

# What We Heard Report: Engagement Round 2

May 2025



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# Introduction

## Background

On January 9, 2025, the University Endowment Lands (UEL) launched the Official Community Plan (OCP) Update. The existing OCP was adopted in 2005, and a lot has changed since then. The Area D Neighbourhood Plan was added in 2022, which impacted the multi-family Area D. There have not been any significant changes to the OCP for areas outside Area D since 2005.

The Province of British Columbia recently introduced several housing initiatives to increase the supply of housing. These initiatives require the UEL to update its OCP by December 31, 2025, to comply with the new housing legislation. This mandatory planning work takes time to complete, and the UEL made it a priority to ensure there were multiple opportunities for community education and engagement.

## Timeline

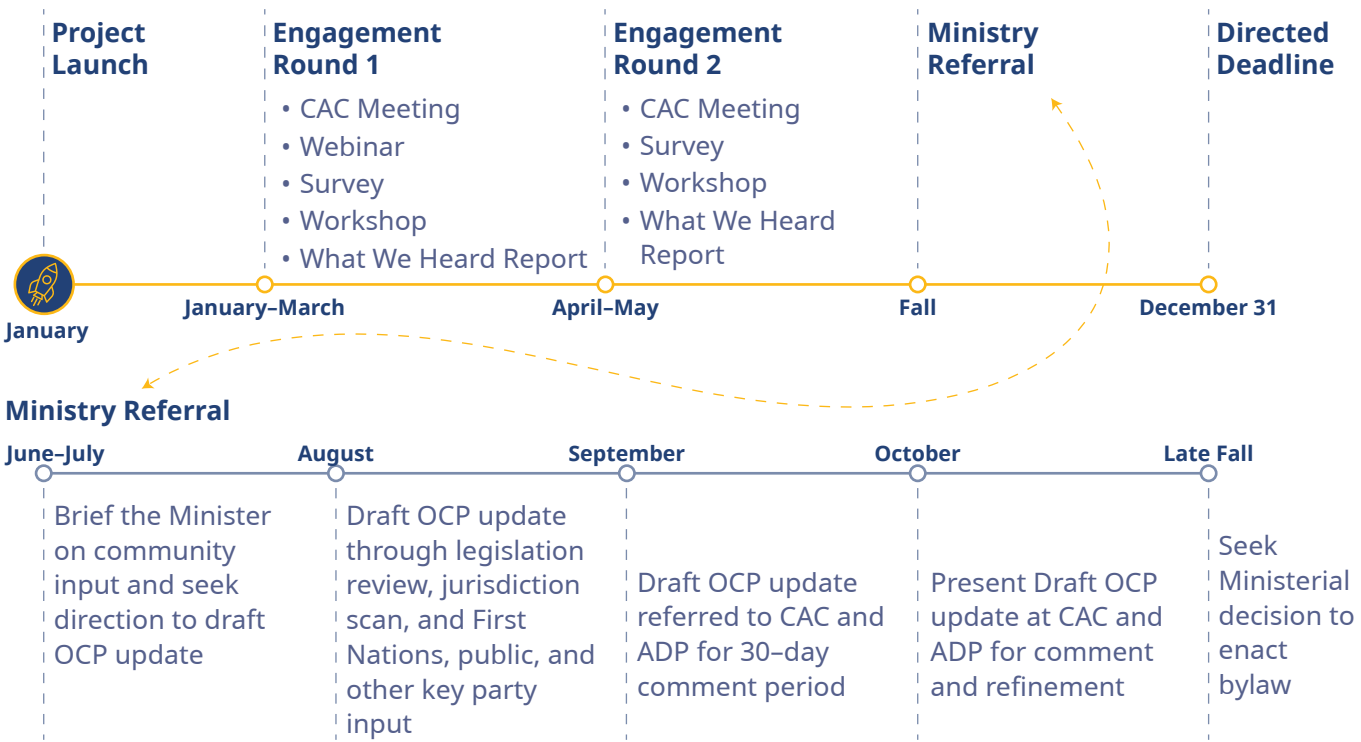


Figure 1. OCP Update & Ministry Referral Timelines

## Community Engagement

Community engagement is an important and valued part of this planning process. Input received from all audiences will better enable the Minister to make informed land use decisions across the UEL. Input received through community engagement introduces ideas and perspectives that may not be explored through technical planning work alone.

Input provided by the community will be considered alongside provincial legislation, regional planning policy, land economics, and input provided by key audiences and First Nations.

The results of the OCP Update will ensure that the recommended land uses and policies reflect community values, within the scope of the provincial legislative requirements.

The first round of community engagement for the UEL OCP Update was carried out from January to March, 2025. A summary of that first round of community engagement can be found on the [project webpage, here](#).

This “What We Heard Report” summarizes the second round of community engagement.

## Our Approach

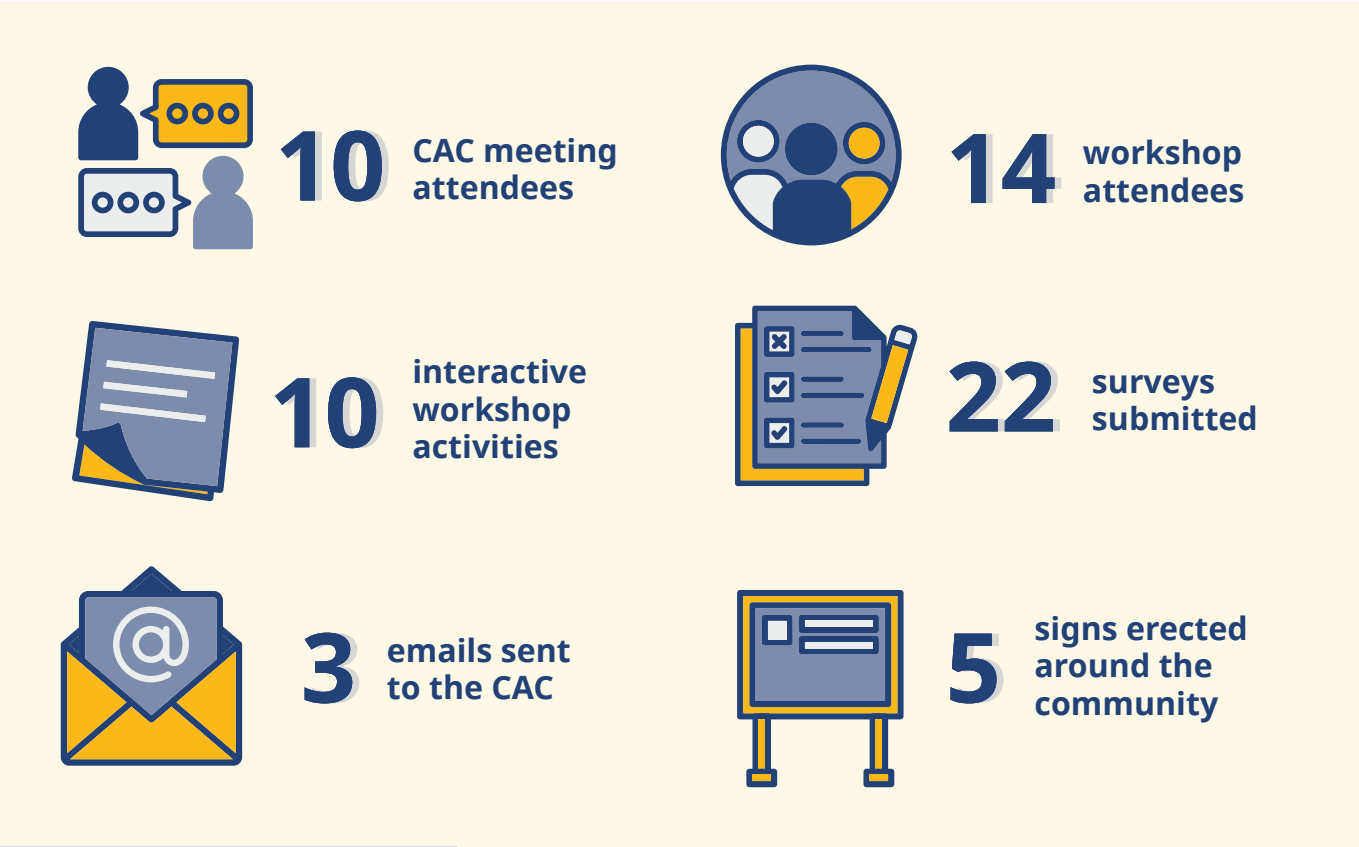


Figure 2. Our Engagement Approach

## How We Informed

### Communication with Community Advisory Council (CAC)

The CAC is an advisory body representing the UEL community. During engagement round 2, the CAC helped distribute posters, newsletters, and discussion guides, and notified UEL residents of various engagement events.

### Webpage

A [dedicated project webpage](#) was added to the UEL website at project launch. The webpage provides information about the OCP Update, including what an OCP is and why it is being updated, a list of Frequently Asked Questions, and details of the engagement events. The [poster](#), [discussion guide](#), and [newsletter](#) (described below) were all posted to the webpage.

### Poster, Discussion Guide, Newsletter

A poster was created and distributed around the UEL to raise awareness of and promote the second round of engagement events. Large versions of the poster were also erected as signs throughout the community.

A newsletter and discussion guide were created to help prepare the community for the engagement events and included information about the OCP Update, described the relevant provincial legislation, summarised what we heard in the first round of engagement, and provided details of the second round of engagement events. Hard copies of these materials were available at the CAC meeting on April 29, 2025, and the community workshop (described below).

## How We Engaged

### Survey #2

An online survey was created to gather feedback on key policy areas and community priorities. The survey was available from April 22, to May 4, 2025. A total of **22 surveys** were submitted.

### Workshop #2

A community workshop was held at Ieləm' Community Centre on April 24, 2025, from 4:00pm to 8:00pm. There were information boards and interactive boards, including information on What We Heard in the first round of engagement. Attendees were able to complete the survey either online (via tablet) or in hard copy. Comment cards and feedback forms were also available. There were **14 attendees** at the workshop.

The survey and workshop materials were also made available at the CAC meeting on April 29, 2025, to encourage more feedback.





## Who We Heard From

Throughout the second round of engagement, we heard from a range of community members, including homeowners, renters, students, seniors, people who have lived in the community for 20+ years, young families, multi-generational households, and people from all areas within the UEL.

## What We Heard

We used several engagement activities, as described above, to collect feedback on key policy areas. All feedback collected across the various activities has been collated, reviewed, and is summarized by key policy area below.

Questions that were repeated across the survey and workshop have been combined for the summary below. Full survey results and workshop results are also provided separately, in **Appendix 1: Survey #2 Results** and **Appendix 2: Workshop #2 Activity Results**.

Some of the key themes heard throughout engagement include:

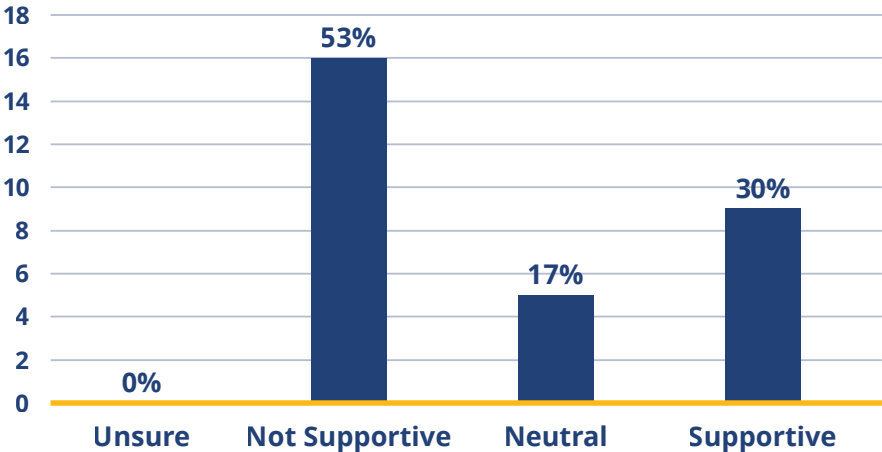
- There is some support for non-residential uses like playgrounds, cafes, and corner stores to be included in Small-Scale, Multi-Unit Housing (SSMUH) areas
- There is general support for the UEL encouraging new developments to provide childcare spaces within the Transit-Oriented Area (TOA)
- Ageing in place is important to the community, and could be supported by more public gathering spaces, inclusive and accessible design principles, and keeping sidewalks well lit and maintained.
- There is general support for on-street parking spaces accommodating electric vehicle (EV) charging stations and car share programs.
- The community is supportive of a range of policies that could increase the UEL's tree canopy and enhance its neighbourhood character.



# Small-Scale Multi-Unit Housing (SSMUH)

**?** To what extent do you support additional units (e.g., two units) within 4-unit SSMUH areas if secure affordable rental units are created?

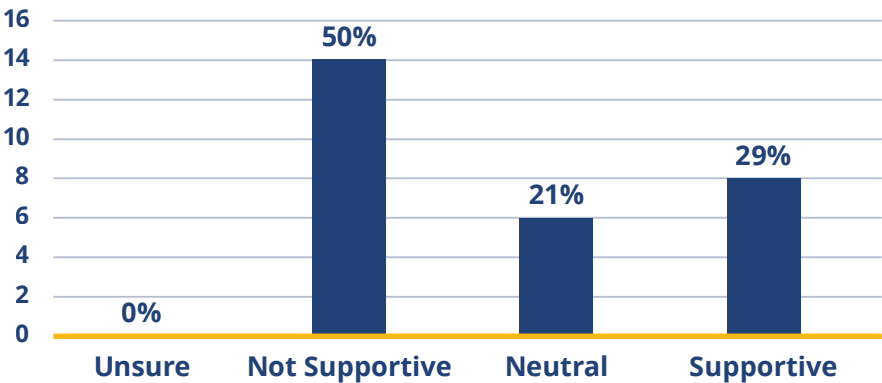
**Workshop #2**   **Survey #2**



Across the survey and workshop, just over half of respondents (53%) were not supportive of additional units within 4-unit SSMUH areas if secure affordable rental units are created. A further 30% were supportive, while 17% had no opinion.

**?** To what extent do you support additional units (e.g., two units) within 6-unit SSMUH areas if secure affordable rental units are created?

**Workshop #2**   **Survey #2**

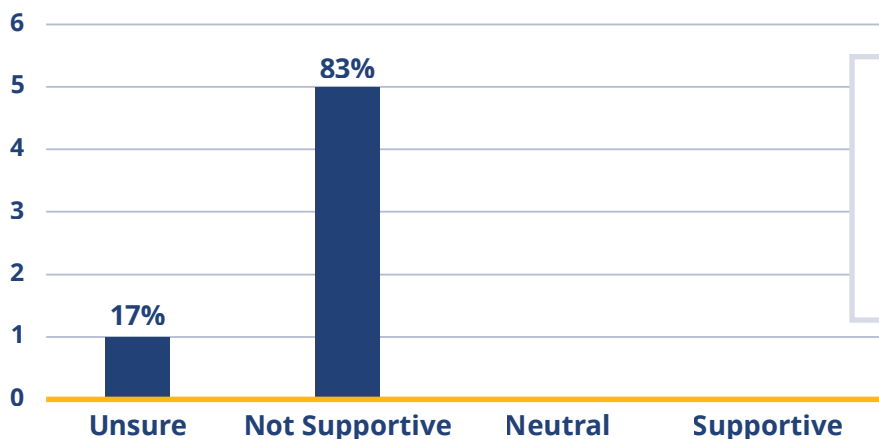


Similarly, 50% of respondents were not supportive of additional units within 6-unit SSMUH areas if secure affordable rental units are created. A further 29% were supportive, while 21% had no opinion.

