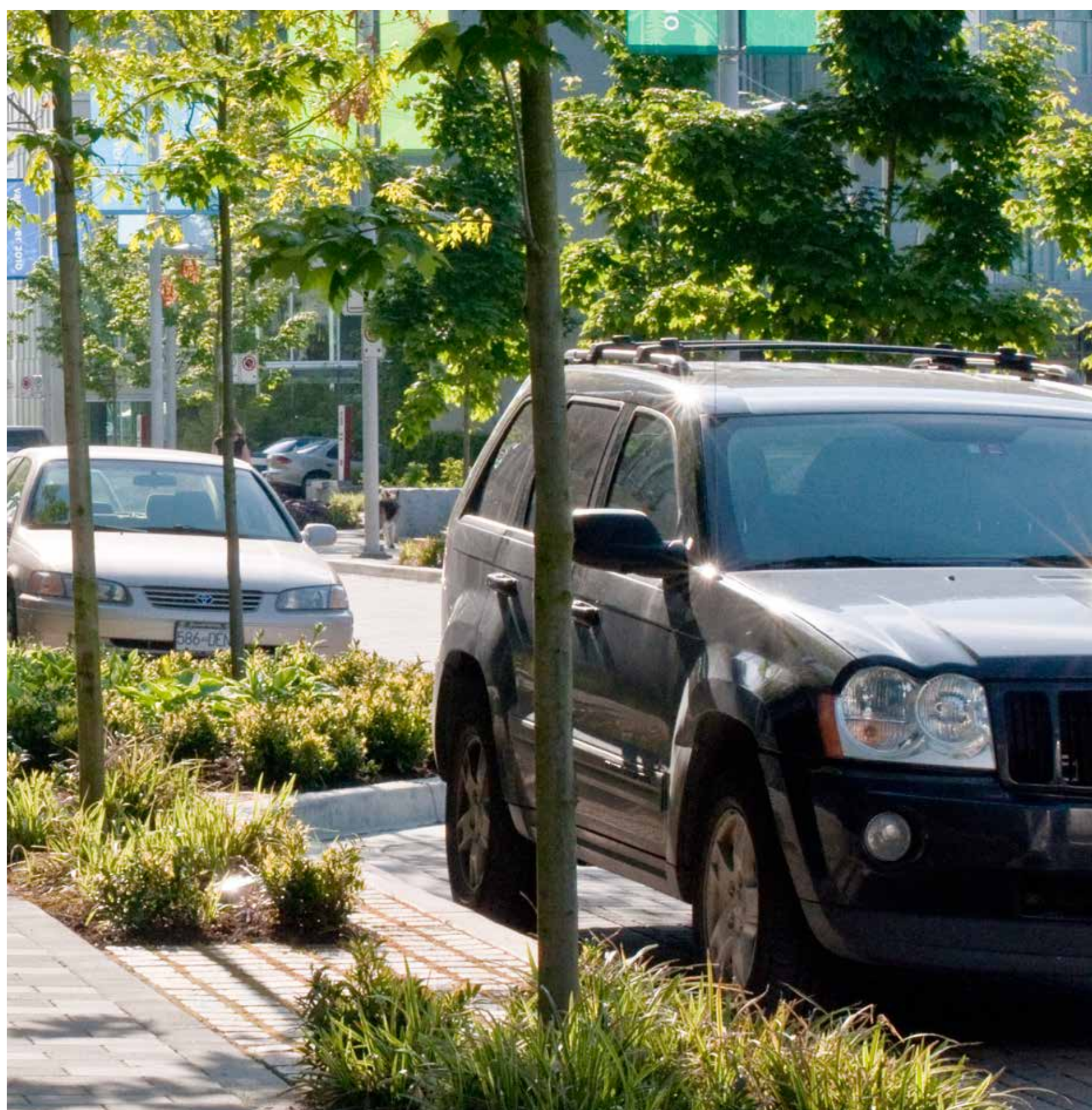


Off Street Vehicle Parking Requirements

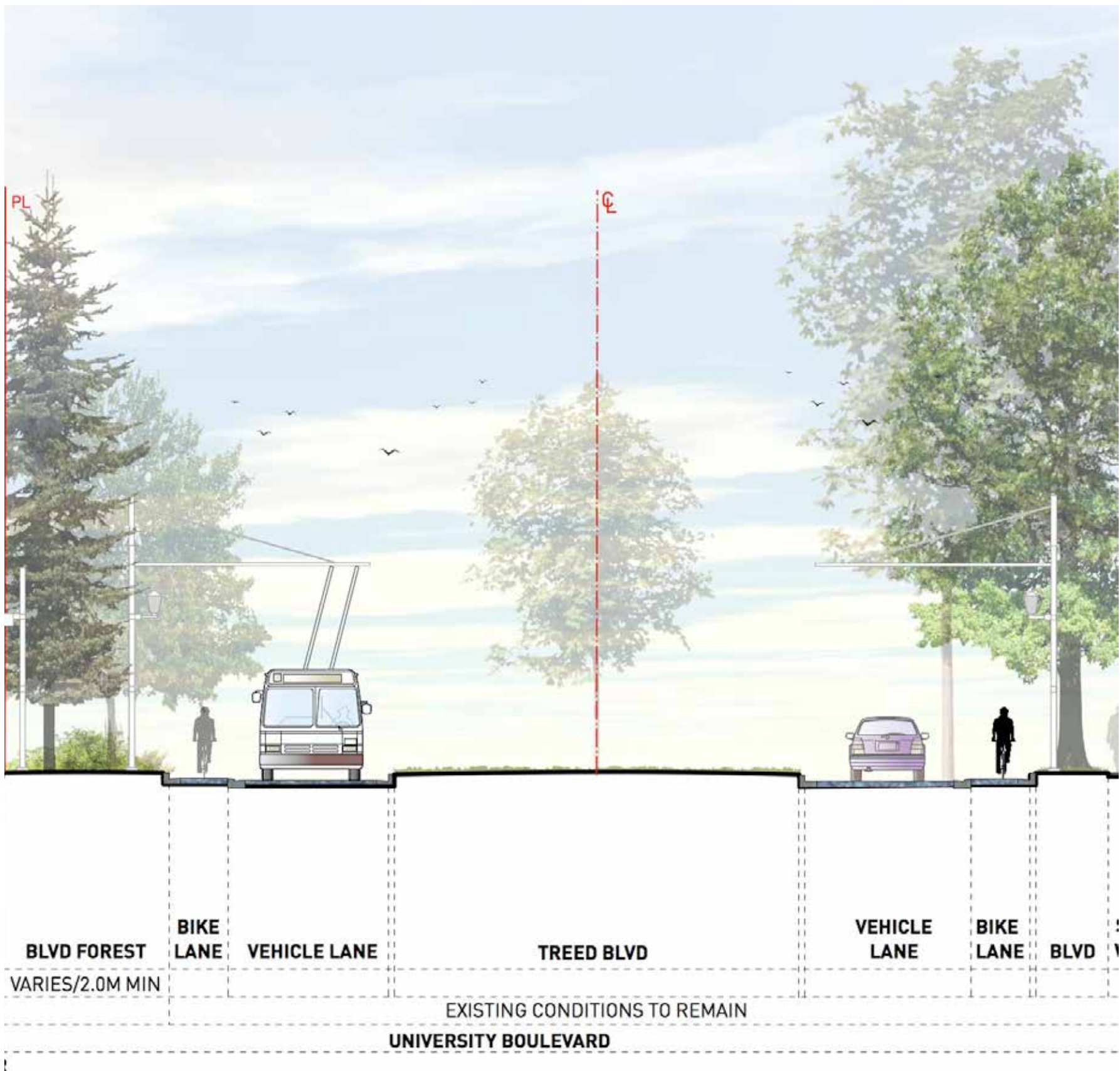
The amended Land Use, Building and Community Administration Bylaw sets out the requirements for Block F off-street parking.

The parking requirements were influenced by the proximity of Block F to the Frequent Transit Network.

| Use | Minimum Vehicle Parking Requirement |
|--|--|
| Multiple Dwelling buildings exceeding six storeys in height | 1.0 per dwelling unit, plus 0.1 per unit for visitors |
| Multiple Dwelling buildings, six storeys or less than height | 1.1 per dwelling units, plus 0.1 per unit for visitors |
| Townhouse Dwelling | 1.4 per dwelling unit, plus 0.1 per unit for visitors |
| Commercial Use - Office | 1.5 per 93 square meters |
| Commercial Use - Retail | 2.5 per 93 square meters |
| Commercial Use - Grocery Market | 2.5 per 93 square meters |
| Commercial Use - Restaurant | 6 per 93 square meters |
| Child Day Care Facility | 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 |
| Purpose-Built Rental Units | 0.75 per unit for residents, plus 0.1 per unit for visitors |
| Affordable Housing Dwelling Units | 0.5 per unit for residents, plus 0.05 per unit for visitors |



