AGENDA

ELECTORAL AREA COMMITTEE
REGULAR MEETING

Friday, July 23, 2010
9:00 a.m.
2nd Floor Boardroom
4330 Kingsway, Burnaby, BC

Committee Members:
Chair, Director Maria Harris, Electoral Area A
Councillor Suzanne Anton, Vancouver
Director Andrea Reimer, Vancouver
Director Tim Stevenson, Vancouver
Director Richard Walton, North Vancouver District

Please advise Georgeta Stanese at (604) 432-6269 if you are unable to attend.
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NOTICE TO THE GVRD
ELECTORAL AREA COMMITTEE

9:00 a.m.
Friday, July 23, 2010
2nd Floor Boardroom, 4330 Kingsway, Burnaby, British Columbia.

A G E N D A

1. ADOPTION OF THE AGENDA

1.1 July 23, 2010 Regular Meeting Agenda
   Staff Recommendation:
   That the Electoral Area Committee adopt the agenda for its regular meeting
   scheduled for July 23, 2010 as circulated.

2. ADOPTION OF THE MINUTES

2.1 May 11, 2010 Regular Meeting Minutes
   Staff Recommendation:
   That the Electoral Area Committee adopt the minutes of its regular meeting
   held May 11, 2010 as circulated.

3. DELEGATIONS
   No items presented.

4. INVITED PRESENTATIONS
   No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Appointment of the Electoral Area Advisory Planning Commission
   Members
   Designated Speaker: David Boote, Electoral Area Planner
   Policy and Planning Department
   Recommendation:
   That the Board appoint Bruce Bingham, representing Bowyer Island, as a
   member of the Electoral Area Advisory Planning Commission for the 2010 -
   2012 term.
5.2 **BC Solar Hot Water Ready Regulation for Electoral Area A**  
*Designated Speakers: David Boote, Electoral Area Planner and Eve Hou, Air Quality Planner*  
*Policy and Planning Department*  
*Recommendation:*  
That the Board authorize the inclusion of Metro Vancouver’s Electoral Area A in the Solar Hot Water Ready Regulations of the Provincial Ministry of Housing and Social Development’s Building and Safety Standards Branch.

5.3 **Debris Disposal Facilitation at Indian Arm**  
*Designated Speakers: David Boote, Electoral Area Planner and Eric Aderneck, Regional Planner*  
*Policy and Planning Department*  
*Recommendation:*  
That the Electoral Area Committee receive for information the report dated June 30, 2010, titled “Debris Disposal Facilitation at Indian Arm”.

5.4 **Status of the Memorandum of Understanding between UBC and Metro Vancouver**  
*Designated Speaker: David Boote, Electoral Area Planner*  
*Policy and Planning Department*  
*Recommendation:*  
That the Electoral Area Committee receive for information the report dated June 16, 2010, titled “Status of the Memorandum of Understanding between UBC and Metro Vancouver”.

5.5 **Manager’s Report**  
*Designated Speaker: Christina DeMarco, Division Manager*  
*Policy and Planning Department*  
*Recommendation:*  
That the Electoral Area Committee receive for information the report dated July 7, 2010, titled “Manager’s Report”.

6. **INFORMATION ITEMS**  
No items presented.

7. **OTHER BUSINESS**  
No items presented.

8. **RESOLUTION TO CLOSE MEETING**  
No items presented.

9. **ADJOURNMENT**  
*Staff Recommendation:*  
That the Electoral Area Committee conclude its regular meeting of July 23, 2010.
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GREATER VANCOUVER REGIONAL DISTRICT
ELECTORAL AREA COMMITTEE

Minutes of the Regular Meeting of the Greater Vancouver Regional District (GVRD) Electoral Area Committee held at 9:07 a.m. on Tuesday, May 11, 2010 in the 2nd Floor Boardroom, 4330 Kingsway, Burnaby, British Columbia.

PRESENT:
Chair, Director Maria Harris, Electoral Area A
Councillor Suzanne Anton, Vancouver (departed 10:57 a.m.)
Director Andrea Reimer, Vancouver
Director Tim Stevenson, Vancouver (arrived 9:13 a.m.)

ABSENT:
Director Richard Walton, North Vancouver District

STAFF:
Johnny Carline, Commissioner/Chief Administrative Officer
Rae Ratslef, Recording Secretary

1. ADOPTION OF THE AGENDA

1.1 May 11, 2010 Regular Meeting Agenda

It was MOVED and SECONDED
That the Electoral Area Committee adopt the on-table revised agenda for the Electoral Area Committee regular meeting scheduled for May 11, 2010 as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

2.1 March 19, 2010 Regular Meeting Minutes

It was MOVED and SECONDED
That the Electoral Area Committee adopt the minutes of its regular meeting held March 19, 2010 as circulated.

CARRIED

Agenda Varied
The Agenda was varied at the meeting to further consider Item 1.1 Adoption of the Agenda at this point.
1.1 May 11, 2010 Regular Meeting Agenda.

It was MOVED and SECONDED
That the Electoral Area Committee:
   a) amend the revised agenda for the Electoral Area Committee regular
      meeting scheduled for May 11, 2010 by adding Item 3.2 Late delegation:
         Judy Williams; and
   b) adopt the agenda as amended.

CARRIED

3. DELEGATIONS

3.1 Catharine Johnston and Bill Fanagan
Montizambert Wynd: Request fire protection service
Bill Fanagan, Montizambert Wynd, was present to request Metro Vancouver’s
support in negotiating an agreement between the District of West Vancouver
and the residents of Montizambert Wynd for fire protection services. No
funding was being sought from Metro Vancouver.

9:13 a.m.
Director Tim Stevenson arrived at the meeting.

Discussion ensued on:
   • the community of 13 houses was not seeking to join the District of
     West Vancouver at this time for fire protection services
   • the District’s preference for requests to be channelled through Metro
     Vancouver
   • whether the District would meet with the residents, an association, or
     Metro Vancouver to discuss the request.

It was MOVED and SECONDED
That the Board of Directors request the District of West Vancouver to enter
into discussions with Metro Vancouver staff on behalf of the residents of
Montizambert Wynd with regard to provision of fire protection services on a
fee for service basis.