## Small-Scale Multi-Unit Housing (SSMUH) – Non-residential Uses

? To what extent do you support non-residential uses (e.g., small-scale neighbourhood retail, cafes, childcare, seniors housing or institutional uses) as permitted uses across all SSMUH areas?

### Workshop #2

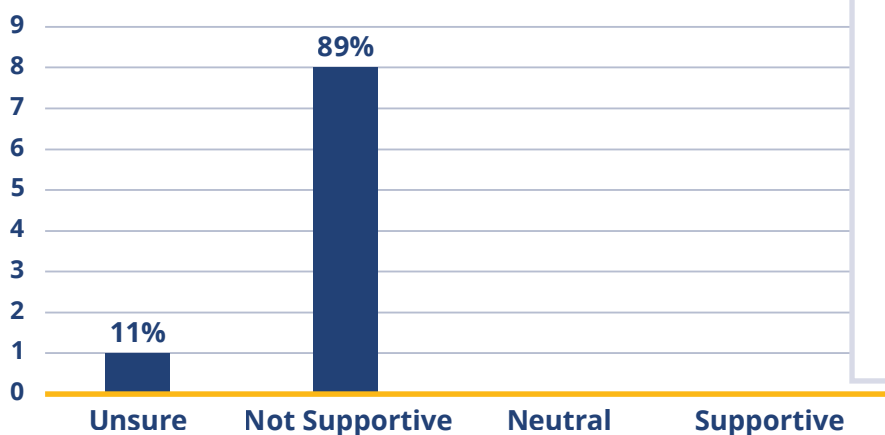


A **permitted use** is a use that is allowed by right provided the landowner meets all zoning requirements

Most workshop participants (83%) were not supportive of non-residential uses (e.g., small-scale neighbourhood retail, cafes, childcare, seniors housing or institutional uses) as permitted uses across all SSMUH areas.

? Alternatively, to what extent do you support non-residential uses as conditional uses across all SSMUH areas?

### Workshop #2



A **conditional use** is a use that may be approved if the landowner meets the conditions imposed by the UEL Manager. Typically, an application for a conditional use requires neighbourhood notification and referral to a professional panel for recommendations.

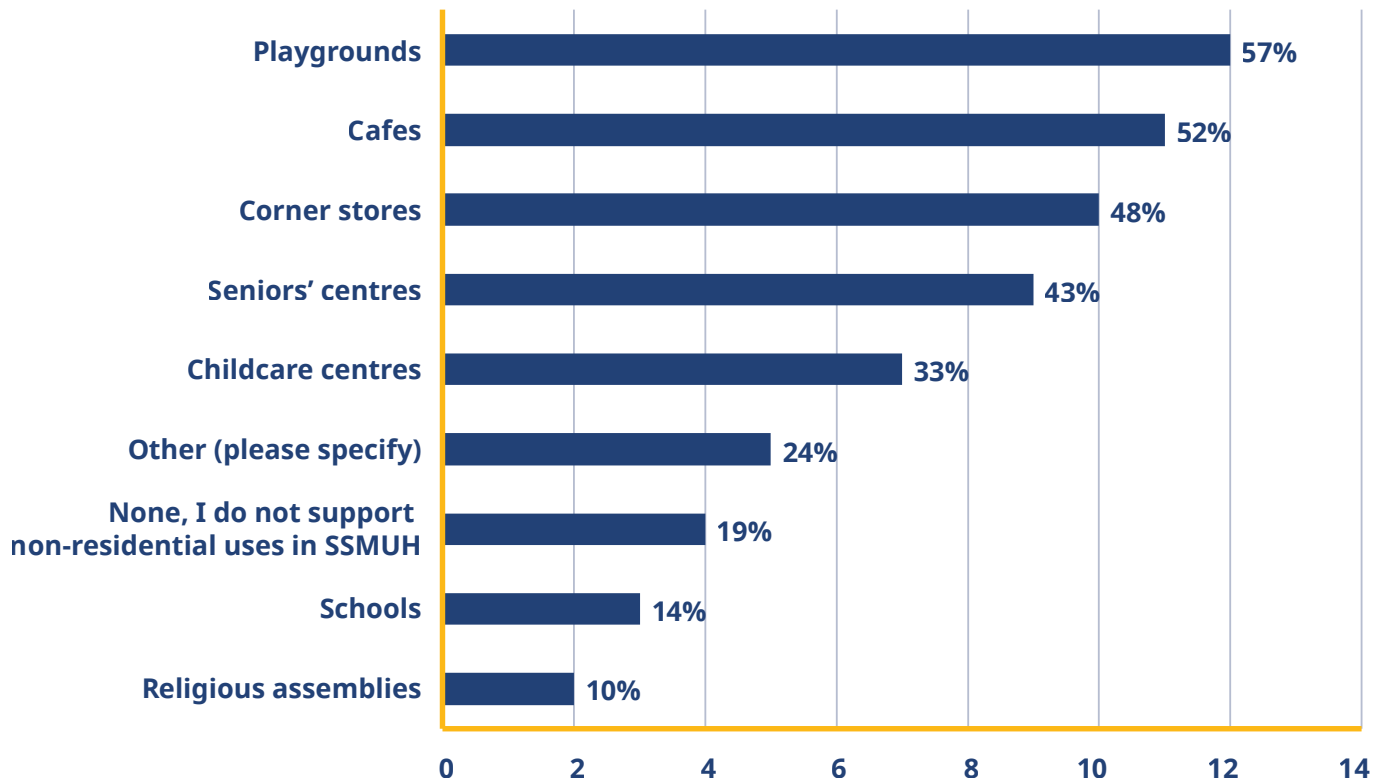
Most workshop participants (89%) were also not supportive of non-residential uses (e.g., small-scale neighbourhood retail, cafes, childcare, seniors housing or institutional uses) as conditional uses across all SSMUH areas.





What non-residential uses (i.e., small-scale neighbourhood retail, cafes, childcare, seniors housing or institutional uses) do you support in Small-Scale, Multi-Unit Housing (SSMUH) areas?

#### Survey #2



Despite workshop participants not being supportive of non-residential uses across the SSMUH, survey respondents indicated otherwise. Playgrounds (57%), cafes (52%), and corner stores (48%) were the top non-residential uses supported in SSMUH areas among survey respondents.

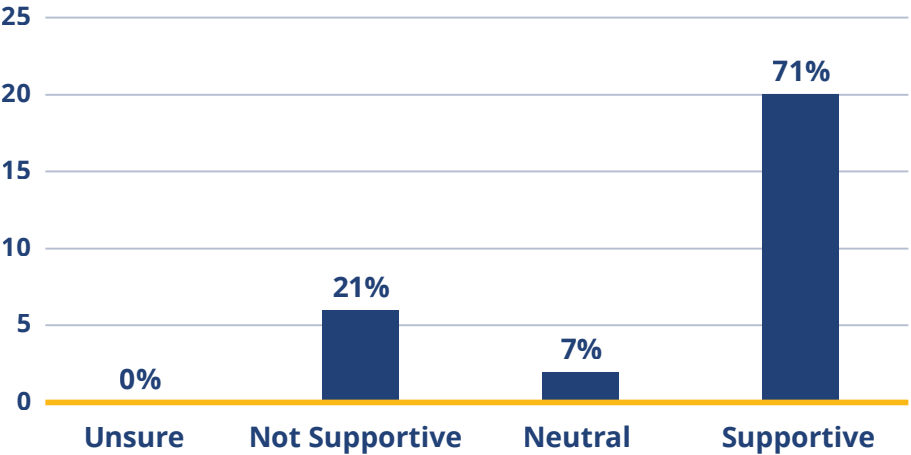
Suggestions among those who specified other included:

- Restaurants
- More retail choices in general
- Recreational or art studio spaces

# Transit-Oriented Areas (TOA) – Childcare Centres

**?** To what extent do you support the UEL encouraging new developments to provide childcare spaces within the TOA?

Workshop #2   Survey #2

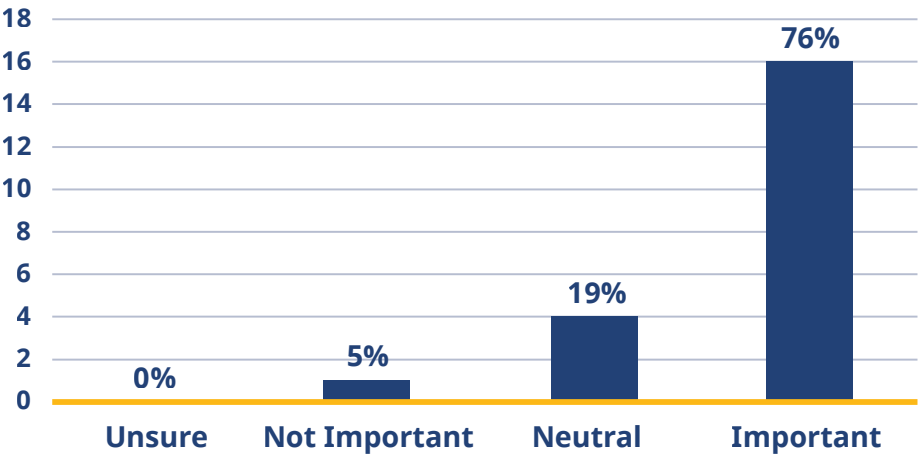


Across the survey and workshop, most respondents (71%) were supportive of the UEL encouraging new developments to provide childcare spaces within the Transit-Oriented Area (TOA). A further 21% were not supportive, while 7% had no opinion.

# Ageing in Place

**?** How important is ageing in place (i.e., continuing to live in the UEL through different stages of life) to you?

Survey #2

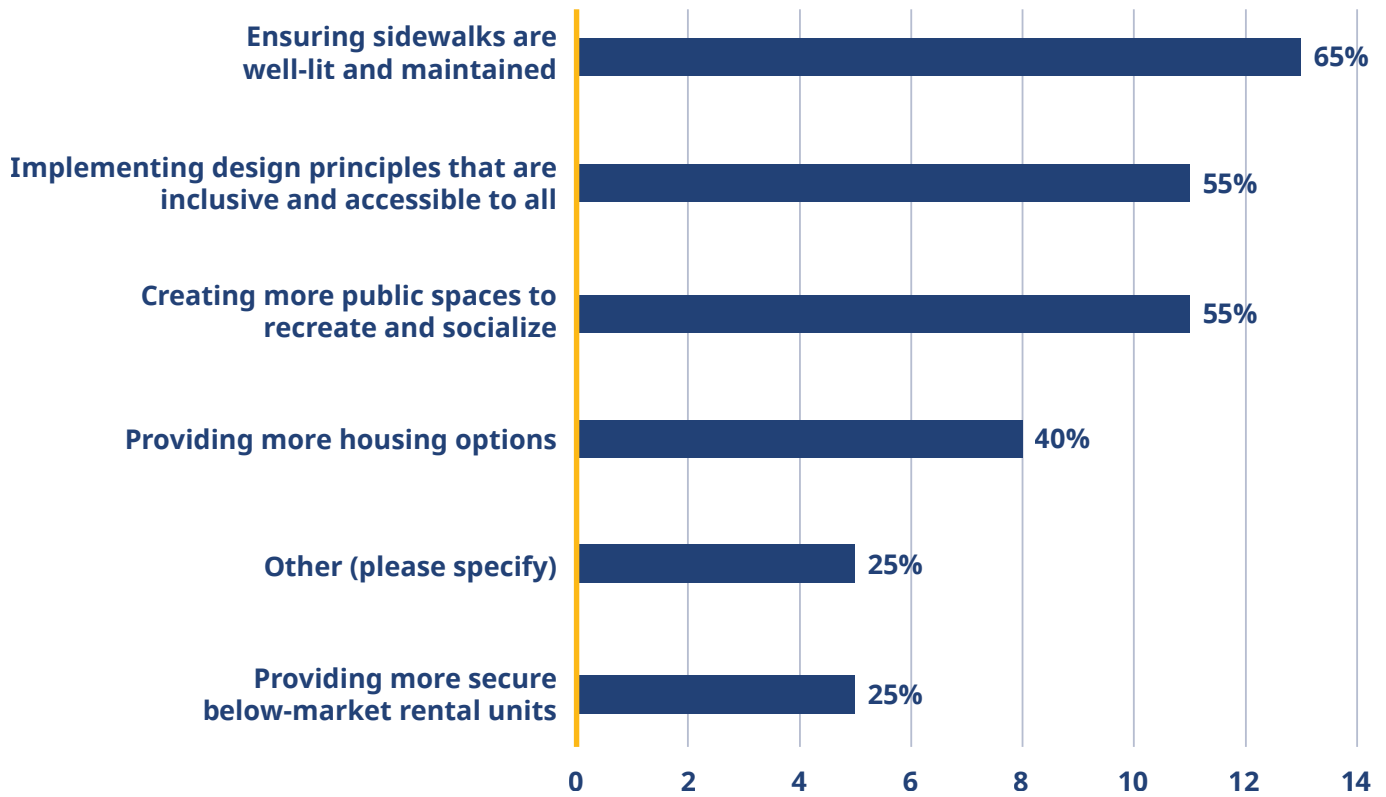


Ageing in place was important to most survey respondents (76%).



What could make ageing in place easier within the UEL? Please select all that apply.

**Survey #2**




The top choices for how to make ageing in place easier within the UEL were ensuring sidewalks are well-lit and maintained (65%), implementing design principles that are inclusive and accessible to all, regardless of age, ability, or disability (55%), and creating more public spaces to recreate and socialize (55%).