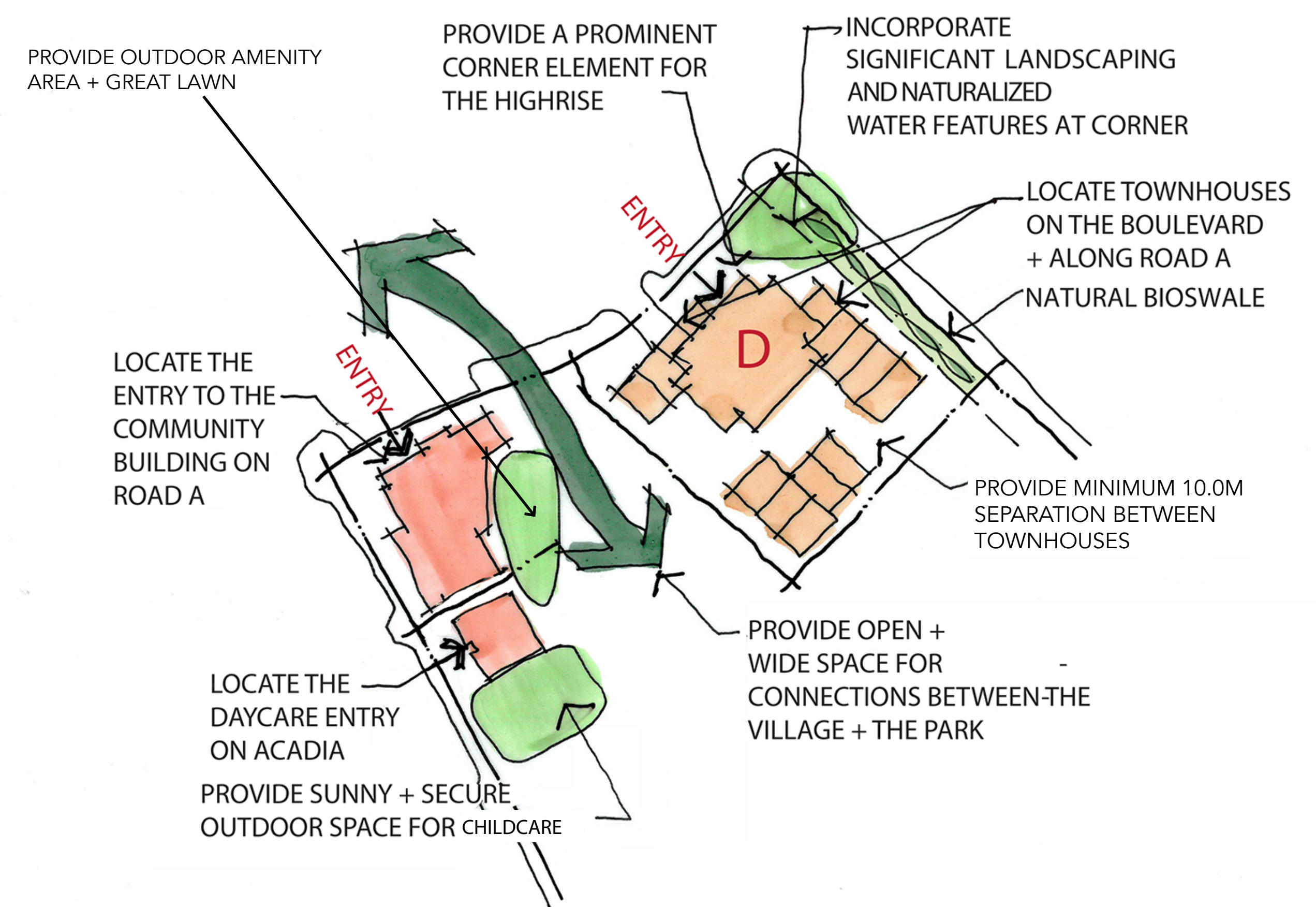
- Parking for the three buildings in the Commercial Village and the community centre patron parking will be located in the underground parking facility.
- A required minimum of 5% of all off-street parking spaces will accommodate electric vehicles by way of charging stations.
- Bicycle parking spaces will be required for each residential and commercial building, including spaces for visitors.



To secure the vision and design principles for Block F, the Design Guidelines and the Works and Services Bylaw amendment have been drafted.

- The Design Guidelines are a set of comprehensive design standards to be used to evaluate and guide future development permits.
- The guidelines cover a range of topics including the public realm, roads, architecture, private spaces, stormwater management, and noise mitigation.
- The amendment to the Works and Services Bylaw contains public realm standards specific to Block F.
- Illustrations in the Design Guidelines provide precedents and examples for Block F development.