CARRIED

3.2 Late Delegation: Judy Williams, Wreck Beach Preservation Committee
Judy E. Williams, Chair UBC/PSPS Land Use Liaison Committee; PSPS
Inaugural Board Member; Co-Chair Fraser River Coalition; and Chair, Wreck
Beach Preservation Society, presented a May 11, 2010 letter outlining
concerns regarding Agenda Item 5.5, Proposed Legislative Changes to Land
Use Planning for UBC Campus.

Following a review of the concerns outlined in the May 11, 2010 letter, Judy
Williams requested to bring the concerns forward to the Board of Directors
meeting on May 12, 2010 at which Deputy Minister Wall would be presenting.
Discussion ensued on:
- Metro Vancouver policy and process for delegations
- options for conveying the concerns raised to the Board
- importance of hearing the residents’ and stakeholders’ concerns regarding UBC governance
- whether the Ministry would coordinate a public input process
- potential process for the public to bring concerns forward to Metro Vancouver to convey to the province
- suggestion to forward the letter to the Deputy Minister.

Request of Staff
Staff was requested to forward the concerns outlined in May 11, 2010 letter from Judy E. Williams, Chair UBC/PSPS Land Use Liaison Committee; PSPS Inaugural Board Member; Co-Chair Fraser River Coalition; and Chair, Wreck Beach Preservation Society, to Deputy Minister Wall.

In response to questions, Ms. Williams offered:
- reference in the letter to “put in place an instrument” spoke to the importance of ensuring that the Deputy Minister hears stakeholder and public concerns
- support is for a panel, rather than open house, consultation process
- respecting the Park would mean following the Park Management Plan
- need for the notification process to reach out to the 1.6 million visitors each year to the park
- a consultation instrument could include UBC and the province, but the province needs to take the consultation reins firmly in hand.

Request of Staff
Staff was requested to seek clarification regarding the lands that are not owned by UBC, as referenced in Section 35 defining Point Grey Campus Lands.

Reference materials as follows are retained with the May 11, 2010 Electoral Area Committee agenda:
- Late Request for Judy Williams to appear as a delegation before the Electoral District A Committee meeting of May 11, 2010
- Letter dated May 11, 2010, Judy E. Williams, Chair UBC/PSPS Land Use Liaison Committee; PSPS Inaugural Board Member; Co-Chair Fraser River Coalition; and Chair, Wreck Beach Preservation Society.

4. INVITED PRESENTATIONS
No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Proposed Zoning Amendment Bylaw No. 1125, 2010 for Properties on Indian Arm
Report dated April 16, 2010 from Jason Smith, Regional Planner, Policy and Planning Department, informing the Electoral Area Committee of next steps
for the Bylaw and advancing the rezoning process for three properties on Indian Arm to correct a mapping error.

**It was MOVED and SECONDED**
That the Board:

a) Give third reading to “Greater Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1125, 2010”.

b) Reconsider, pass and finally adopt “Greater Vancouver Regional District Electoral Area A Zoning Amendment Bylaw No. 1125, 2010”.

**CARRIED**

### 5.2 Metro Vancouver Ownership of Local Infrastructure in the Electoral Area

Report dated April 28, 2010 from David Boote, Electoral Area Planner, Policy and Planning Department, proposing, as a result of requests by property owners in the Electoral Area, recommendations related to Metro Vancouver ownership and funding of local infrastructure.

Discussion ensued on:
- lack of existing policy on ownership of infrastructure and potential liabilities of ownership
- system for local property owners to pay for infrastructure but that allows for financing to be accessed from the Municipal Finance Authority
- potential vehicles for a local authority to collect fees without accepting ownership of infrastructure
- proportionality and whether the Board should lend its support to properties contributing little to the tax base
- implications of providing infrastructure relating to long-standing Board policy to respond to opportunities for annexation of parts of Electoral Area to neighbouring municipalities
- need for better understanding of the regional district’s responsibility to Electoral Area communities under its authority.

**It was MOVED and SECONDED**
That the Board receive the report dated April 28, 2010 titled “Metro Vancouver Ownership of Local Infrastructure in the Electoral Area”.

**CARRIED**

**Request of Staff**
Staff was requested to write a covering report to accompany the report to the Board dated April 28, 2010 titled “Metro Vancouver Ownership of Local Infrastructure in the Electoral Area”, indicating that the Committee did not forward a related recommendation in anticipation that there would be a full debate at the Board; and considering liabilities assumed by other regional districts, and whether supporting the request would be viewed as enabling the Board’s objectives or working against them.
5.3 **Appointment of the Electoral Area Advisory Planning Commission Members**

Report dated April 28, 2010 from David Boote, Electoral Area Planner, Policy and Planning Department, seeking to appoint Electoral Advisory Planning Commission members for a two-year term starting May 2010 and ending April 2012.

**It was MOVED and SECONDED**

That the Board:

a) appoint the following persons as members of the Electoral Area Advisory Planning Commission for the 2010 - 2012 term:

   - John C. Lee  
     representing Montizambert Wynd
   - Sharon Kennedy  
     representing Strachan Point
   - Michael Linton  
     representing Upper Indian Arm
   - Chris Forsyth  
     representing Pitt Lake
   - John Russell  
     representing Barnston Island
   - Roger Gale  
     representing Passage Island

b) re-advertise the positions for Ocean Point and Bowyer Island

c) request the Chair to write to the previous members of the Advisory Planning Commission thanking them for their work.

**CARRIED**

5.4 **Transfer of Responsibility for Barnston Island Dike and Drainage Facilities from the Province to Metro Vancouver**

Report dated April 19, 2010 from David Boote, Electoral Area Planner, and Eric Aderneck, Regional Planner, Policy and Planning Department, reviewing options and impacts of Metro Vancouver potentially taking over responsibility from the Province for the Barnston Island Dike.