Suggestions among those who specified other included:

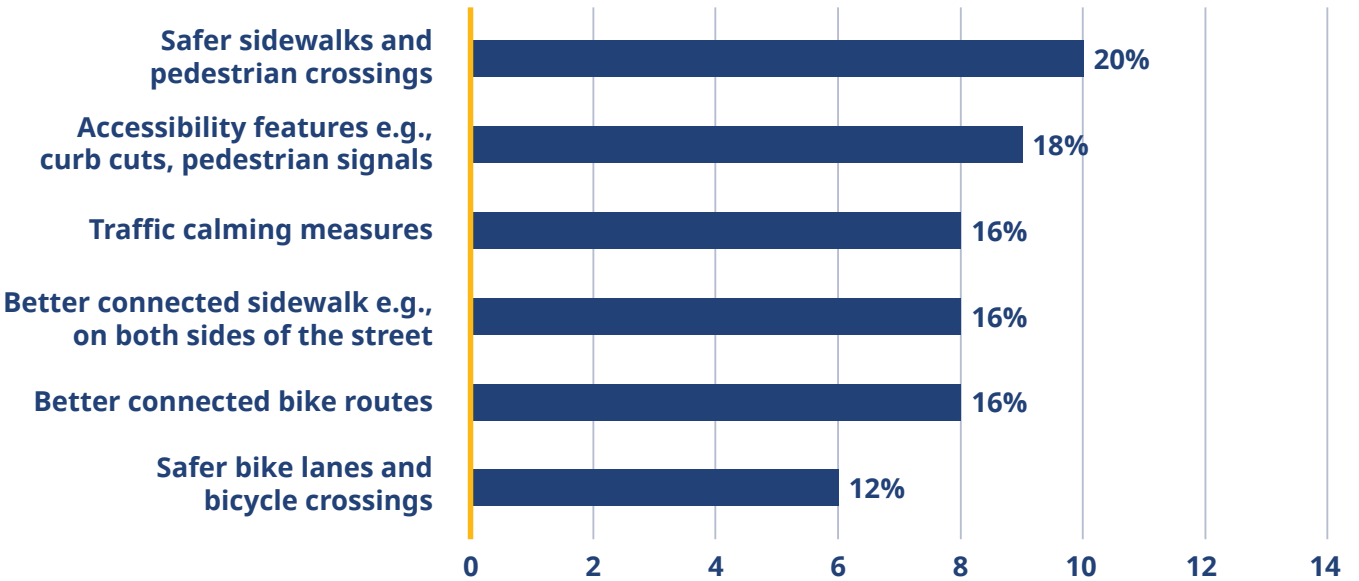
- Improving transit service and access within the UEL
- Protecting public greenspaces, forests, and trees
- Enforcing hedge-trimming and noise related restrictions and bylaws

# Neighbourhood Character

 What could be improved to enhance our neighbourhood character? Select your top two (2) priorities from the list below.

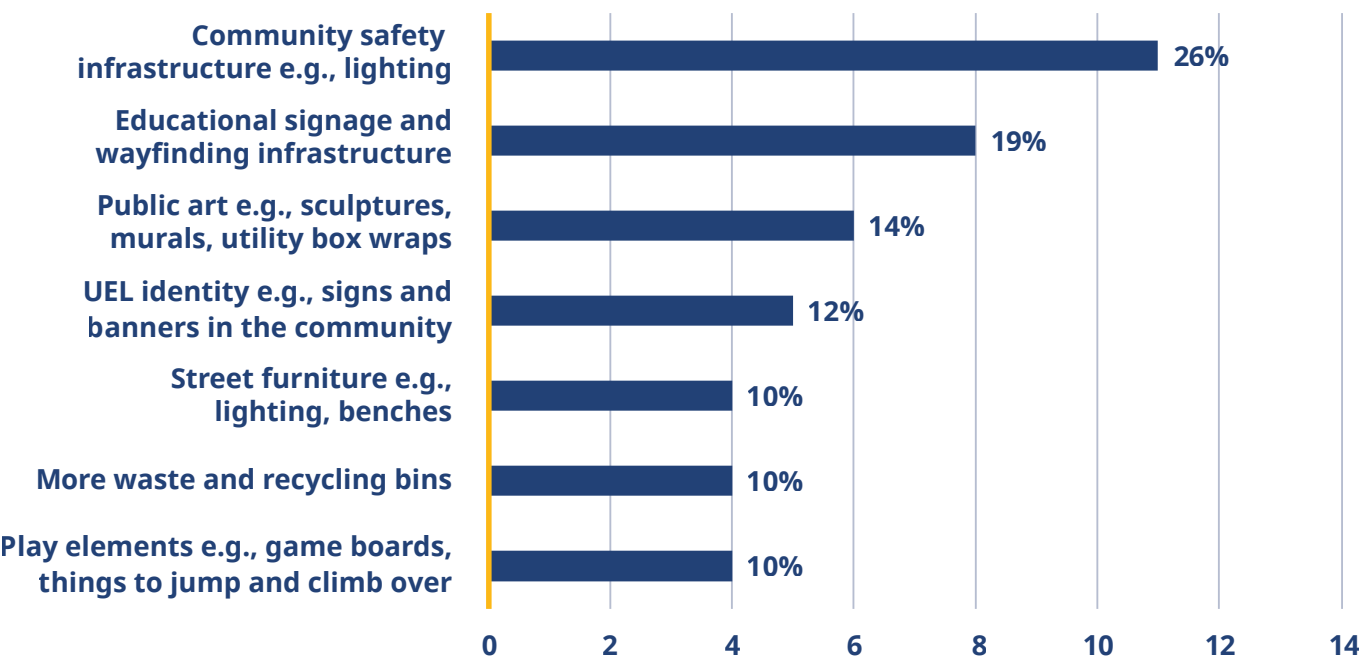
**Workshop #2** **Survey #2**

## Theme: Mobility



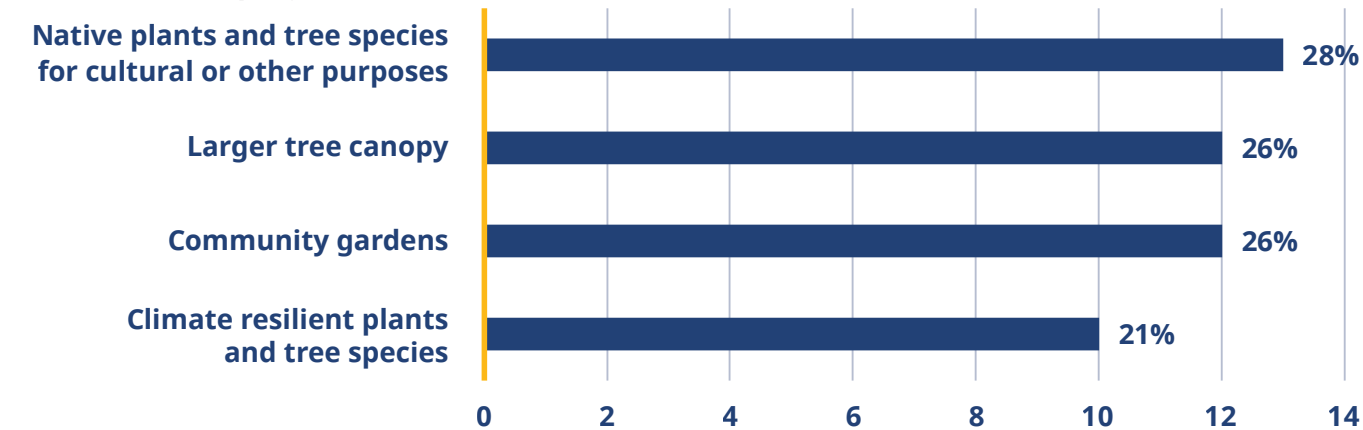
Across the workshop and survey, safer sidewalks and pedestrian crossings (20%), and accessibility features (e.g., curb cuts, pedestrian signals) (18%) were the top mobility improvements that could enhance the UEL’s neighbourhood character.

## Theme: Urban Design



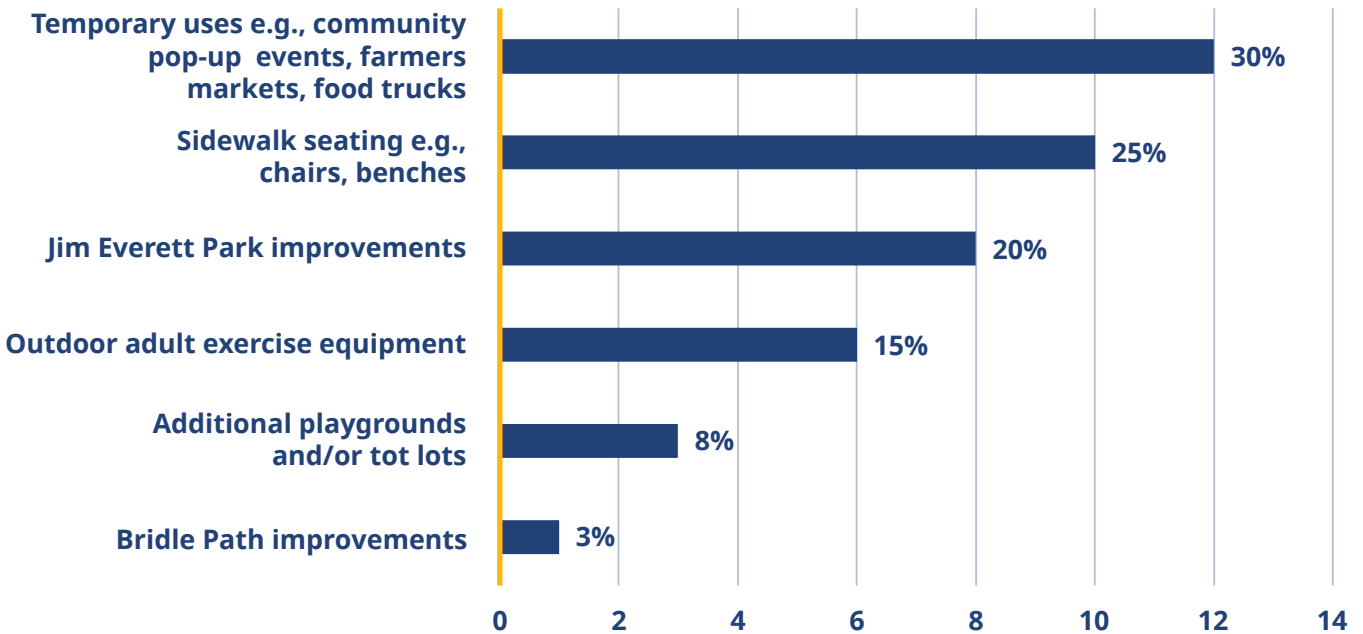
Community safety infrastructure (26%) and educational signage and wayfinding infrastructure (19%) were the top urban design features that could enhance the UEL’s neighbourhood character.

**Theme: Landscaping**



Native plants and tree species (for cultural and other purposes) (28%) and larger tree canopy (26%) were the top landscaping improvements that could enhance the UEL’s neighbourhood character.

**Theme: Gathering Spaces**



Temporary uses (e.g., community pop-up events, farmers markets, food trucks) (30%), and sidewalk seating (25%) were the top gathering spaces that could enhance the UEL’s neighbourhood character.

Other suggestions for ways to improve the UEL’s neighbourhood character included:

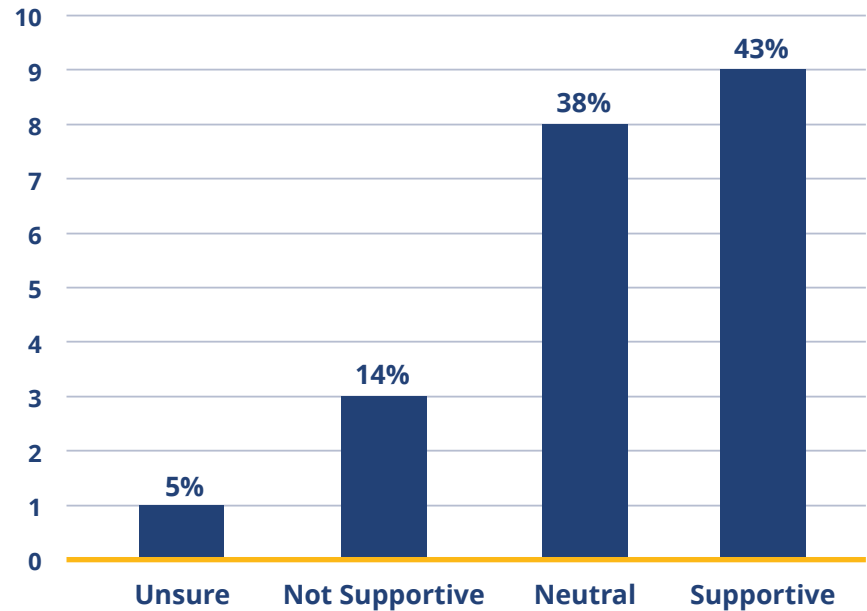
- Keep gardens, yards, and streets well maintained
- Preserve the UEL’s unique street designs (streetlamps, street signs)
- More community events centred around local businesses
- Preserve existing trees



## Environment and Climate

**?** To what extent do you support dedicating on-street parking spaces to accommodate electric vehicle (EV) charging stations in the UEL?

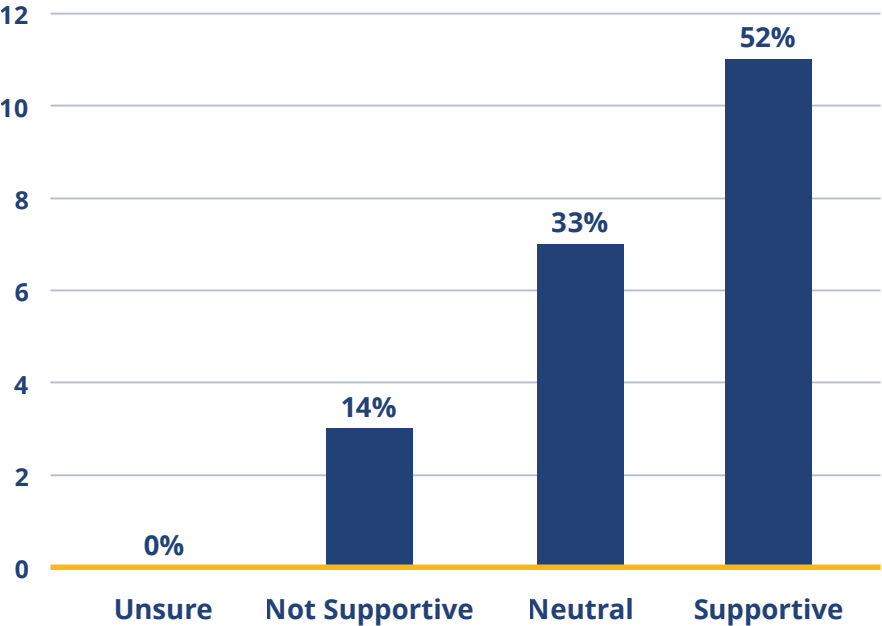
Survey #2



43% of survey respondents were supportive of dedicating on-street parking spaces to accommodate electric vehicle charging stations in the UEL, while 38% were neutral, and 14% were not supportive.