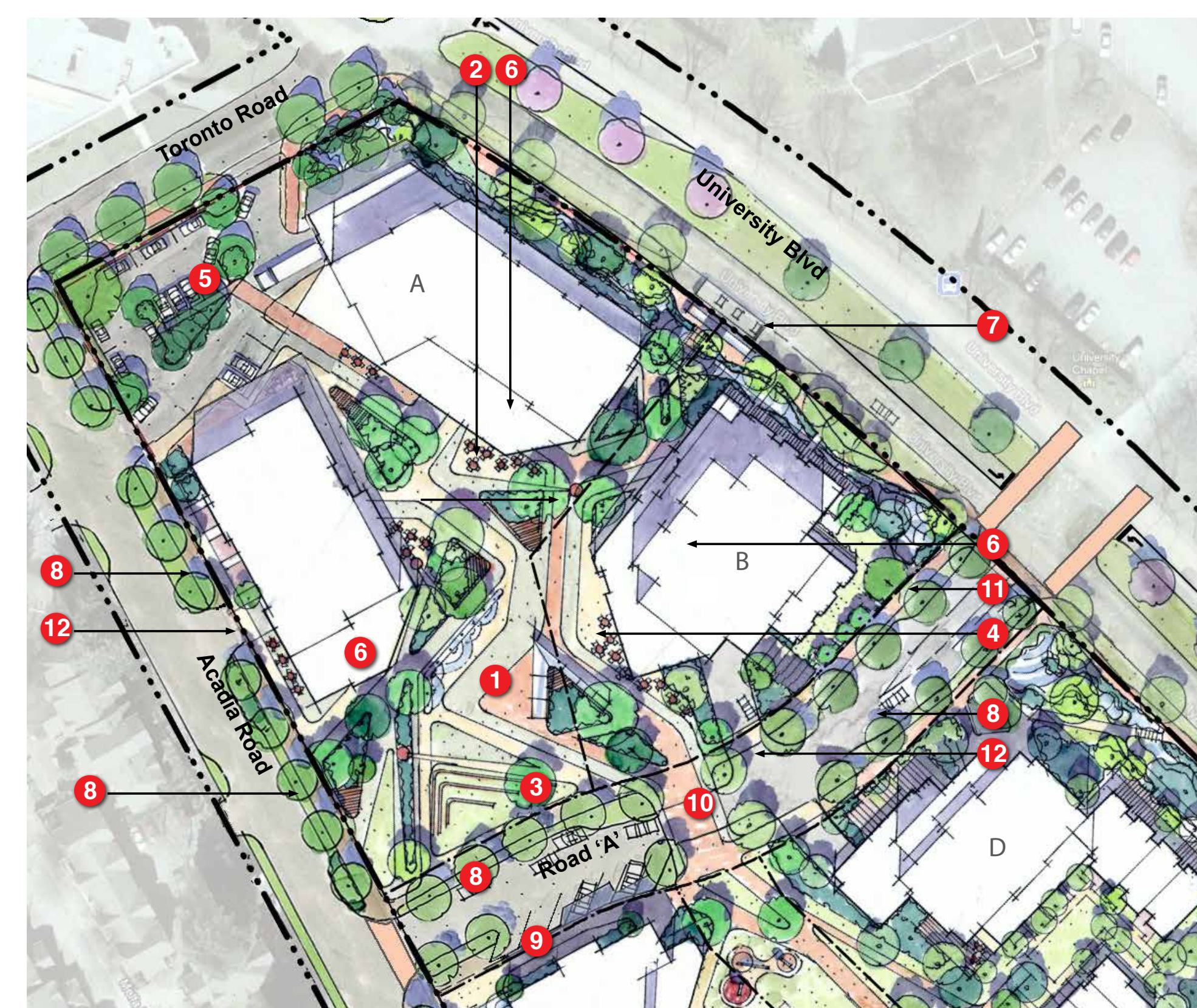
Siting of buildings:



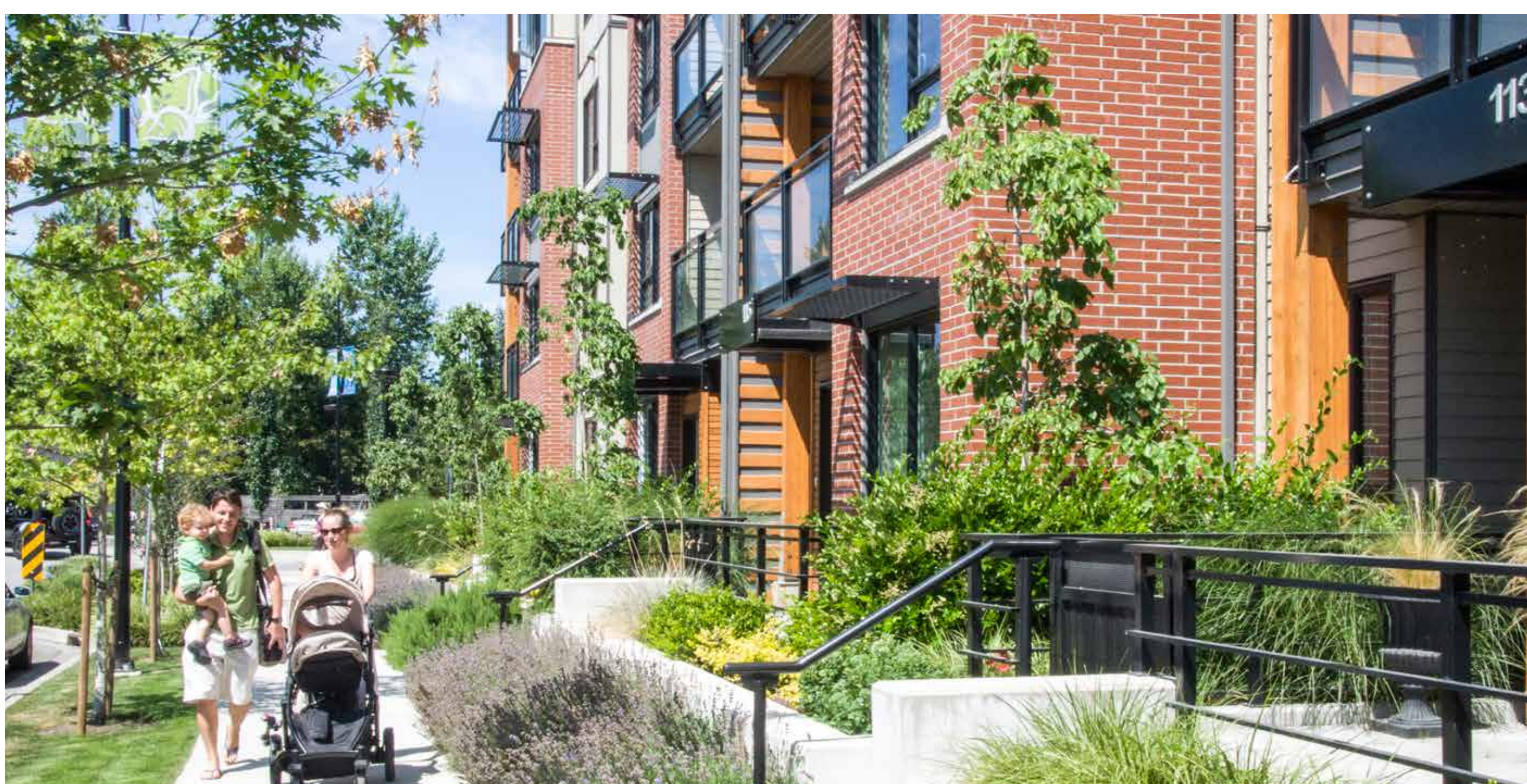
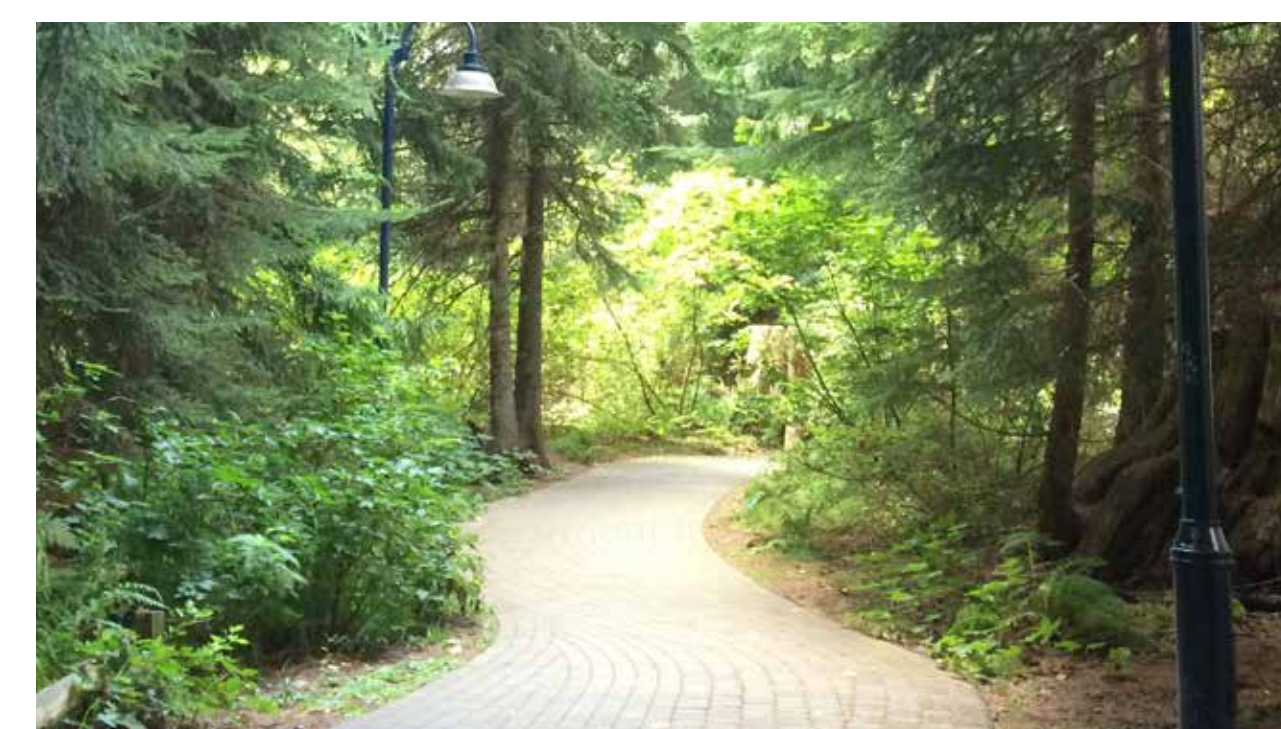
Transition Between Public and Private Realms:

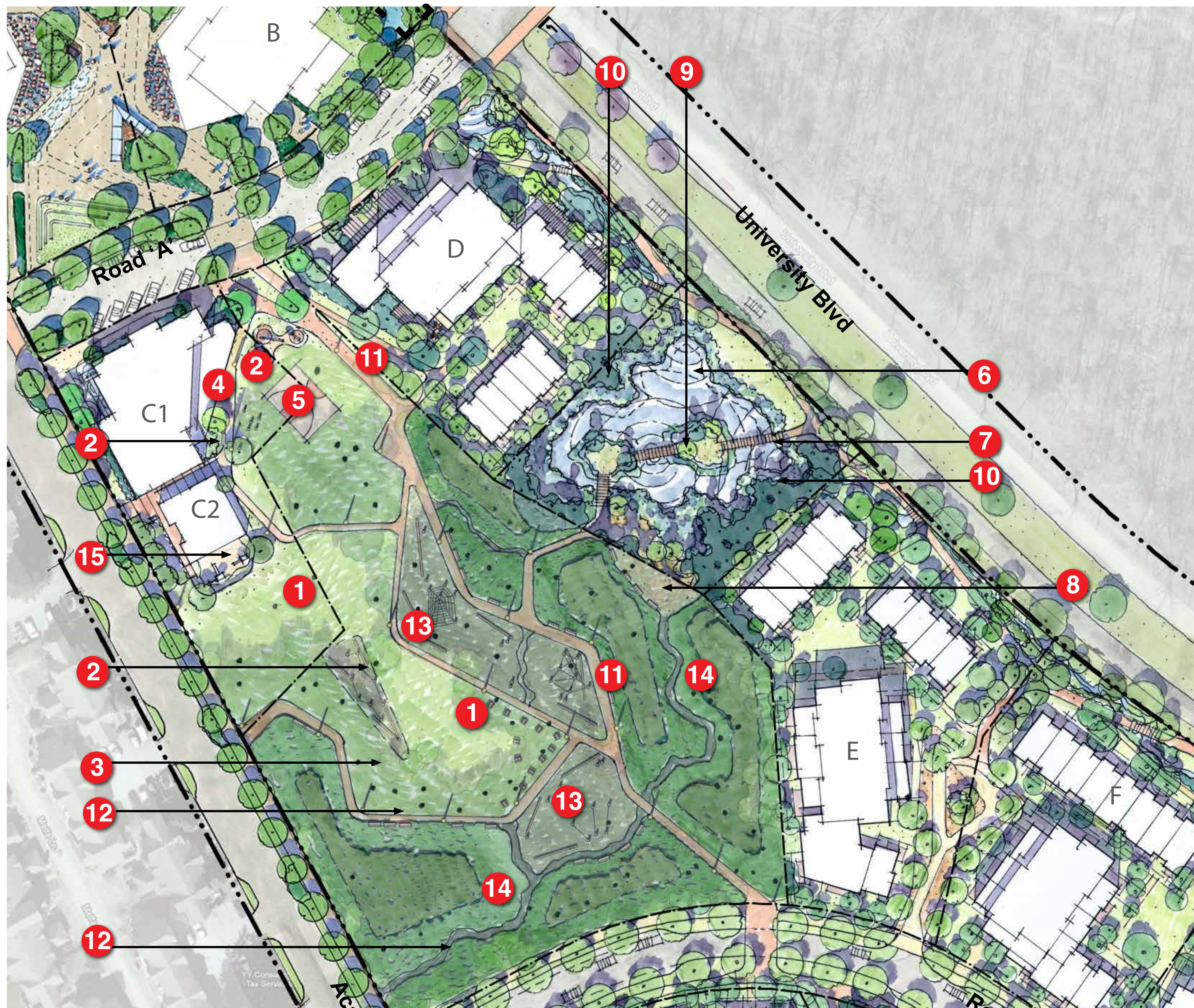


Public Realm Treatments:



- 1 Public plaza
- 2 Seating and raised planters
- 3 Event lawn
- 4 Cafe seating
- 5 Surface parking
- 6 Residential accessible roof a
- 7 Proposed bus stop
- 8 Parallel street parking
- 9 Perpendicular parking
- 10 Raised cross walk
- 11 Enhanced width sidewalk
- 12 Parkade driveway





