

UEL – Draft Land Use and Development Bylaw, 2010

Themes Arising from Consultation with CAC

January 20, 2010

1. Scope

- Members suggest zoning bylaw should cover Pacific Spirit Park, the Golf Course and the lands occupied by the UEL Administration office, public works yard and residences
- They note that these areas are designated for certain purposes in the 2005 OCP and should be included in zoning to ensure that these designations are respected

2. Presentation

- Members think it would be useful to highlight the fact that much of the content of the bylaw remains the same – although the bylaw has been restructured and language has been modernized
- Graphic material might help with presenting consequences of zoning requirements

3. Format Changes

- Some concern expressed about zoning bylaw proceeding without new bylaws to cover the other aspects of the existing bylaw; this will depend on timing and capacity to draft the other pieces
- Stressed importance of at least having procedural bylaw drafted, especially with respect to the appeal process

4. Key policy questions

- Members think it would be useful to ask the community a number of policy questions, including:
 - i. Should applications for single family homes continue to require development permits?
 - ii. Alternatively, should the scope of exemptions from the requirement to obtain a development permit be expanded?
 - iii. Should the bylaw allow laneway housing, in addition to secondary suites? Consider permitting suites in principal and accessory. Are these issues that should be decided on an area basis?
 - iv. Should the restriction on subdivision be removed in cases where property line adjustments make sense? What conditions would be placed on such applications?

5. Specific suggestions for changes in bylaw

- MF zone needs more work – consider including home occupations and lock off suites
- Permitted uses in commercial and CD zones requires tightening and more thought
- Some debate about whether or not bed and breakfast should be permitted in single family areas as a permitted use or subject to a zoning change – suggested that this is an issue to raise with the broader community
- Add full range of seniors housing options to the institutional zone
- Exempt underground parking of vehicles from the maximum number of parking spaces in single family zones
- Build in an allowance for small car parking spaces
- [see also John O'Donnell's notes]

6. Development Permit Process comments

- Support for having a public meeting separate from the ADP meeting
- Stressed importance of having UEL staff involved in setting up and running the meeting since neighbourhood panellists did not have this capacity
- Build in the ability to develop a storey house without the need for a DP
- Use graphics as a way to demonstrate the intent of the DP guidelines
- Perhaps the CAC should be involved in DP applications for commercial and multi family development

7. Consultation Process

- Important to find “advocates” for different approaches and perspectives in the community during the review of the draft Bylaw
- Generally willing to play a role in bringing people together