**?** To what extent do you support dedicating on-street parking spaces to accommodate car share programs in the UEL?

Survey #2



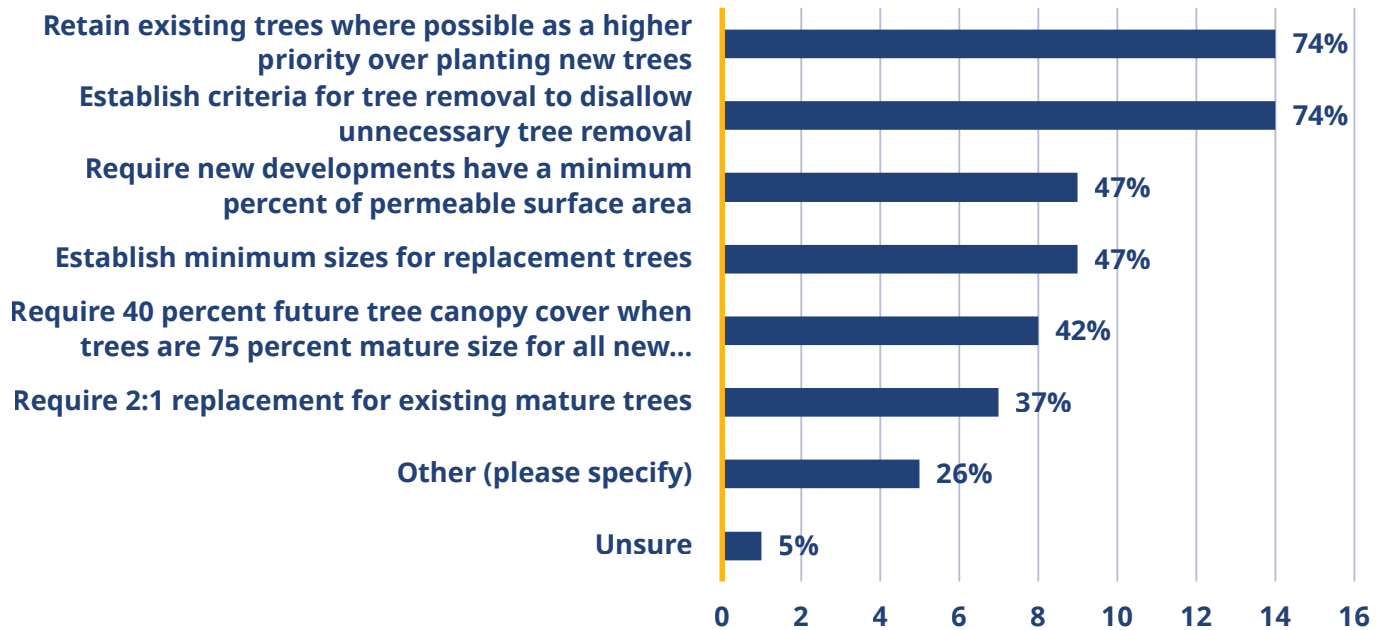
Half of survey respondents (52%) were supportive of dedicating on-street parking spaces to accommodate car share programs in the UEL, while 33% were neutral, and 14% were not supportive.

## Tree Canopy



Which of the following policy directions do you support to increase the UEL's tree canopy? Please select all that apply.

### Survey #2



The policy directions for increasing the UEL's tree canopy that were most supported by survey respondents were establish criteria for tree removal to disallow unnecessary tree removal (74%), and retain existing trees where possible as a higher priority over planting new trees (74%).

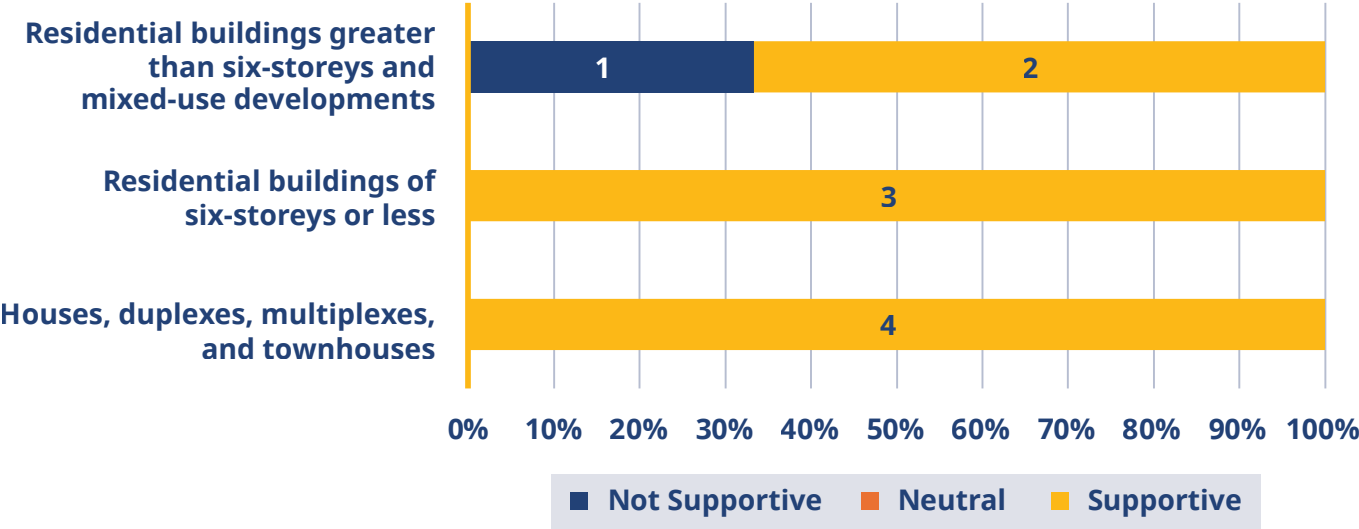
Suggestions among those who specified other included:

- Retain boulevard trees
- Establish mandatory replanting of trees removed from private property
- Prioritize native tree species
- Disallow mature tree removal

## Greenhouse Gas Emissions

 Do you support the UEL becoming an early adopter of the highest level (i.e. EL-4) of Zero Carbon Step Code for the following types of new developments?

### Workshop #2



Most workshop attendees who answered this question were supportive of the UEL becoming an early adopter of the highest level of Zero Carbon Step Code, for all development types.

### For More Information

BC Energy Step Code and Zero Carbon Step Code information can be found by scanning the QR code, or visiting this link:  
[https://energystepcode.ca/app/uploads/sites/257/2024/06/StepCodes\\_Guidebook\\_v3.pdf](https://energystepcode.ca/app/uploads/sites/257/2024/06/StepCodes_Guidebook_v3.pdf)



## Next Steps

Thank you to everyone who participated in the first and second round of community engagement, your input is an important and valued part of this process.

Over the next few months, the OCP Update will be drafted based on the information collected throughout engagement, alongside provincial legislation, regional planning policy, and land economics, and input provided by key audiences and First Nations. Keep an eye on the UEL webpage for more details.







5490  
Shortcut Road

Official Community Plan Update



# Appendix 1

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Survey #2 Results

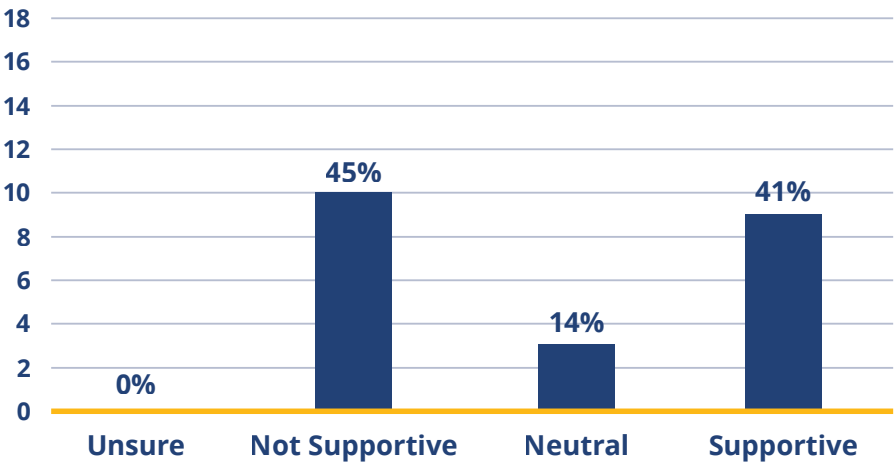


**UEL**

A total of **22 survey responses** were received between April 22,2025, and May 4, 2025. Not every survey respondent answered each question. Results shown have been rounded to the nearest percent.

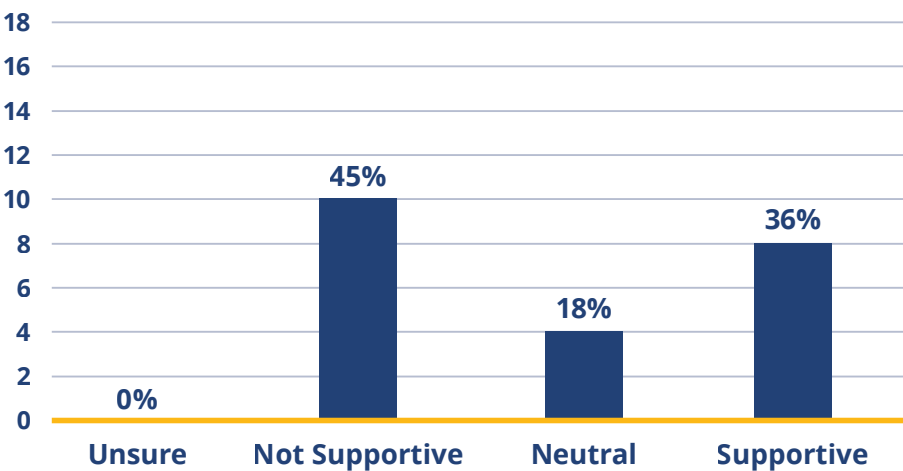
**Affordable Housing**

**? To what extent do you support additional dwelling units (e.g. +2 units) within 4-unit Small-Scale, Multi-Unit Housing (SSMUH) areas if secure affordable rental units are created? (22 responses)**



45% of survey respondents were not supportive of additional dwelling units within 4-unit Small-Scale, Multi-Unit Housing (SSMUH) areas if secure affordable rental units are created, while 41% were supportive, and 14% were neutral.

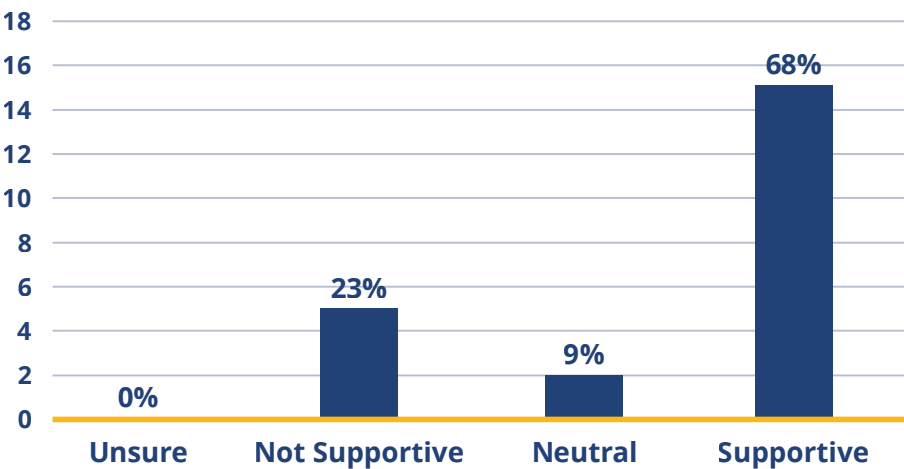
**? To what extent do you support additional dwelling units (e.g. +2 units) within 6-unit Small-Scale, Multi-Unit Housing (SSMUH) areas if secure affordable rental units are created? (22 responses)**



45% of survey respondents were not supportive of additional dwelling units within 6-unit Small-Scale, Multi-Unit Housing (SSMUH) areas if secure affordable rental units are created, while 36% were supportive, and 18% were neutral.

### Childcare Centres

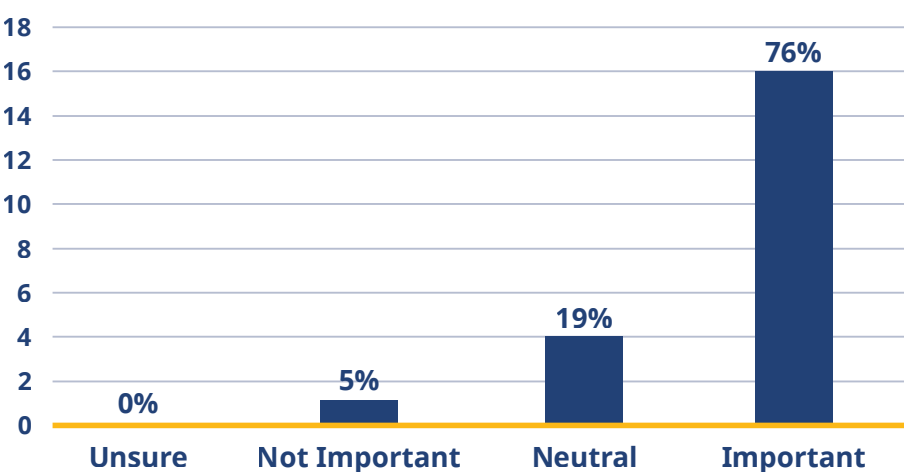
**?** To what extent do you support the UEL encouraging new developments to provide childcare spaces within the TOA? (22 responses)



Most respondents (68%) were supportive of the UEL encouraging new developments to provide childcare spaces within the TOA.

### Ageing in Place

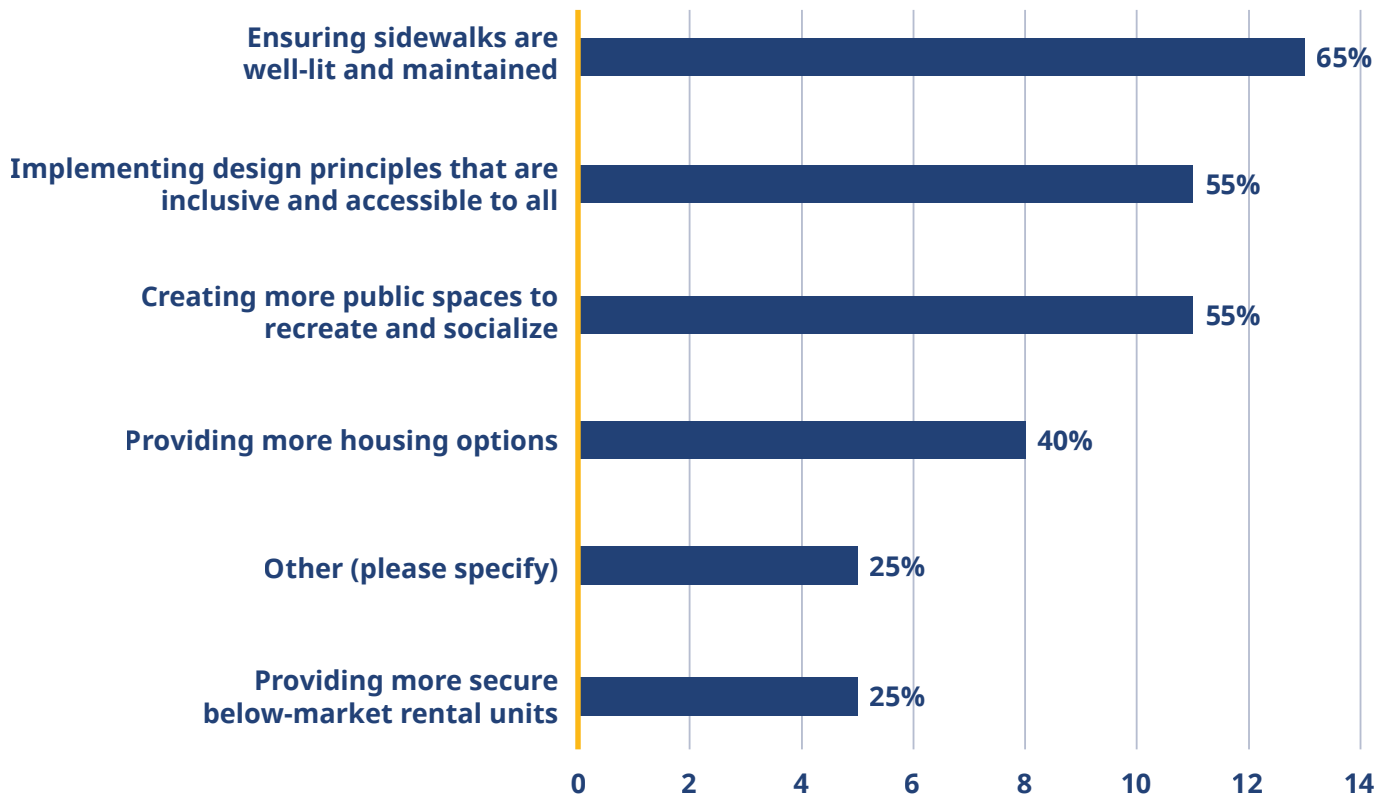
**?** How important is ageing in place (i.e., continuing to live in the UEL through different stages of life) to you? (21 responses)



Ageing in place was important to most survey respondents (76%).