Discussion ensued on:

- rationale for the regional district to take this under its jurisdiction
- importance of flood control for the region and the province
- concerns that the province was seeking to transfer assets that had been its responsibility and that had not been adequately maintained
- responsibility for dikes should be provincial as water does not respect boundaries and there is need for a consistent approach
- potential for responsibility for dikes to be national given the federal policies that feed into climate change
- concern that provincial programs currently available to fund upgrades may become less available in future
- need for clarification regarding the standards being sought given that the standard to protect large populations may be very expensive to meet as compared to the standard for protecting agricultural lands
- need for the Board to discuss whether the transfer is appropriate.
It was MOVED and SECONDED
That the GVRD Board express their concern for the provincial proposal to transfer responsibility for the Barnston Island diking system to Electoral Area and request a meeting of the GVRD Board Chair and the Electoral A Director with the Minister for the Environment.

CARRIED

5.5 Proposed Legislative Changes to Land Use Planning for UBC Campus
Report dated April 29, 2010 from Jason Smith, Regional Planner, Policy and Planning Department, updating the Committee on proposed legislation to shift responsibility for land use planning from Metro Vancouver to the Province in regards to the Point Grey Campus.

10:57 a.m.
Councillor Anton departed the meeting.

Discussion ensued on:
- the legislation replacing all other instruments, including the existing Memorandum of Understanding; responsibility would be transferred to the ministry
- need for information as to what the ministry will put in place for a public, transparent process between the ministry and UBC
- importance of identifying the process so that Metro Vancouver can determine how to be engaged in it
- potential for a new MOU with UBC.

It was MOVED and SECONDED
That the Electoral Area Committee receive for information the report dated April 29, 2010, titled “Proposed Legislative Changes to Land Use Planning for UBC Campus”.

CARRIED

5.6 Manager’s Report
Report dated April 29, 2010 from Christina DeMarco, Regional Development Division Manager, Policy and Planning Department, setting out the Committee’s work program and schedule for 2010.

It was MOVED and SECONDED
That the Electoral Area Committee receive for information the report dated April 29, 2010, titled “Manager’s Report”.

CARRIED

6. INFORMATION ITEMS

6.1 Pacific Spirit Park Society
Correspondence dated March 25, 2010 from Stephen Toope, UBC President and Vice-Chancellor, addressed to Brian Woodcock, Chair, Pacific Spirit Park Society.
6.2 Ministry of Community and Rural Development, Office of the Minister
On-table letter stamped May 5, 2010 from the Ministry of Community and Rural Development, Office of the Minister, advising that the Province of British Columbia introduced amendments to the Municipalities Enabling and Validating Act (No. 3) on April 29, 2010, that will change local governance with respect to land use planning and development at the Point Grey campus of the University of British Columbia.

It was MOVED and SECONDED
That the Electoral Area Committee receive for information the following items:
6.1 Pacific Spirit Park Society
6.2 Ministry of Community and Rural Development, Office of the Minister

CARRIED

7. OTHER BUSINESS
No items presented.

8. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED
That the Electoral Area Committee close its regular meeting scheduled for May 11, 2010 pursuant to the Community Charter provision, Section 90 (1) (g) and (i) as follows:
“90 (1) A part of a committee meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
(g) litigation or potential litigation affecting the regional district; and
(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose”.

CARRIED

9. ADJOURNMENT

It was MOVED and SECONDED
That the Electoral Area Committee conclude its regular meeting of May 11, 2010.

CARRIED
(Time: 11:04 a.m.)

____________________________ ____________________________
Rae Ratslef  Maria Harris, Chair
Recording Secretary
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To: Electoral Area Committee  
From: David Boote, Electoral Area Planner, Policy and Planning Department  
Date: June 30, 2010  
Subject: Appointment of the Electoral Area Advisory Planning Commission Members  

Recommendation:

That the Board appoint Bruce Bingham, representing Bowyer Island, as a member of the Electoral Area Advisory Planning Commission for the 2010 - 2012 term.

1. PURPOSE

To appoint an Electoral Area Advisory Planning Commission member representing Bowyer Island for a two-year term ending April 2012.

2. CONTEXT

The Advisory Planning Commission (APC) is a panel of volunteer citizens appointed by the Regional District Board. They provide advice to the Board and Electoral Area Director on matters which the Board and/or Director may refer to concerning land use, community planning, zoning and building within a defined portion of Electoral Area A.

The APC Bylaw No. 835, 1996 calls for representation from each of a number of specific communities within the Electoral Area. At the May 11, 2010 meeting of the Electoral Area Committee, recommendations were made regarding the appointment of members for most communities within the Electoral Area. However, no application was received for Ocean Point and notices were not received by some corporation members on Bowyer Island. Staff then re-advertised for these vacant positions at Ocean Point and Bowyer Island.

Again, no application was received for Ocean Point. Staff will make inquiries as to whether there may be interest among property owners for representation on the APC. There has been interest at Bowyer Island and the Electoral Area Director has recommended the appointment of Bruce Bingham. The Advisory Planning Commission Bylaw No. 835, 1996 states that appointments are recommended by the Electoral Area Director and approved by Board resolution for a period of two years and that members can be re-appointed.

3. ALTERNATIVES

None presented.
4. CONCLUSION

The APC Bylaw No. 835, 1996 requires that the Greater Vancouver Regional Board of Directors appoint members for specific areas with the Electoral Area for a period of two years upon the recommendation of the Electoral Area Director. Staff re-advertised for those areas where no response was received after an earlier request, which were Ocean Point and Bowyer Island. There continues to be no application for Ocean Point, however the Electoral Area Director has recommended Bruce Bingham from Bowyer Island for the Electoral Area Advisory Planning Commission, for the period ending April 30, 2012.
To: Electoral Area Committee

From: David Boote, Electoral Area Planner  
       Eve Hou, Air Quality Planner  
       Policy and Planning Department

Date: June 18, 2010

Subject: BC Solar Hot Water Ready Regulation for Electoral Area A

Recommendation:

That the Board authorize the inclusion of Metro Vancouver's Electoral Area A in the Solar Hot Water Ready Regulations of the Provincial Ministry of Housing and Social Development’s Building and Safety Standards Branch.

1. PURPOSE

To provide information on the Provincial Solar Hot Water Ready Regulations and to seek Board authorization to include Metro Vancouver's Electoral Area A in the list of local governments that will be included in this regulation.