- 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

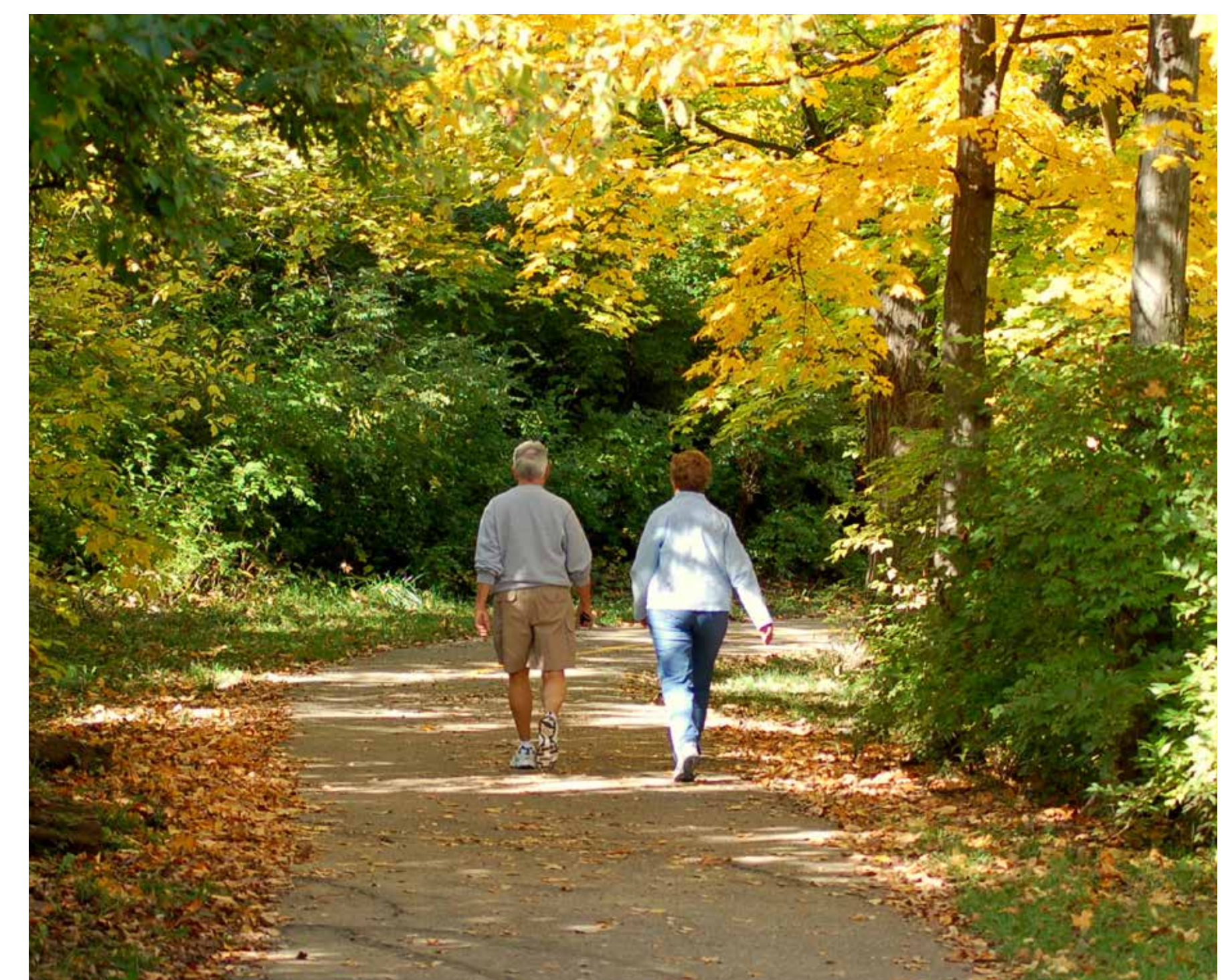
- Tall shrub
- Medium shrub
- Meadow
- Wetland planting
- Mulch



The Restrictive Covenant and Phased Development Agreement will secure the proposed open space amenities, including:

- A 3 acre park to be dedicated to the Crown, and available for community-wide use.
- A 0.81 acre wetland with public access and will support on-site stormwater management.
- A 0.57 acre community green to facilitate community gatherings and pedestrian connections.
- A “village square” is proposed as part of the commercial village to support community events and provide an active place adjacent to the surrounding retail uses.

All open spaces will be designed to the standards set out in the Design Guidelines.





LEGEND

Primary Trails

- Sword Fern Trail
- Fairview Trail
- University Boulevard Trail
- Ortona Trail
- On street bicycle lane
- Acadia Multi-use 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
- On street designated bicycle route (source: Translink)
- Informal bicycle route (source: Translink)
- Raised crosswalk
- Trail heads
- Site furniture node



1 Primary Trail: Forest Condition



2 Secondary Trail



3 Tertiary Trail

Trail Right of Ways

The provision of trails to enhance existing connections and provide new pedestrian pathways is required and secured by the Restrictive Covenant and Phased Development Agreement.

- The design of the connections will be according to the standards set out in the Design Guidelines and the amended Works and Services Bylaw.