**What could make ageing in place easier within the UEL? Please select all that apply.**  
(20 responses)



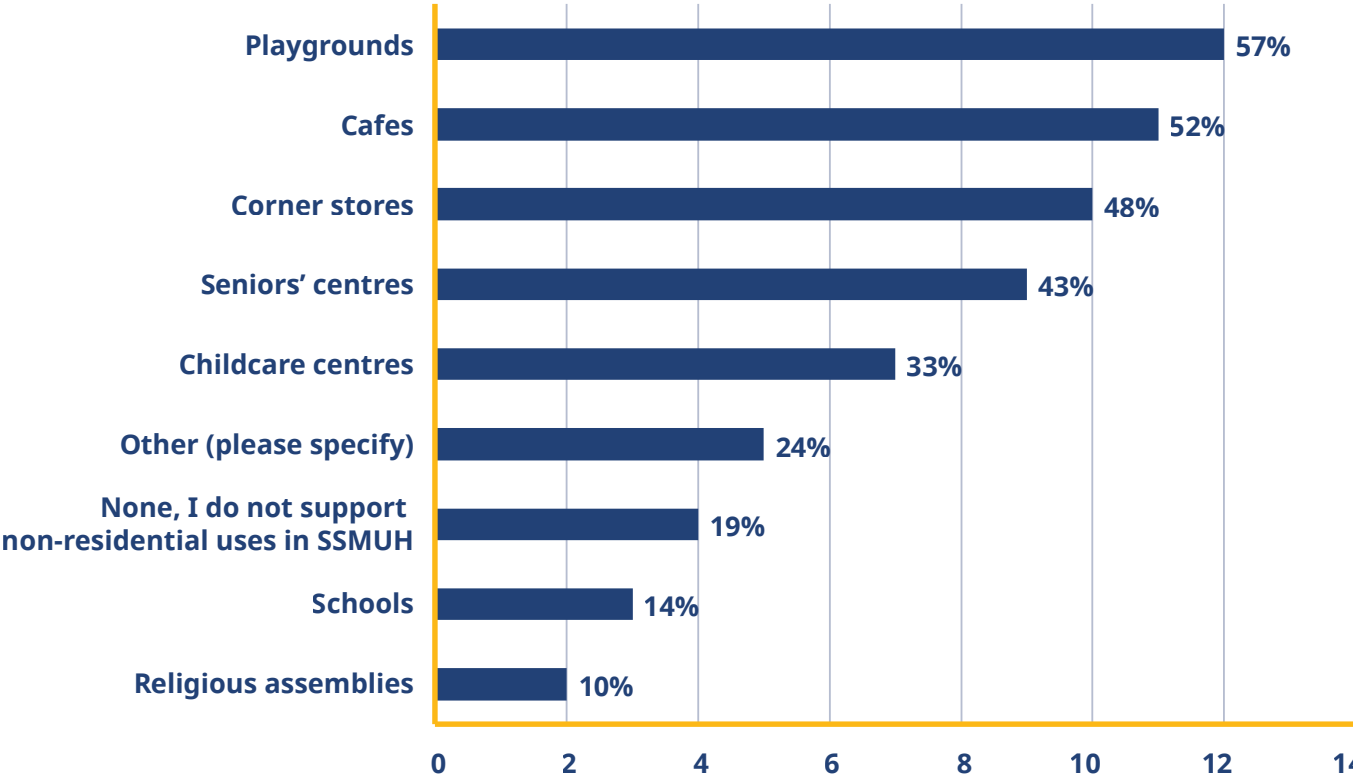
The top choices for how to make ageing in place easier within the UEL were ensuring sidewalks are well-lit and maintained (65%), implementing design principles that are inclusive and accessible to all, regardless of age, ability, or disability (55%), and creating more public spaces to recreate and socialize (55%).

Suggestions among those who specified other included:

- Improving transit service and access within the UEL
- Protecting public greenspaces, forests, and trees
- Enforcing hedge-trimming and noise related restrictions and bylaws

## Non-Residential Uses

**?** What non-residential uses (i.e., small-scale neighbourhood retail, cafes, childcare, seniors housing or institutional uses) do you support in Small-Scale, Multi-Unit Housing (SSMUH) areas? (21 responses)



Playgrounds (57%), cafes (52%), and corner stores (48%) were the top non-residential uses supported in SSMUH areas.

Suggestions among those who specified other included:

- Restaurants
- More retail choices in general
- Recreational or art studio spaces

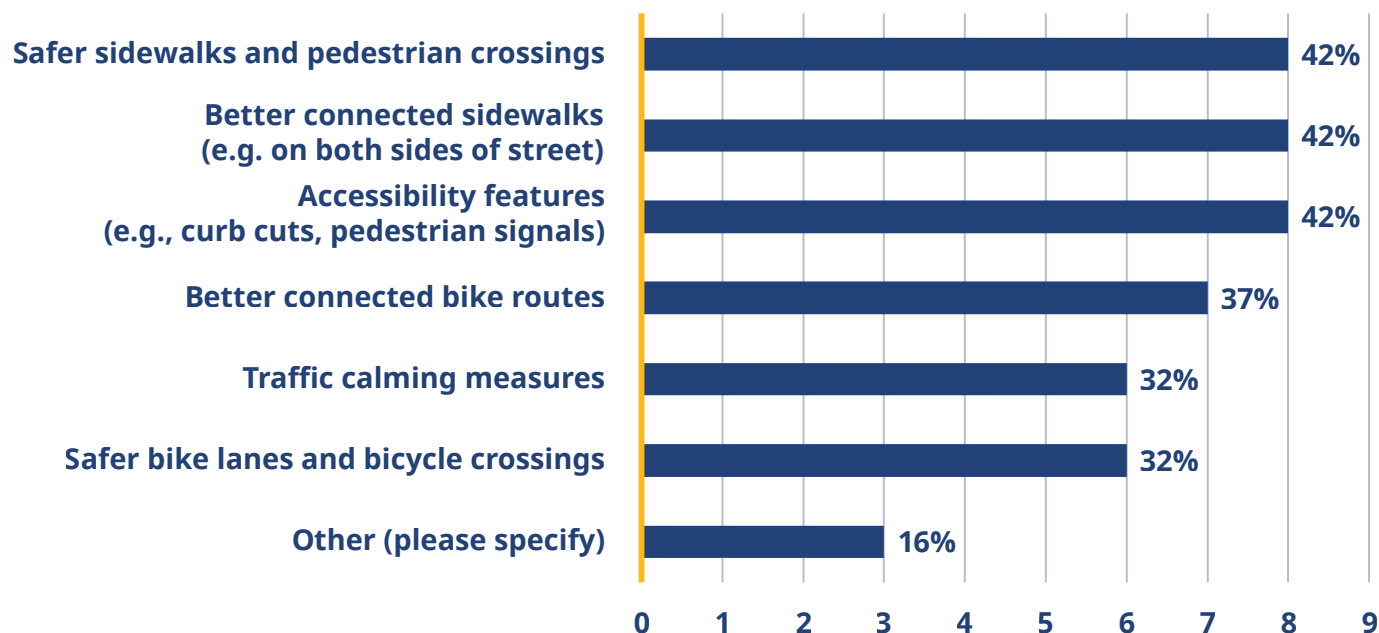


## Neighbourhood Character



What could be improved to enhance our neighbourhood character?

Theme: Mobility – Select your top two (2) priorities from the list below (19 responses)

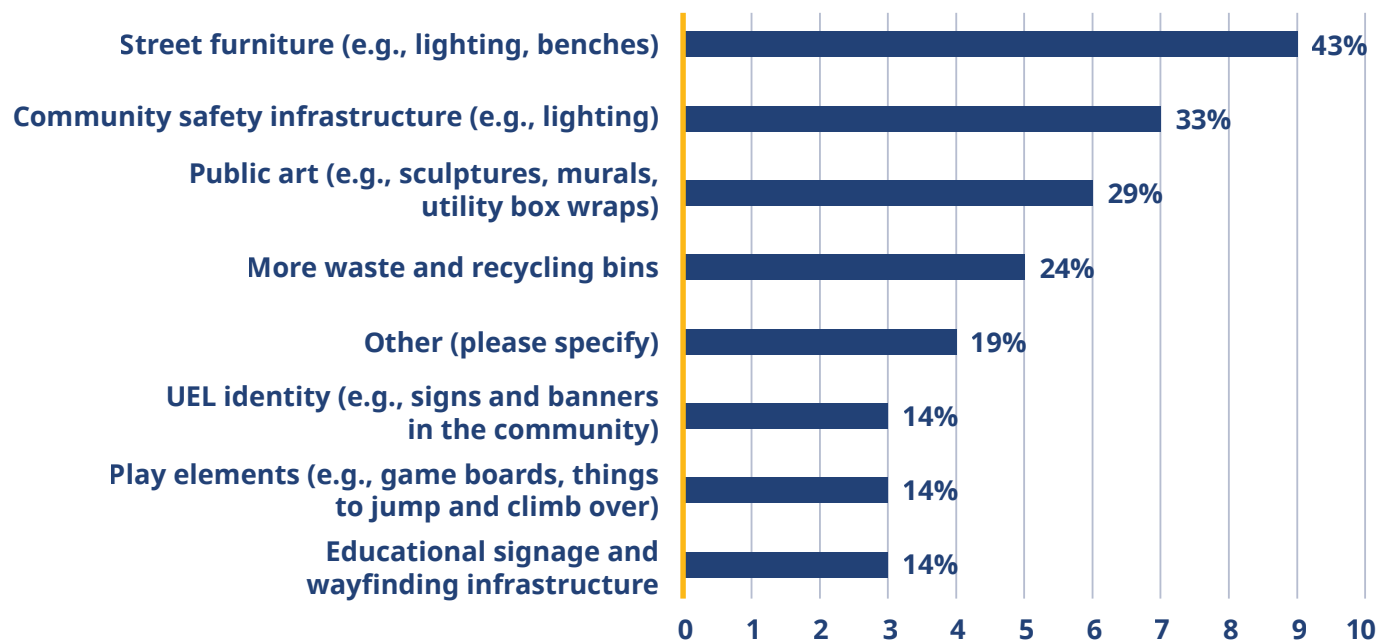


The top mobility improvements that could enhance our neighbourhood character were safer sidewalks and pedestrian crossings (42%), better connected sidewalks (42%), and accessibility features (e.g., curb cuts, pedestrian signals) (42%).

Suggestions among those who specified other included:

- Better access to transit

Theme: Urban Design – Select your top two (2) priorities from the list below (21 responses)

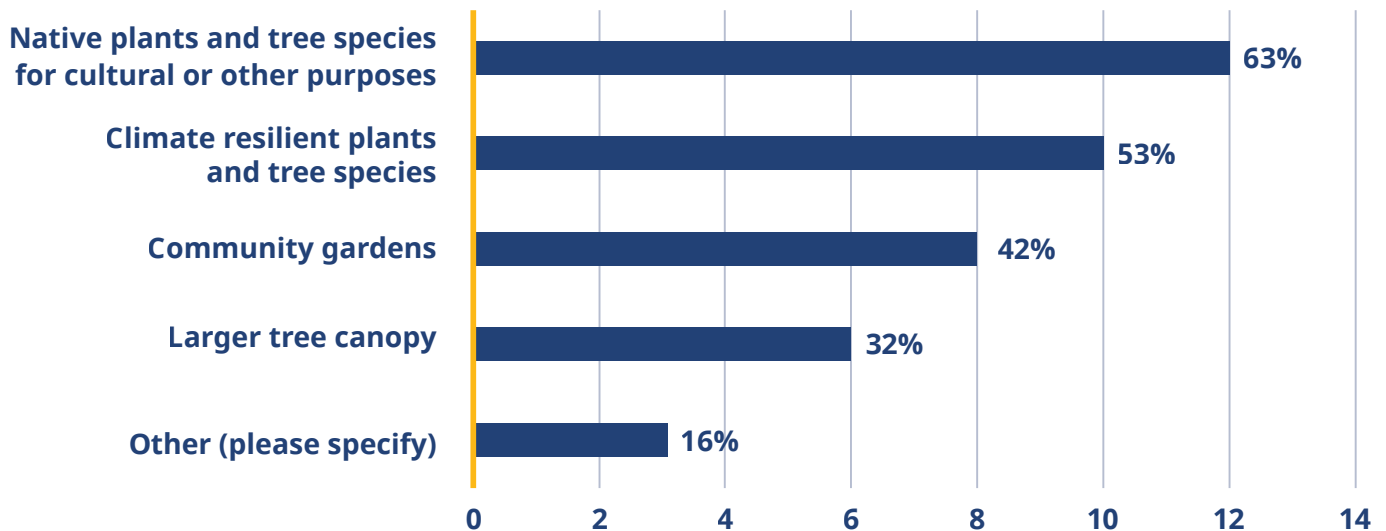


The top urban design improvements that could enhance our neighbourhood character were street furniture (43%), community safety infrastructure (33%) and public art (29%).

