

Bylaw Amendment (Application Requirements)

The University Endowment Lands Land Use, Building and Community Administration Bylaw adopted May 1989 as amended is hereby amended by deleting section 4.1 of Schedule 11 in its entirety and replacing it with the following section 4.1 headed "Application Requirements":

4.1 Application Requirements

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 & fee, as specified in Schedule 2.
- (2) Completed UEL letter of authorization (if not the homeowner).
- (3) Information requirements:
 - a. Development statement brief: A written summary of:
 - i. the present and intended uses and density of the site;
 - 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, including but not limited to the following data and statistics:

- Lot or site area
- Site coverage
- Floor Space Ratio (FSR), detailing exemptions where applied
- Floor space by land use
- Project unit count
- Building height in storeys and dimensions
- All yards
- Useable open space calculations, excluding surface parking areas, including private open space and common open space areas
- Proposed park land
- Proposed road and/or street works and intersection improvements and any relevant emergency access provisions
- Identification of all watercourses and riparian areas and required setback areas
- Servicing plans, such as stormwater, water and sewer, and other servicing requirements, such as fire hydrants and street lighting
- Geotechnical analyses
- Completed site profile, pursuant to the *Contaminated Sites Regulation* under the *Environmental Management Act*
- Building schemes
- Landscape plan
- Floor plans
- Typical cross sections of all buildings
- 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 UEL Manager.