2. CONTEXT

On April 12, 2010, a letter was sent by the Provincial Building and Safety Standards Branch of the Ministry of Housing and Social Development to all local governments in BC. This letter invited local governments interested in being included in a new regulation to seek Council of Board resolution by June 1, 2010. This deadline has since been extended to August 1, 2010.

This regulation, the “Solar Hot Water Ready Regulation”, affects new construction of residential occupancy buildings containing not more than one dwelling unit, excluding secondary suites, located in jurisdictions where the local Council or Board has passed a resolution to request inclusion in the regulation. The regulation establishes provisions to accommodate the future installation of solar hot water system for water heating. This regulation, which was developed in partnership with Solar BC and the development industry, will not be integrated into the BC Building Code, but will be enforced through Part 21 of the Local Government Act.

Solar hot water systems use the sun’s energy to heat water for domestic use through solar collectors mounted on the roof. Such systems can provide enough energy to meet up to half of the water heating needs of a typical single family dwelling. These systems are supplemented by the use of a conventional hot water heating system that will operate as a back-up energy supply to ensure that there is adequate supply of hot water.
Most solar hot water heating systems consist of the roof mounted solar collectors, a pump for circulating the heat transfer fluid, a heat exchanger for transferring the heat to a storage tank, and the storage tank(s) for storing solar-heated water for periods when there is minimal solar light available. To connect all of these components, a small path is required for the piping which travels between the solar collectors and the storage unit. The piping usually can be installed through inside of the dwelling units within closets, cold air returns, wall cavities, etc. This piping can be installed at relatively low cost during initial construction of a home, but would represent a much more substantial cost and significant inconvenience in a retrofit.

This regulation is expected to add approximately $150 to $200 to the cost of constructing a new single detached home. It will represent a significant cost savings over the cost of retrofitting an existing home for solar hot water. Additionally, retrofitting a home for solar thermal can potentially involve significant inconvenience to the homeowner, who would be responsible for repairs to walls and flooring resulting from installation of piping infrastructure. The purpose of this regulation is to encourage the installation of solar hot water systems by reducing the financial cost and inconvenience of doing so to homeowners. Ultimately, homeowners who choose to install solar hot water systems will face substantially lower capital costs, and reap the benefit of reduced electricity or natural gas bills.

In 2007, the Metro Vancouver Board adopted region-wide greenhouse gas (GHG) reduction targets of 33% below 2007 levels by 2020 and 80% below 2007 levels by 2050. Achieving these targets will require aggressive actions on the part of levels of government, including measures which leverage the availability of new technologies which will reduce consumption of fossil fuels, such as natural gas. Regionally, space and water heating is the second most significant source of GHG emissions after transportation, accounting for 30% of the regional total in 2007. This regulation supports the region’s GHG targets by enabling technology which will replace natural gas with carbon-free solar energy. Additionally, it is supportive of the Board strategic priority of “100% renewable energy in the region” (Metro Vancouver Sustainability Framework).

Metro Vancouver currently enforces Part 21 of the Local Government Act dealing with building regulations in Electoral Area A, excluding the University of British Columbia (UBC) and UBC Endowment Lands. Although Metro Vancouver’s Electoral Area only sees three to four new homes built per year, staff support this regulation as a demonstration of Provincial commitment to achieving climate change and renewable energy goals.

A number of local governments have requested inclusion to the solar regulation to date and additional local governments have plans to recommend inclusion to their Council/Boards prior to the deadline.

3. ALTERNATIVES

The Board may:

a) authorize the inclusion of Metro Vancouver’s Electoral Area in the Solar Hot Water Ready Regulations of the Provincial Ministry of Housing and Social Development’s Building and Safety Standards Branch,

or

b) receive this report for information and take no further action.
4. CONCLUSION

The Province of BC is proposing a regulation which will require new residential detached homes to be “ready” for the future installation of solar hot water heating systems in jurisdictions which pass Council or Board resolution in support of the regulation. As this initiative supports Metro Vancouver’s climate change and renewable energy goals, staff recommends that the Board support the regulation.

ATTACHMENT

Solar Hot Water Ready Regulation - Letter dated April 12, 2010 from Jeff Vasey, Executive Director of Building and Safety Policy Branch of the BC Ministry of Housing and Social Development (Doc. #4206067).
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To: All Local Governments

April 12, 2010

RE: SOLAR HOT WATER READY REGULATION

Dear Local Government Official:

The Province of BC has developed a new ‘Solar Hot Water Ready Regulation’ in partnership with Solar BC and in consultation with the development industry. This new regulation will only apply in local government jurisdictions that request inclusion. Where the regulation is applicable, all new single family homes will be built to accommodate future installation of a solar hot water system for water heating.

If your local government wishes to be included in the Solar Hot Water Ready Regulation, please respond no later than June 1, 2010 with a resolution from your Council or Board stating your wish to be included in the list of local government jurisdictions that will be ‘Solar Hot Water Ready’.

Once all local governments have responded, the new regulation will become effective in Summer/Fall of 2010. The resolution may be sent to:

Building and Safety Standards Branch
Ministry of Housing and Social Development
PO Box 9844 STN PROV GOVT
Victoria BC V8W 9T2
Email: Building_Safety@gov.bc.ca
Tel: 250 387 3133 // Fax: 250 387-8164

Thank you for your interest in this important issue. For further information, please feel free to contact Jun’ichi Jensen at 250 356-1928.

Yours truly,

Jeff Vasey
Executive Director
Building and Safety Policy Branch

Attachment
ADDITIONAL CONSIDERATIONS

Re: Solar Hot Water Ready Regulation

The Building and Safety Policy Branch created the ‘Solar Hot Water Ready Regulation’ with the input of solar industry experts, building officials, and Natural Resources Canada. A concerted effort has been made to address concerns raised by these and various other stakeholders in this process. Careful consideration has been given to create a regulation that is initially cost-effective while maximizing future cost saving potential. However, it is important for adopting local governments to make some additional considerations prior to adopting this regulation.

Tree Bylaws

Some concerns were raised relating to tree bylaws. It is not intended that solar access take precedence over preservation of surrounding trees. Adopting local governments should consider conflicts and synergies with tree bylaws to ensure that trees are not sacrificed in order to provide light for solar hot water panels. The ‘Solar Hot Water Ready Regulation’ deals with this issue by exempting properties that are shaded by surrounding trees or buildings, and as such do not have a suitable future mounting location for solar hot water panels.