Suggestions among those who specified other included:

- Less concrete and more trees
- Parks
- Walkable neighbourhoods

**Theme: Landscaping – Select your top two (2) priorities from the list below (19 responses)**

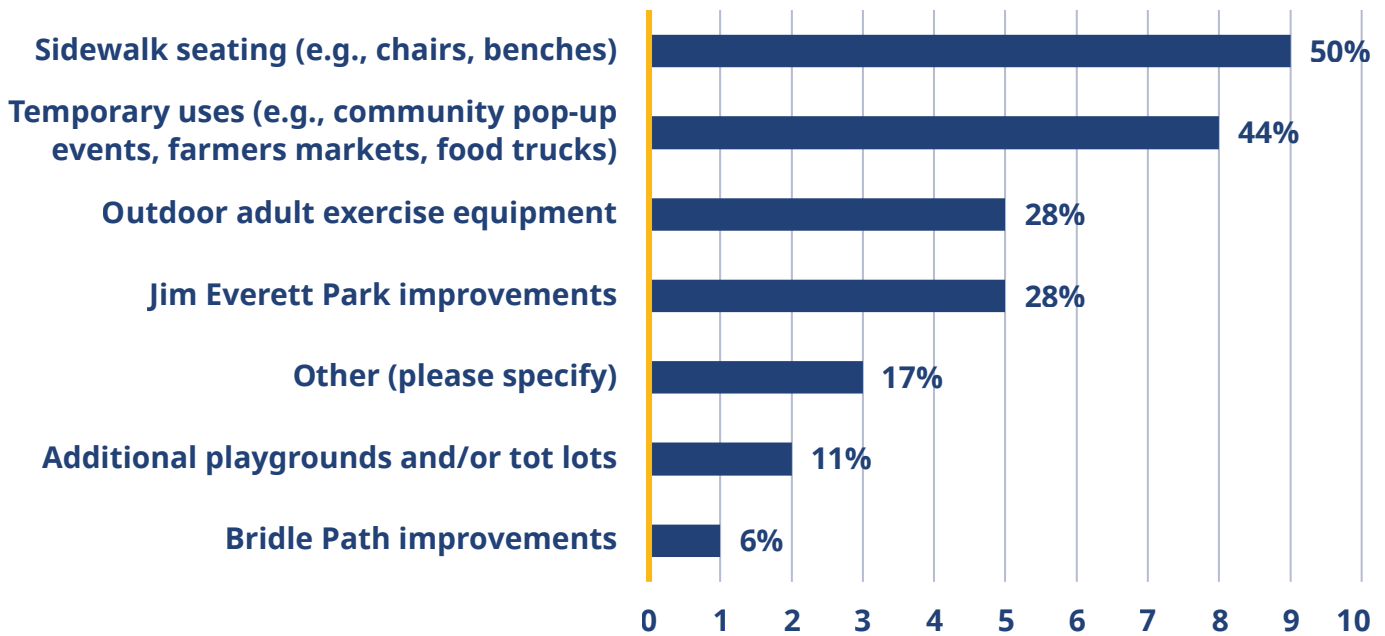


Native plants and trees (63%), and climate resilient plants and tree species (53%) were the top priorities for landscaping improvements that could enhance our neighbourhood character.

Suggestions among those who specified other included:

- Rain gardens and bioswales
- A variety of flowering street trees
- Big trees for shade

**Theme: Gathering Spaces – Select your top two (2) priorities from the list below (18 responses)**

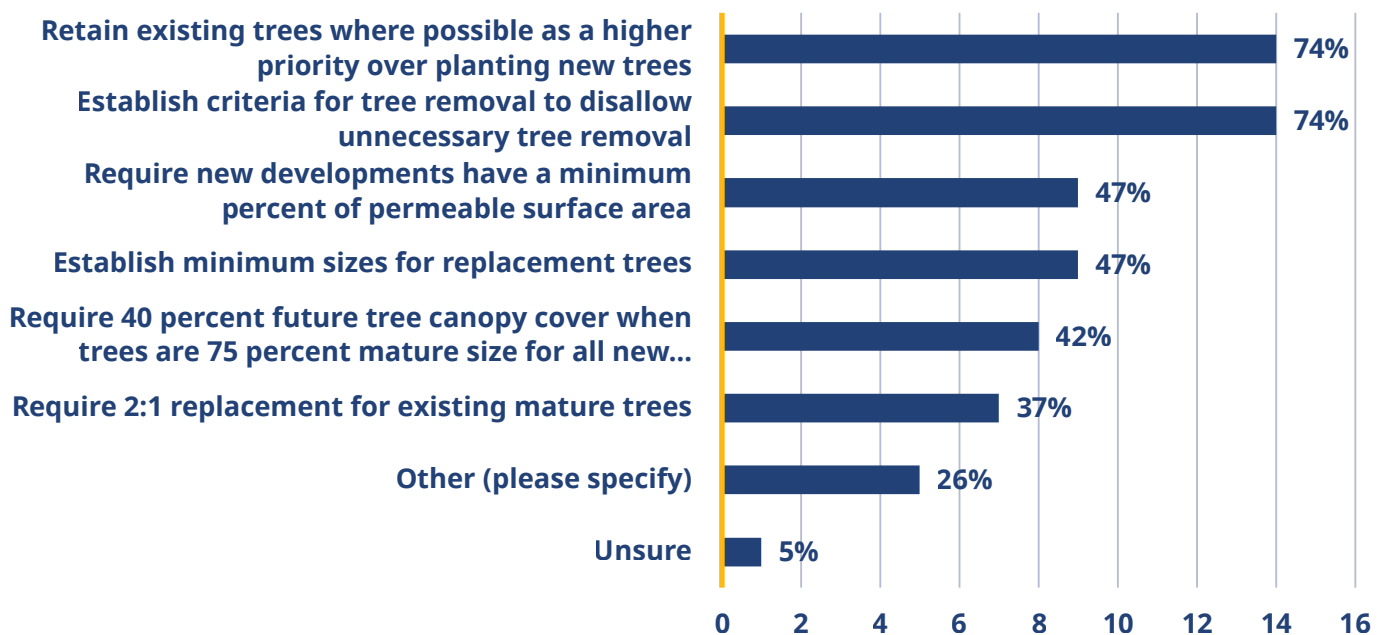


Sidewalk seating (50%) and temporary uses (e.g., community pop-up events, farmers markets, food trucks) (44%) were the top priorities for gathering spaces that could enhance our neighbourhood character.

**Tree Canopy**



**Which of the following policy directions do you support to increase the UEL's tree canopy? Please select all that apply. (19 responses)**



The policy directions for increasing the UEL's tree canopy that were most supported by survey respondents were establish criteria for tree removal to disallow unnecessary tree removal (74%), and retain existing trees where possible as a higher priority over planting new trees (74%).

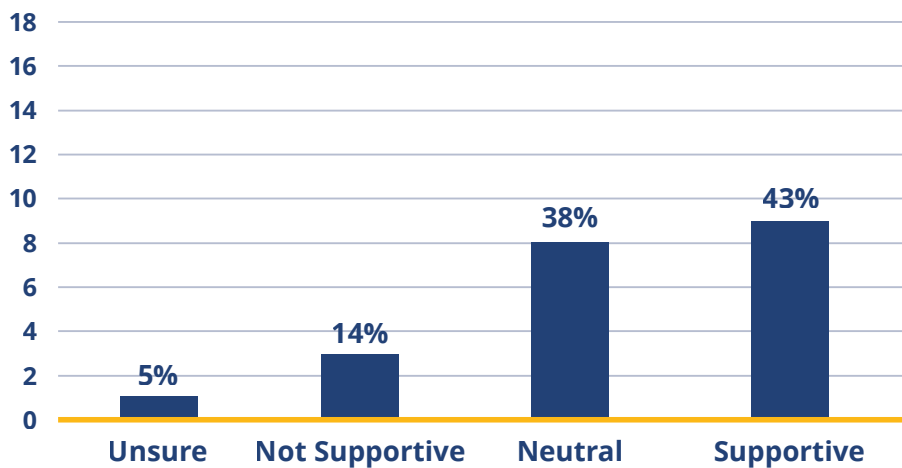
Suggestions among those who specified other included:

- Retain boulevard trees
- Establish mandatory replanting of trees removed from private property
- Prioritize native tree species
- Disallow mature tree removal

## Environment and Climate



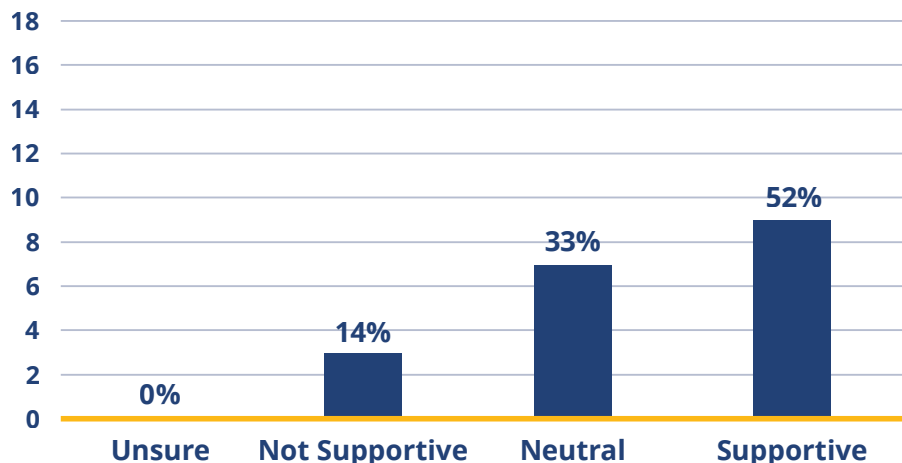
**To what extent do you support dedicating on-street parking spaces to accommodate electric vehicle (EV) charging stations in the UEL? (21 responses)**



43% of survey respondents were supportive of dedicating on-street parking spaces to accommodate electric vehicle charging stations in the UEL, while 38% were neutral, and 14% were not supportive.



**To what extent do you support dedicating on-street parking spaces to accommodate car share programs in the UEL? (21 responses)**

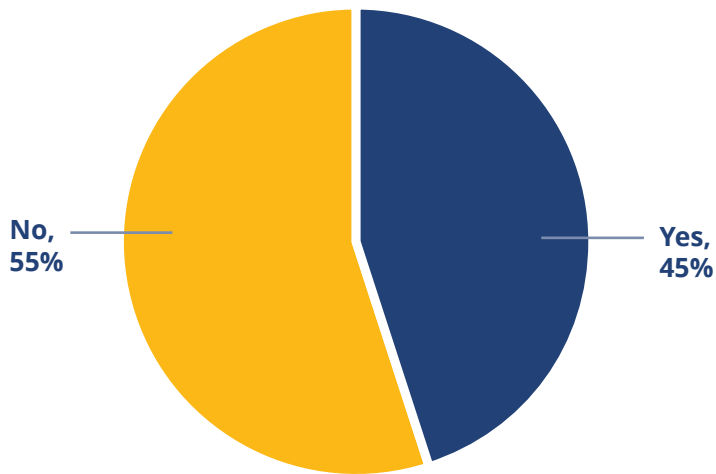


Half of survey respondents (52%) were supportive of dedicating on-street parking spaces to accommodate car share programs in the UEL, while 33% were neutral, and 14% were not supportive.

## About You

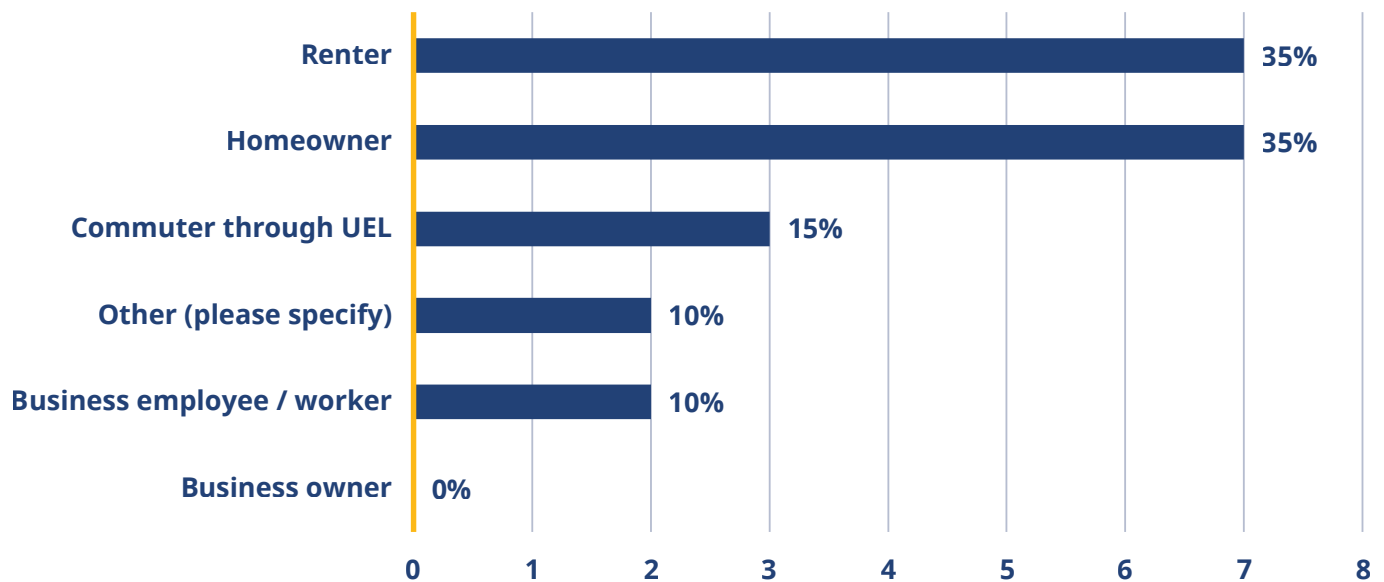


**Did you participate in the first round of community engagement? (CAC meeting, webinar, survey, or workshop) (20 responses)**



More than half of survey respondents (55%) did not participate in the first round of community engagement.