Key trail connections being proposed include:

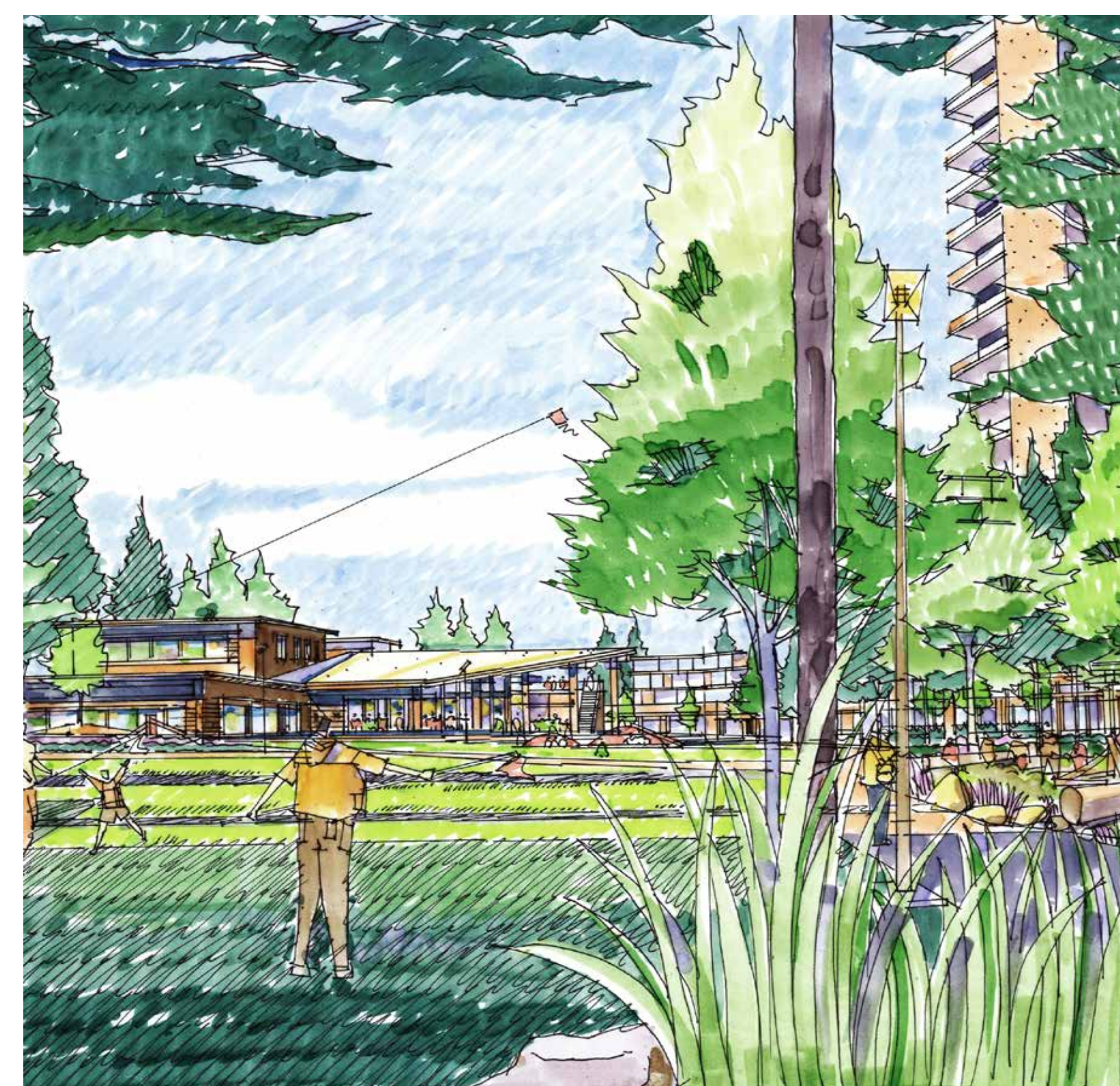
- The Sword Fern/Iva Mann Trail, Fairview Trail, Ortona Trail and a linear park along University Boulevard.
- Where spaces are proposed to be privately owned and maintained, they will be made publicly accessible through additional restrictive covenants on title.

Community Centre, Day Care and Affordable Housing

The provision of the proposed social and recreational amenities and the requirement for affordable housing as set out in UEL policy is established collectively through the Restrictive Covenant, Phased Development Agreement and the Housing Agreement.

These amenities include:

- A 15,000 ft² (1,394 m²) community centre which will provide a gym, fitness centre, multi-purpose space, coffee bar/kitchen, and supporting offices.
 - The Crown will own the building, with the land being leased for a period of 99 years.
 - A \$420,000 allowance is secured for furnishings and other facility requirements.
 - 30 parking spaces will be provided for the community centre, 23 of which will be in the adjacent underground parking while 7 spaces will be on-street directly in front of the community centre.
- A 40-space child daycare facility, to be owned and managed privately.
- A 43,750 ft² (4,065 m²) affordable housing building, which will provide from 50 – 60 units.
 - The housing units will be operated by a not-for-profit society.
 - The units will be oriented towards households with moderate working incomes.



Artist sketch of Community Centre



A1- Affordable Housing
C1- Community Centre
C2- Day Care

Siting of the Day Care