Right to Light or Solar Access

The ‘Solar Hot Water Ready Regulation’ deals with this issue by specifying solar access when construction is commenced. The growing prevalence of solar installations may create future issues surrounding ‘right to light’ or ‘solar access’. Adopting local governments should consider this potential future issue, and may wish to examine the possibility of regulating in this area.

Building Orientation

The effectiveness of solar installations depends largely on placement of the solar panels to maximize access to sunlight. The Solar Hot Water Ready Regulation does not address issues of building siting or placement to orient roof surfaces towards the sun. Adopting local governments should consider this land use issue, and may wish to examine the possibility of regulating in this area.
Cost

As previously stated, careful consideration has been given to create a regulation that is initially cost-effective while maximizing future cost saving potential. However, there is still an initial cost that will be added to the construction of all single family homes in your jurisdiction.

Backflow Prevention

This issue pertains only to the installation of the solar hot water system. The attached Bulletin No. B09-02 dated July 28, 2009 issued by the Building and Safety Policy Branch clarifies the current BC Building Code requirements.

For more information, please contact Jun'ichi Jensen at 250 356-1928. Address is:

Building and Safety Standards
Ministry of Housing and Social Development
PO Box 9844 STN PROV GOVT
Victoria BC  V8W 9T2
Email: Building.Safety@gov.bc.ca
Tel: 250 387 3133 // Fax: 250 387-8164

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SOLAR HOT WATER READY REGULATION DRAFT

Definitions

1 In this regulation, the terms in italics have the same meaning as in the 2006 British Columbia Building Code.

Application

2 This regulation is applicable in the following local government jurisdictions:
   (a)
   (b)

Solar collectors for a solar domestic hot water system

3 (1) Subject to subsection (2), a conduit run and an area of not less than 7.29 square metres designated for future installation of solar collectors for a solar domestic hot water system must be incorporated in new construction of buildings of residential occupancy containing not more than one dwelling unit, excluding secondary suites.
   (2) Subsection (1) does not apply where it can be shown that conditions exist that do not accommodate effective use of solar hot water heating.

Structural Requirements

4 (1) Structural members of areas referred to in Section 3 (1) must be designed to accommodate the anticipated load, but no less than an additional load of 0.2 kpa in addition to design loads required by the British Columbia Building Code.

Conduit runs

5 (1) At least one straight, continuous, conduit run must be provided that extends from the area directly adjacent to the building’s primary service water heater to
   (a) an accessible attic space adjacent to the roof area designated for installation of solar collectors for a solar domestic hot water system,
   (b) the roof area designated for installation of solar collectors for a solar domestic hot water system, or
   (c) the exterior wall surface directly adjacent to the area designated for installation of solar collectors for a solar domestic hot water system.
   (2) A conduit described in subsection (1) must
       (a) be accessible at both ends,
       (b) be capped or sealed at both ends to prevent water ingress and air leakage,
       (c) be identified by markings that are permanent, distinct and easily recognized, and
       (d) have a minimum inside diameter of 50mm if two conduit runs are provided, or 100mm if only one conduit run is provided.
No. B09-02
July 28, 2009

Clarification of 2006 BC Building Code Regulations pertaining to Backflow Prevention for Solar Domestic Hot Water Systems

Solar Domestic Hot Water Systems (SDHWS) are required to conform to CAN/CSA-F379.1-88 and must be installed in conformance with CAN/CSA-F383-87. The BC Building Code (BCBC) does not require certification with these standards.

CSA F379.1-88. allows the use of both single and double wall heat exchangers:

**Drainback and Closed-loop SDHWS using a single wall heat exchanger**

- require a non-toxic heat transfer fluid (inclusive of all additives) or potable water in the heat transfer loop at the time of installation. Material Safety Data Sheets (MSDS) for the specific product(s) being used may provide guidance for determining toxicity levels.
- require a heat exchange tube of stainless steel construction
- require the installation of a backflow preventer in accordance with CAN/CSA-B64.3, which is a dual-check Valve Type, with Atmospheric Port (DCAP) at the inlet to the solar hot water system
- require other safeguards such as a pressure gauge, pressure relief valve and maximum working pressure as specified in CAN/CSA-F379.1-88

**Double wall heat exchangers**

- require the use of a heat transfer fluid that is non-toxic, or toxic with a Gosselin toxicity rating of 2 or less (inclusive of all additives)
- do not require use of a backflow preventer unless a make-up water connection is provided to the heat transfer loop
- require other safeguards such as a pressure gauge and a visible means of leak detection as specified in CAN/CSA-F379.1-88

**BCBC Requirements:** The current BCBC does not require any additional safeguards for SDHWS beyond those required by the CSA standards, unless a make-up water connection is made directly to the solar heat transfer loop.

If a direct connection is made to provide make-up water to a solar heat transfer loop that contains anything other than potable water, this direct connection should be protected in accordance with Section 7.6.2 of the BCBC.
To: Electoral Area Committee

From: David Boote, Electoral Area Planner
      Eric Aderneck, Regional Planner
      Policy and Planning Department

Date: June 30, 2010

Subject: Debris Disposal Facilitation at Indian Arm

Recommendation:

That the Electoral Area Committee receive for information the report dated June 30, 2010, titled “Debris Disposal Facilitation at Indian Arm”.

1. PURPOSE

This report outlines a recommended approach to assist Electoral Area Indian Arm cabin owners with water access only regarding their debris disposal options.

2. CONTEXT

At the March 19, 2010, Electoral Area Committee meeting, the Committee directed staff to look into various options to facilitate debris collection and disposal on a user-pay basis for Indian Arm residents and property owners with water access only and report back to the Committee with recommendations for such service. This action was in response to an Indian Arm resident who was concerned with the environmental effects of debris on adjacent land and waters of Indian Arm. Staff has further investigated options for the disposal of debris by property owners and reviewed possible approaches for facilitating debris disposal in the area.