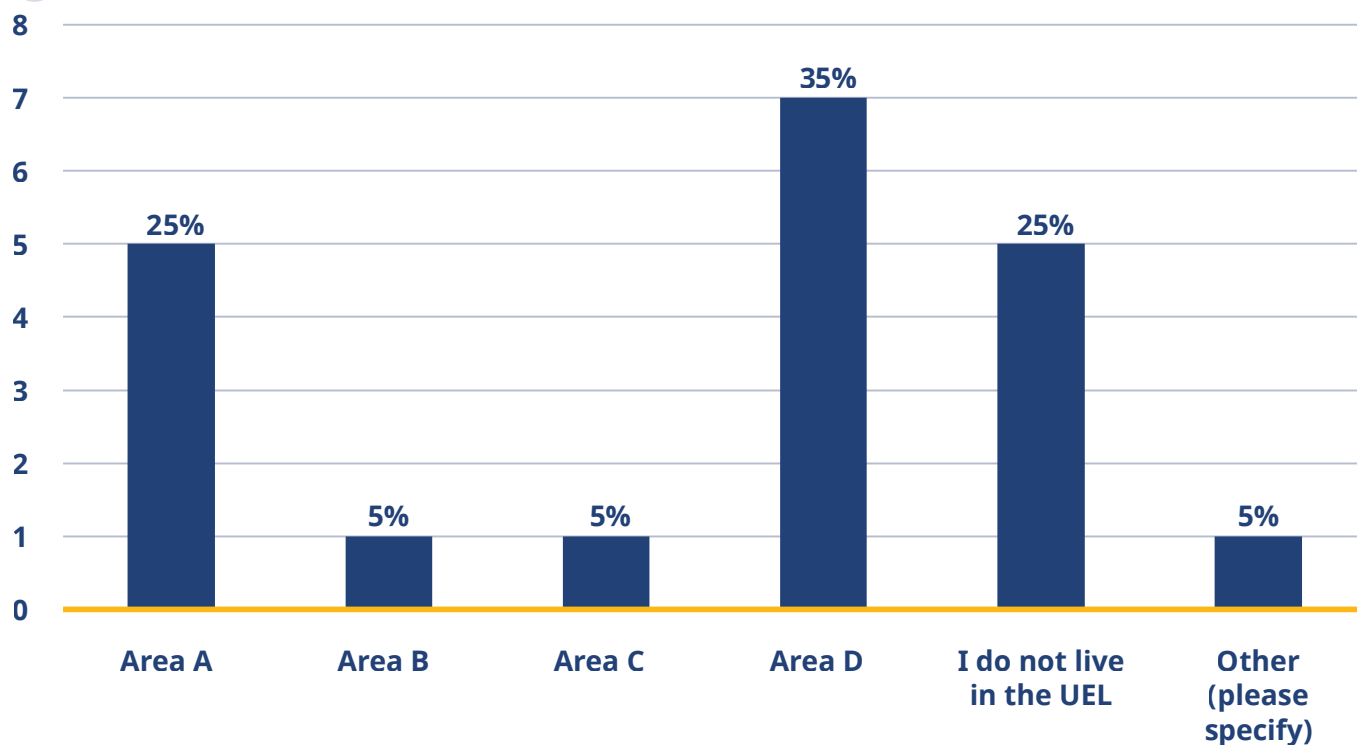
**What is your relationship with the UEL? Select all that apply. (20 responses)**



Most survey respondents were renters (35%) or homeowners (35%) in the UEL.

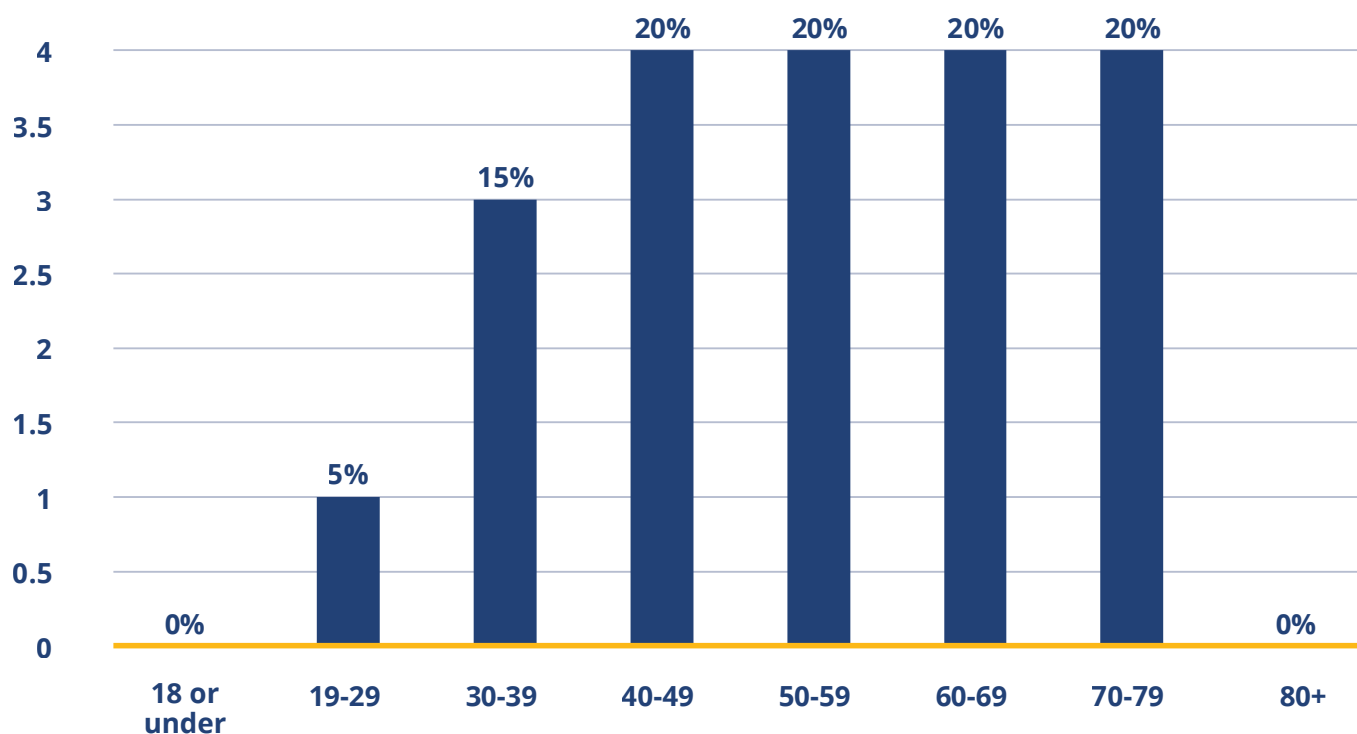


? Where in the UEL do you live? (20 responses)



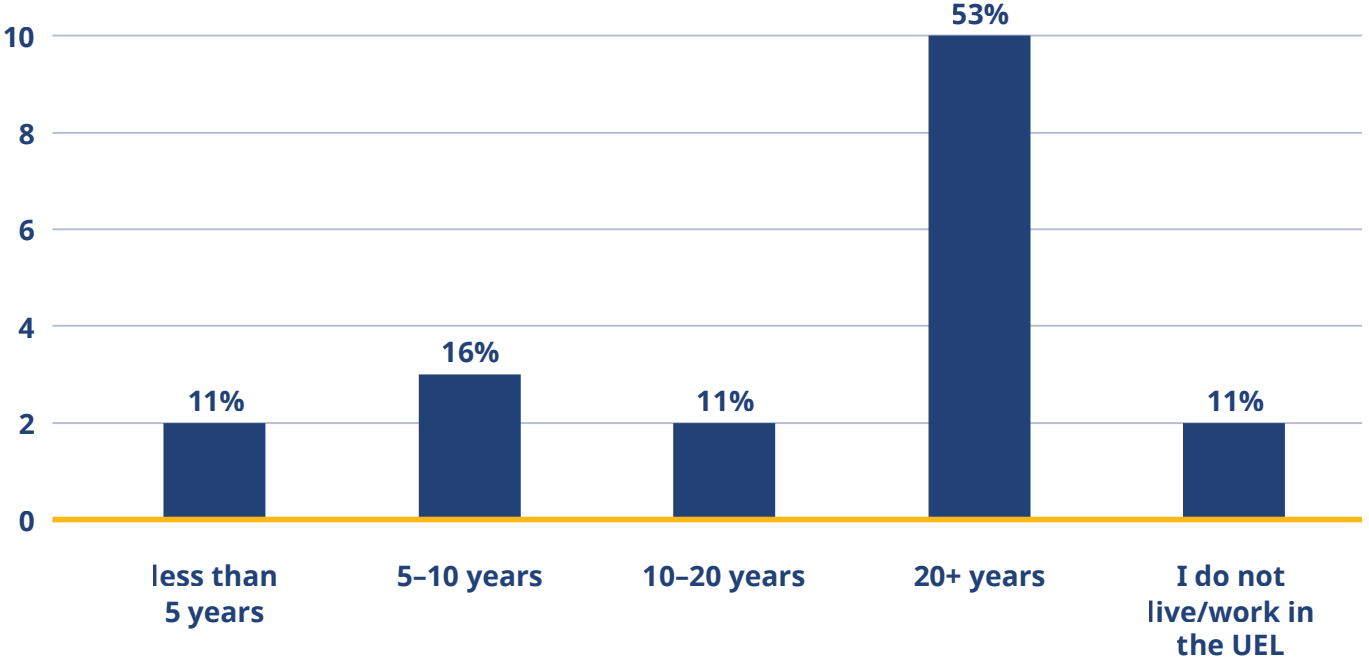
35% of survey respondents indicated they live in Area D, 25% in Area A, and a further 25% indicated they do not live in the UEL.

? What age group do you belong to? (20 responses)



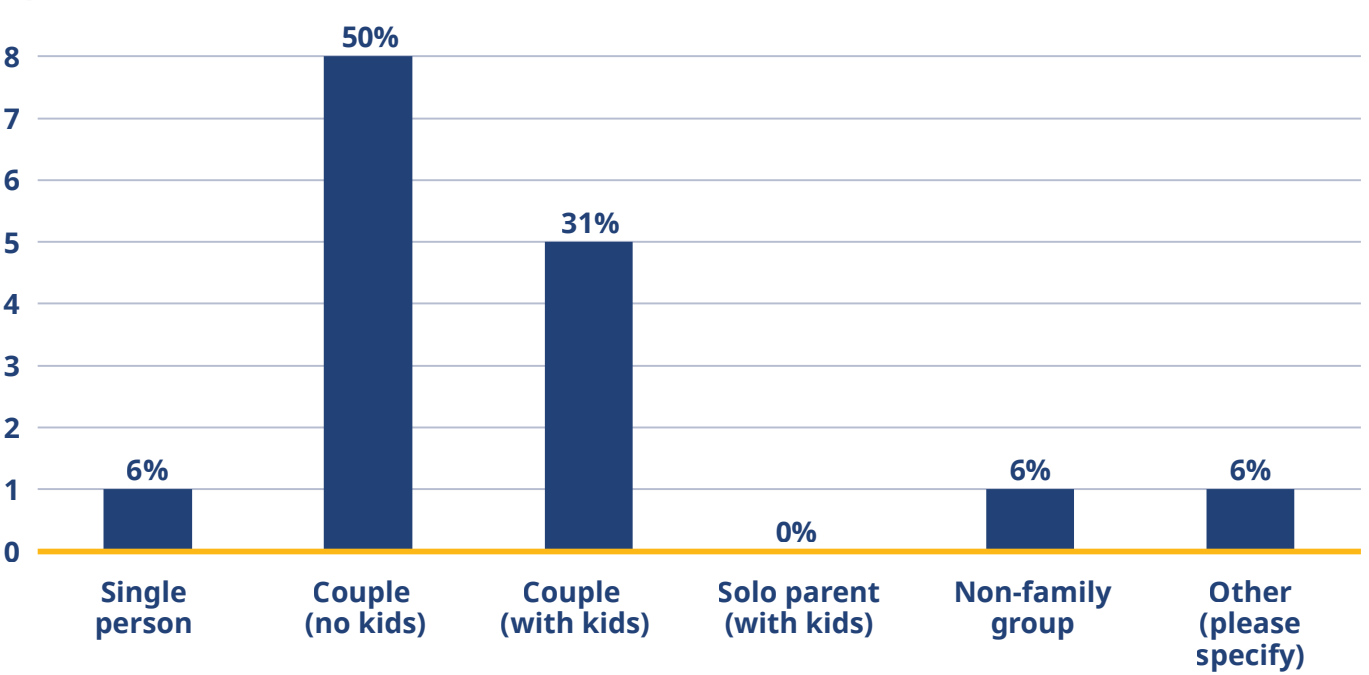
Survey respondents were relatively evenly split across age groups, with 20% of respondents being aged 40 to 49, 50 to 59, 60 to 69, and 70 to 79.

**? How long have you lived/worked in the UEL? (19 responses)**



Most survey respondents (53%) have lived/worked in the UEL for 20+ years.

**? If you live in the UEL, which best describes your household? (16 responses)**



Couples (50%) and couples with kids (31%) make up most of the survey respondents who live in the UEL.

# Appendix 2

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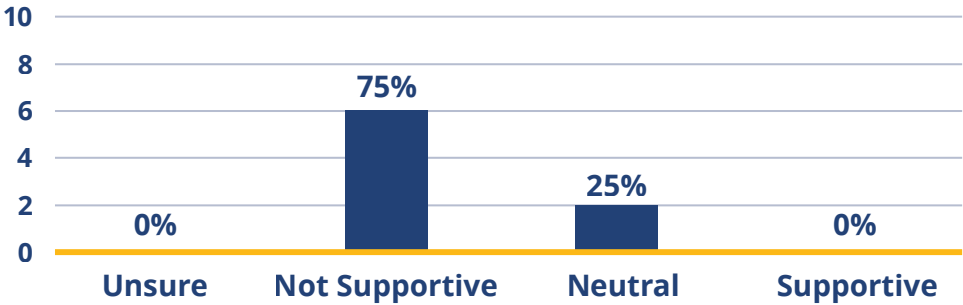
## Workshop #2 Activity Results



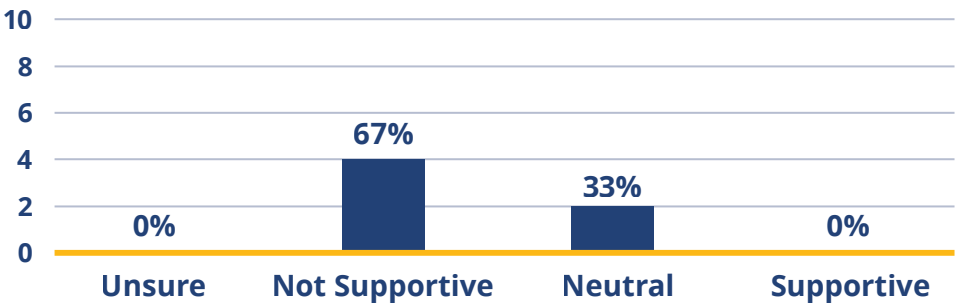
UEL

# Small-Scale Multi-Unit Housing (SSMUH)

**?** To what extent do you support additional units (e.g., two units) within 4-unit SSMUH areas if secure affordable rental units are created?

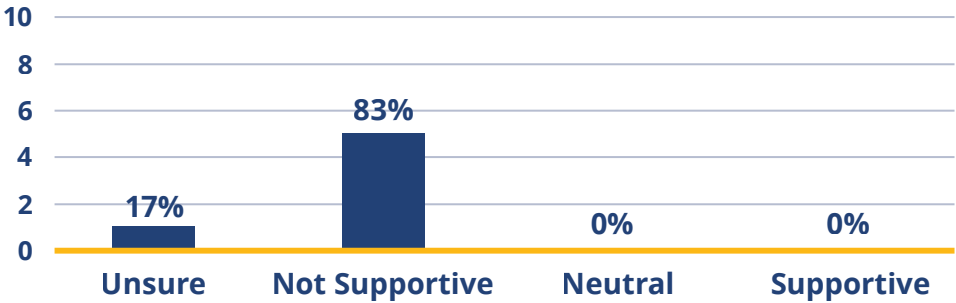


**?** To what extent do you support additional units (e.g., two units) within 6-unit SSMUH areas if secure affordable rental units are created?