There are approximately 120 water access only cabins, most seasonally occupied, located along Indian Arm within the Electoral Area. Over the years, there has been an accumulation of larger items and debris (such as appliances, equipment, batteries, propane tanks, etc.), some of which may not be properly disposed. As transportation is limited to boats, removal of large or hazardous debris may be difficult or expensive for individual cabin owners and there is the possibility that some debris may be at risk of contaminating soils or being dumped into the ocean.

Metro Vancouver does not provide any garbage, debris, or recycling collection service for the Electoral Area. Currently, cabin owners can deposit garbage and recyclable materials at a number of waste management / transfer facilities throughout the region.
Debris Disposal Facilitation Options
A range of options for debris disposal facilitation have been investigated, including:

1. Distribute information to cabin owners about the options available for the proper disposal of debris.
   
   A letter would inform cabin owners of their responsibilities and the importance of appropriately disposing of their debris, especially hazardous materials, and locations for such disposal, such as identifying garbage and recycling facilities in the region. Additionally, this letter could include an offer to facilitate information sharing and suggestions on how cabin owners may organize their own debris clean-up efforts.

2. Organize a one-time debris disposal clean-up event in the form of bins at a local dock for cabin owners.
   
   Notices would be mailed to cabin owners (to the address on the property title) informing them of the one-time opportunity to dispose of large debris items, as well as distributing information about the options available to them for debris disposal. The notice would include the date, location and limits to the event. Cabin owners would be responsible for transporting the debris from their cabin to the bins at the dock (sorted by debris category; materials would be recycled where possible). This event could occur at a local dock facility, such as Cates Park in the District of North Vancouver, on a Saturday in September.

Option 2 is the recommended option as this would both inform cabin owners of appropriate disposal options for debris located on their property, and provide a one-time opportunity for cabin owners to dispose of their debris. District of North Vancouver staff has been consulted to determine if Cates Park could be used as the drop off point and they have given preliminary approval, subject to satisfactory logistics. The resources are available from Metro Vancouver’s Sustainable Business Services group to organize the event. The event would be assessed, and depending on the results, it could be considered for future years.

The cost for such a one-time event (for bin rentals, transportation, disposal, and staffing) is estimated to be under $5,000, subject to the amount and type of debris received. User-pay fees were investigated; however, it was determined this may only generate a limited amount of revenue, require administrative support, and dissuade some cabin owners from participating. It is therefore recommended that the 2010 Electoral Area budget be used to cover costs.

3. ALTERNATIVES

None presented; for information only.

4. CONCLUSION

Metro Vancouver is responsible for the provision of limited local services for the properties at Indian Arm in Electoral Area. The provision of a one-time debris disposal event and distribution of information to cabin owners about the options available to them would encourage proper disposal of debris and help to protect the environment.
To: Electoral Area Committee

From: David Boote, Electoral Area Planner
      Policy and Planning Department

Date: June 16, 2010

Subject: Status of the Memorandum of Understanding between UBC and Metro Vancouver

Recommendation:

That the Electoral Area Committee receive for information the report dated June 16, 2010, titled “Status of the Memorandum of Understanding between UBC and Metro Vancouver”.

1. PURPOSE

In light of recently enacted provincial legislation that transfers land use planning responsibility at UBC Point Grey campus from Metro Vancouver to the province, this report reviews the status and content of the Memorandum of Understanding between Metro Vancouver and UBC concerning planning and development matters.

2. CONTEXT

At the GVRD Board meeting of May 12, 2010, staff was directed to provide a status report on actions outlined in the GVRD/UBC Memorandum of Understanding (MOU). The MOU defined the relationship between GVRD and UBC concerning planning and development matters. The central need for an MOU arose from the initiation by UBC to create a major market housing community that would have impacts on the surrounding community as well as possible regional impacts on infrastructure. The fact that the university was both developer and approver caused considerable tension on and off campus and necessitated the establishment of clear and accountable development approval processes.

GVRD and UBC first entered into an MOU in December 1994. Upon the adoption of the Official Community Plan (OCP) for UBC by the GVRD Board in 1997, the GVRD and UBC agreed to revise the MOU and it outlined measures to implement the OCP as well as clear development review processes to ensure public accountability. It was subsequently revised in December 2000 and set out the purpose and function of the GVRD/UBC Joint Committee as well as clarified roles in terms of approval of development and plans.

With the enactment of provincial legislation that transfers land use planning responsibility at UBC Point Grey campus from Metro Vancouver to the province, the OCP is now deemed a ‘land use plan’ and adopted by the Minister of Community and Rural Development. As the purpose of the MOU was to guide UBC and the GVRD in the implementation of the OCP, the MOU has no further direct effect. UBC has recently announced that they have begun preparation of a new land use plan and will be conducting public hearings in the fall of 2010 or early 2011.
The matters addressed by the MOU were related to the key policy objectives of the OCP as well as providing mechanisms for community involvement for residents living on campus and in the adjacent affected neighbourhoods. These areas are outlined below:

a) Neighbourhood Plans
A process for the development, review and approval of neighbourhood plans was established. Over the past years, plans for nearly all areas identified as new neighbourhoods at UBC have been reviewed by the GVRD Board.

b) Development Approval
The MOU established procedures for the review and approval of development at UBC. The procedures differentiate between non-institutional projects (such as neighbourhood residential development) and for institutional development. These processes have resulted in the establishment of review bodies that continue to provide oversight and review for development applications at UBC.

c) Transportation Issues
A central issue addressed by the MOU was the establishment of transportation targets to direct efforts in implementing the transportation demand management policies of the OCP. The introduction of the U-Pass system, the increase in transit ridership and the reduction of single occupant vehicles were key successes. Continued improvements contributing to a more sustainable transportation system are underway, as well as regular monitoring and reporting.

THE MOU also contained provisions to reduce the impact of trucking on surrounding neighbourhoods. Some measures have been put in place such as re-using fill materials and on-site wood chipping.

d) Housing Issues
One of the key objectives of the OCP was to provide as many options as possible for faculty, staff and students to live close to UBC and provide opportunities for housing for a wide spectrum of income levels. The MOU outlined the university’s responsibilities in this regard, including the preparation of housing demand studies and the annual monitoring of demographics, income levels, and other related housing as well as determining the proportion of university faculty, staff and students living on campus. In recent years, the Properties Trust has been constructing more rental housing but the main objective of the building program has to increase the university endowment and accordingly affordable housing options continue to be limited. The draft Campus Plan calls for an ambitious program to provide more student residences on campus.

e) Governance Structure for Residents at UBC
A governance structure was developed as part of the MOU for the University Neighbourhood Association (UNA), which was organized and incorporated as an independent body to provide services to residents on the campus. The UNA is well-established and continues to provide services for campus residents.

f) GVRD/UBC Joint Committee
The MOU established a Joint Committee of representatives from the GVRD Board and from the UBC Board of Governors. The duties of the Joint Committee have included the facilitation of communication between the two Boards on matters in the MOU, to oversee the neighbourhood planning process and resolve any disputes arising from the MOU. The Joint Committee meetings were open to the public and provided an opportunity for public review and discussion of important land use issues at UBC.
3. ALTERNATIVES

None presented.

4. CONCLUSION

Many of the implementation matters related to the UBC Official Community Plan have been dealt with over the years that the MOU has been in effect. Implementation measures have largely been successful in the areas of transportation demand management, neighbourhood planning and development approvals. The establishment of the GVRD/UBC Joint Committee assisted in providing a forum for discussion of these important matters. However, in the absence of the MOU, the existence of a public meeting venue such as the Joint Committee, where planning issues at UBC could be discussed and reviewed in the presence of elected representatives from Metro Vancouver, is no longer available. The province has not yet indicated if they will provide a similar meeting structure with provincial representation. Metro Vancouver no longer has local or regional planning jurisdiction and it unclear at this point how the Metro Vancouver will engage with UBC on issues of regional significance.
To: Electoral Area Committee  
From: Christina DeMarco, Division Manager, Policy and Planning Department  
Date: July 7, 2010  
Subject: Manager’s Report  

Recommendation:

That the Electoral Area Committee receive for information the report dated July 7, 2010, titled “Manager’s Report”.

Electoral Area Committee 2010 Workplan
Attachment 1 to this report sets out the Committee’s work program and schedule for 2010. This does not include all items to be brought before the Committee but the priorities previously determined by the Board and Committee. The matrix will be updated regularly to include new issues that arise, items requested by the Committee, and any changes in the schedule. The items highlighted in bold identify the work program elements that have been completed. The items not highlighted in bold reflect the work program elements where work is still on-going.

Implications of Bill 20-2010
Bill 20, enacted in May, 2010 removes the authority of the GVRD with respect to local and regional planning, and the implications of the Bill are outlined in the attached report to the Regional Planning Committee of June 4, 2010 (Attachment 2). It does not amend neither the GVSDD or GVWD Acts nor does it affect the provision of any other local government services by the GVRD. For example, emergency services, administration of the Liquor Licensing Act, election procedures, and taxation procedures will remain unchanged.

Communicating New Governance Arrangements for Land Use Planning at UBC
In light of recently approved Bill 20, 2010 provincial legislation that transfers land use planning responsibility at UBC Point Grey campus from Metro Vancouver to the province, Metro Vancouver will inform residents of UBC about these changes. Information on these changes and on the challenges in ensuring local governance accountability will be provided primarily through a variety of publications circulating at the Point Grey campus.

Montizambert Wynd (Howe Sound) Fire Protection
At the May 11, 2010 Electoral Area Committee meeting, a presentation was made by a resident of Montizambert Wynd requesting that Metro Vancouver assist in securing arrangements, on a fee for service basis, for fire protection from the District of West Vancouver. At the May 21, 2010 Board meeting, it was agreed that staff should enter into discussions with District of West Vancouver staff on behalf of the residents of Montizambert Wynd with regard to provision of fire protection services.
Staff has raised the matter with the District and after reviewing the details of the situation, the District of West Vancouver has written to the residents of Montizambert Wynd to advise that it will not be providing fire protection services. The reasons for not pursuing this matter are related to concerns about the quality of road that accesses the area and about on-site water supply. As well, there are concerns about the ability of the bridge leading to Montizambert Wynd to support fire protection equipment.

ATTACHMENTS

1. Electoral Area Committee 2010 Workplan (Doc. #4051683).

# Electoral Area Committee 2010 Workplan

## 1st Quarter
**Key priorities**
- Report on Bowyer Island governance issues
- Review of the Islands Trust OCP for Passage and Bowyer Islands
- Report on debris collection at Indian Arm

## 2nd Quarter
**Key priorities**
- Report on Metro Vancouver ownership of local infrastructure in the Electoral Area
- Report on Passage Island breakwater
- Initial report on the resolution of governance issues at UBC, in particular to land use planning
- Report on the issues related to the transfer of the Barnston Island dike
- Follow-up report on debris collection at Indian Arm

## 3rd Quarter
**Key priorities**
- Conclude resolution of governance issues at UBC, in particular to land use planning
- Report on proposals for boundary adjustments in the Electoral Area
- Consideration of relationship of Islands Trust to Metro Vancouver jurisdiction

## 4th Quarter
**Key priorities**
- Finalize zoning and building bylaw amendments for Electoral Area A
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To: Regional Planning Committee
From: Christina DeMarco, Division Manager, Policy and Planning Department
Date: May 20, 2010
Subject: Implications of Bill 20 for Metro Vancouver Regional Planning Functions related to UBC

Recommendation:

That the Regional Planning Committee receive for information the report dated May 20, 2010, titled “Implications of Bill 20 for Metro Vancouver Regional Planning Functions related to UBC”.

1. PURPOSE

To review the implications for regional land use planning of proposed provincial legislation that would transfer land use planning responsibility at the UBC Point Grey campus from Metro Vancouver to the Province.

2. CONTEXT

On April 29, 2010, the Province introduced Bill 20 which, if enacted in its current form, will reduce significantly Metro Vancouver’s responsibility for land use planning at the Point Grey campus of UBC. Responsibility for approvals of land use plans would rest with the Minister of Community and Rural Development. This change will apply to those lands owned by UBC within the boundaries of the present Official Community Plan (OCP) and will not apply to the portion of Pacific Spirit Regional Park that is owned by the GVRD presently within the OCP boundaries. Bill 20 is included as Attachment 1. The Minister of Community and Rural Development wrote to Chair Jackson on May 5, 2010 to advise Metro Vancouver of the changes to local governance that will result from this legislation (Attachment 2).