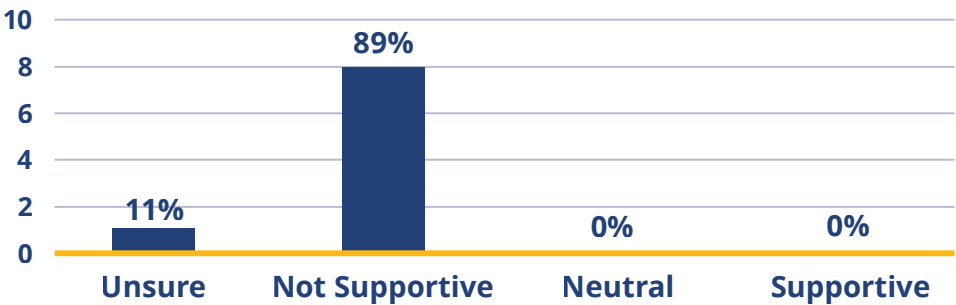
# Small-Scale Multi-Unit Housing (SSMUH) – Non-residential Uses

**?** To what extent do you support non-residential uses (e.g., small-scale neighbourhood retail, cafes, childcare, seniors housing or institutional uses) as permitted uses across all SSMUH areas?



A **permitted use** is a use that is allowed by right provided the landowner meets all zoning requirements

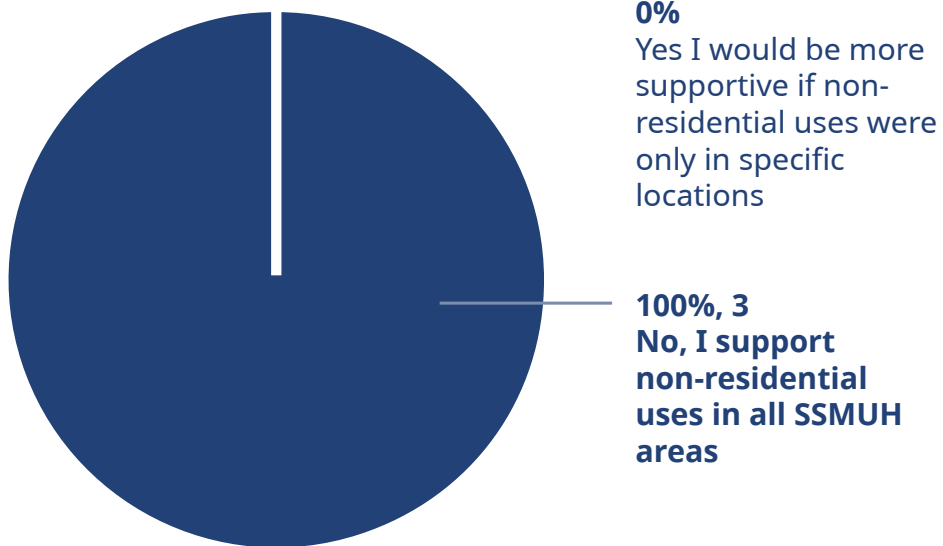
**?** Alternatively, to what extent do you support non-residential uses as conditional uses across all SSMUH areas?



A **conditional use** is a use that may be approved if the landowner meets the conditions imposed by the UEL Manager. Typically, an application for a conditional use requires neighbourhood notification and referral to a professional panel for recommendations.

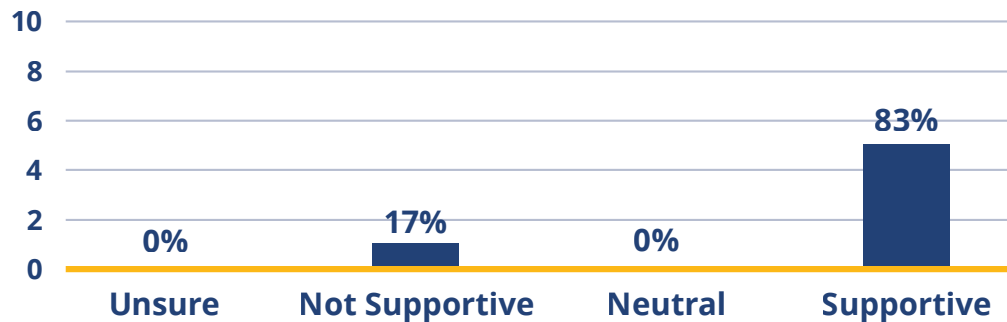


Would you be more supportive of non-residential uses being located within SSMUH areas if they were limited to specific locations?



## Transit-Oriented Areas (TOA) – Childcare Centres

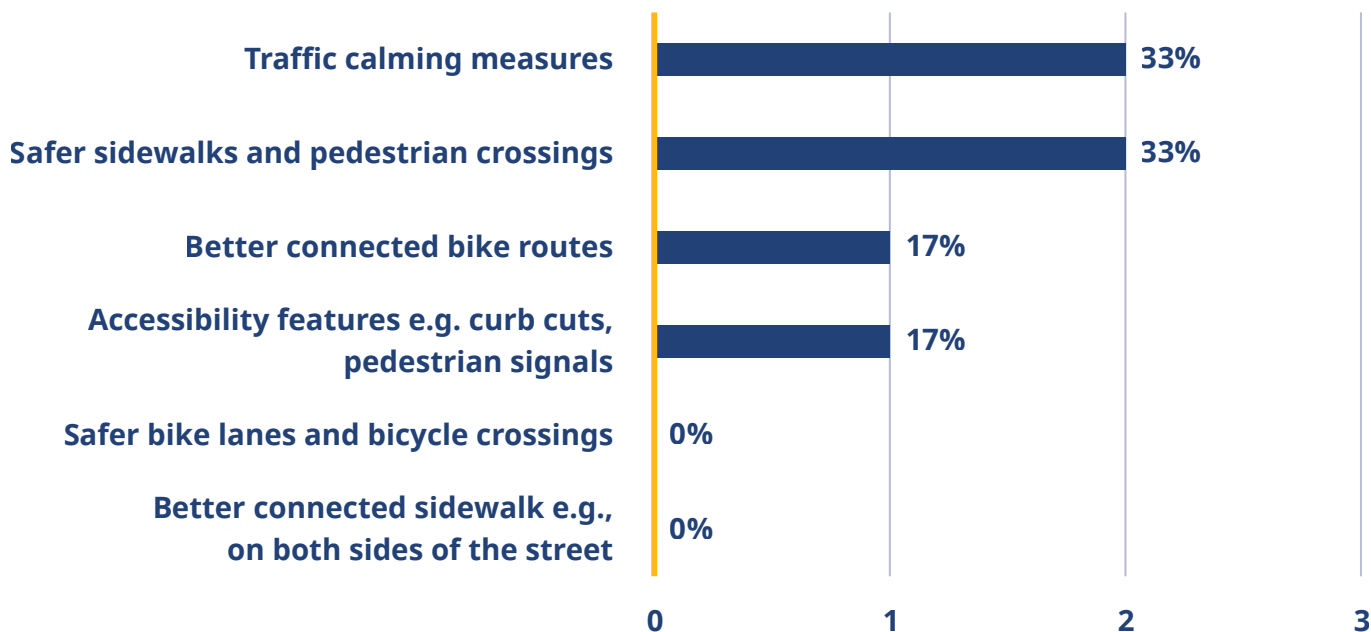
To what extent do you support the UEL encouraging new developments to provide childcare spaces within the TOA?



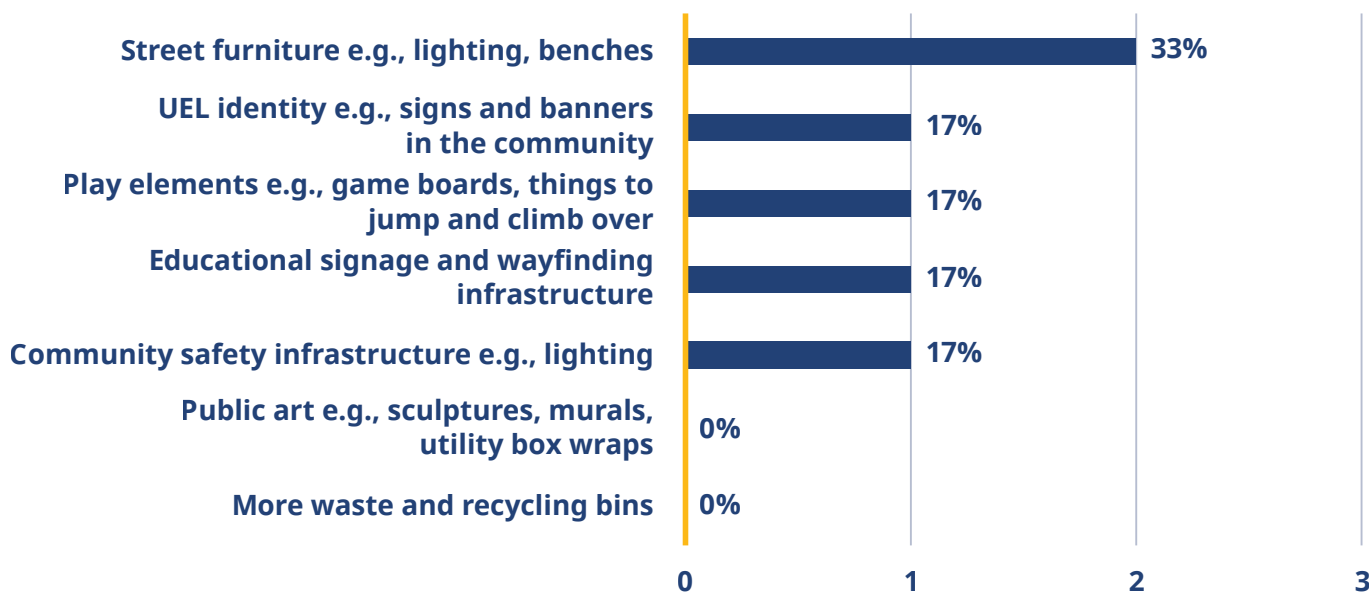
## Neighbourhood Character

? What could be improved to enhance our neighbourhood character? Select your top two (2) priorities from the list below.

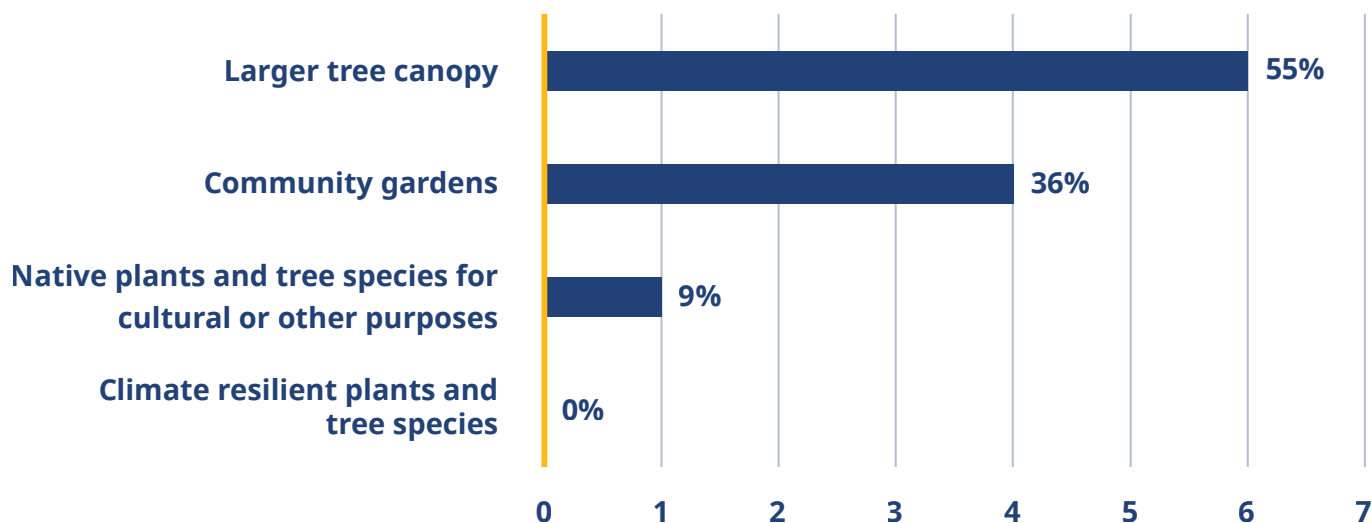
### Theme: Mobility



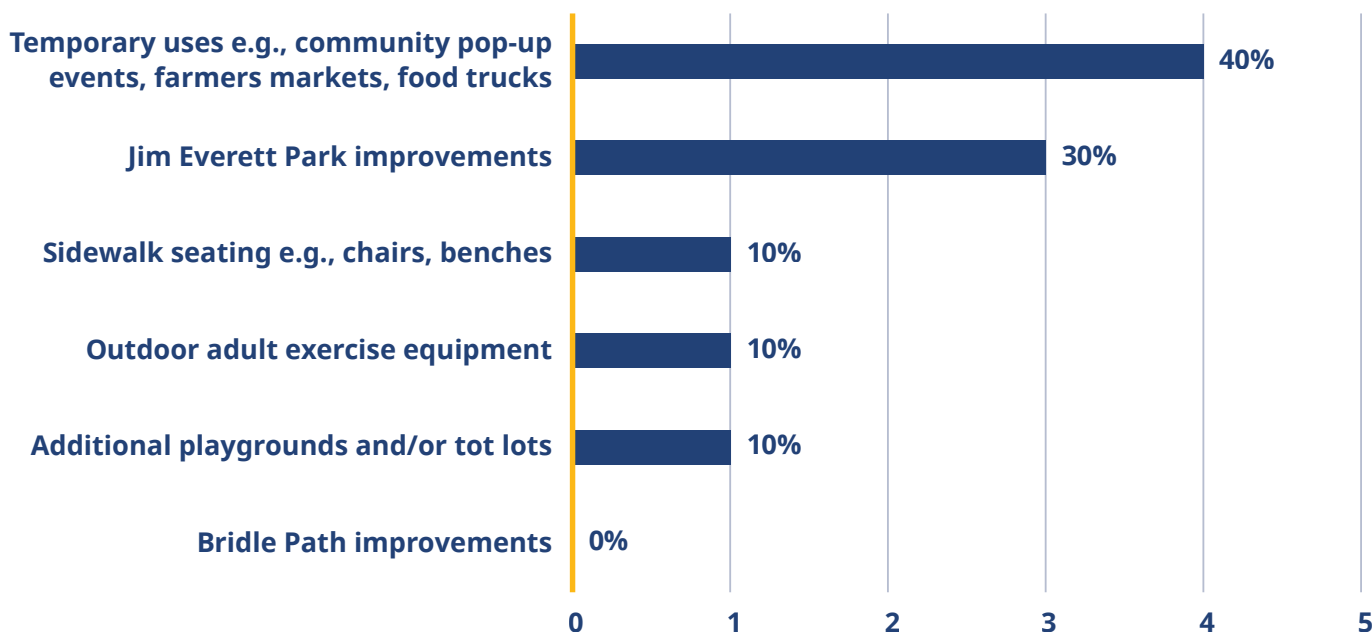
### Theme: Urban Design



### Theme: Landscaping



### Theme: Gathering Spaces





# Greenhouse Gas Emissions

**?** Do you support the UEL becoming an early adopted of the highest level (i.e. EL-4) of Zero Carbon Step Code for the following types of new developments?