At the Board meeting of May 12, 2010, staff was directed to report on the implications of this change for regional planning functions, including the Regional Growth Strategy. Part 25 of the Local Government Act (LGA) sets out provisions regarding regional growth strategies. The LGA directs that where a regional growth strategy applies to an area of a municipality covered by an OCP, the OCP must include a regional context statement, which sets out the relationship between the OCP and the regional growth strategy.

The Official Community Plan for UBC was adopted by GVRD Bylaw 840-1996 on July 27, 1997. The OCP includes a regional context statement that explains the relationship between and the OCP and the current GVRD Livable Region Strategic Plan (Attachment 3).
Bill 20 deems the existing OCP, including the regional context statement, as the land use plan for UBC. Bill 20 provides that future changes to or replacement of the land use plan must include a regional context plan that describes the relationship between the UBC land use plan and the Regional Growth Strategy. Any future UBC land use plans must be submitted to the Minister for adoption.

Assuming that Bill 20 is enacted in its current form, the key difference in regional planning authority for UBC compared to the rest of the region is that UBC is not required to submit its regional context statement to Metro Vancouver for acceptance; the acceptance lies with the Minister as does acceptance related to any amendments to the regional context statement. Following discussions on this issue with the Ministry, the Deputy Minister has indicated that he will recommend to the Minister that Bill 20 be amended to require UBC to submit their regional context statement to Metro Vancouver for review and acceptance. If the Minister accepts the recommendation Bill 20 will also have to be amended to set out a dispute resolution process if UBC’s regional context statement is not accepted.

The legislation does not make UBC or the Province an ‘affected local government’ for purposes of the regional growth strategy; their acceptance of a regional growth strategy is not required under the Local Government Act.

The existing Regional Context Statement

The regional context statement contained in the existing OCP for UBC is quite specific on regional interests. It describes how the OCP protects the Green Zone and maintains the integrity of Pacific Spirit Regional Park. It also specifically acknowledges and reinforces the Management Plan for the Park. Of particular concern are the ‘interface’ issues between the Park and UBC. The OCP specifically introduces the concept of ‘green edges’ as a type of buffer to assist in protecting the integrity of Pacific Spirit Regional Park from neighbouring development.

For future housing development, the regional context statement makes a reference to specific densities, floor space ratios and heights contained in the OCP. Presumably, changes in density and height would require both an OCP and regional context statement amendment.

The UBC Farm site is currently designated as “future housing reserve” in the OCP and no reference is made to the farm in the regional context statement. An OCP amendment would be required to change the OCP designation which, once Bill 20 is enacted, would need to be approved by the Minister. UBC had previously announced its intention not to pursue market housing development on this site.

The regional context statement also includes targets for population, households and jobs on the UBC Point Grey campus leading to the year 2021. Metro Vancouver staff is of the opinion that any substantive changes to the targets for population, households or jobs would require amendments to the regional context statement.

Another significant policy focus of the regional context statement and OCP is related to transportation demand. Specific actions and goals related to trip reduction, introduction of the “U-Pass” and truck traffic management have been largely addressed through specific implementation measures.
The associated ‘Memorandum of Understanding’ between UBC and Metro Vancouver set out a working relationship on OCP implementation. It has to be noted that without a zoning bylaw, the OCP could not be effectively enforced and that while the MOU attempted an alternative voluntary arrangement, this too in the final analysis had no legal force. Thus Bill 20 makes one significant advance - it brings development at UBC under the legal purview of a local authority. At this time, the authority would rest with the Minister; however, the intention is that this authority should transform to a more local and democratic institution in the future.

What remains as a concern is that, as proposed, the legislation recognizes neither UBC nor the Minister as a local council and consequently there is no way for the regional district to determine the acceptability of a regional context statement as that is left entirely in the hands of the Minister. As indicated above, the Deputy Minister will be recommending to the Minister that Bill 20 be amended to include a provision for GVRD Board acceptance of a proposed UBC regional context statement.

**Specific Local Planning Matters**

Bill 20 proposes that the Minister of Community and Rural Development would become the approving authority for the OCP. Bill 20 proposes an immediate change to an area of land presently designated for ‘Future Housing’.

This site, located at the northwest corner of Wesbrook Mall and Thunderbird Boulevard, would be changed to ‘UBC Core’. This will eliminate the need for an area planning process prior to approval of development. Currently, there is a large parking garage on part of the site. A pharmacy building is proposed for a portion of the area and the draft UBC Campus Plan identifies the remainder of the area as a ‘student hub’, which would allow for a variety of land uses.

**University Endowment Lands**

Land use planning responsibility for the University Endowment Lands (UEL) also lies with the Province. The UEL has an OCP that was adopted by the Province in 2005. While acknowledging that the UEL is not a local government, the UEL OCP includes a regional context statement that outlines what the UEL will do to align local policies with the Livable Region Strategic Plan. Acceptance of the regional context statement for UEL by the GVRD Board is not required.

3. **ALTERNATIVES**

None presented.

4. **CONCLUSION**

The Province has introduced legislation that will transfer Metro Vancouver’s role in land use planning for UBC Point Grey campus to the Minister of Community and Rural Development. The current OCP would continue in effect until it is replaced with a land use plan adopted by the Minister. Bill 20 states the geographic area of Point Grey campus lands is included in the regional growth strategy planning area meaning that the regional policies and land use designations apply. Bill 20 requires UBC to prepare a regional context statement showing consistency with the Regional Growth Strategy. Bill 20 establishes, for the first time, a legal mechanism which requires UBC development to conform to the Official Community Plan.
However, Metro Vancouver is not given the authority to consider acceptance of the regional context statement. There has been communication at the staff level to attempt to address this issue.

ATTACHMENTS

1. Bill 20 - 2010 Miscellaneous Statutes Amendment Act (Doc. # 4067853).
2. Letter from Minister Bennett to Chair Jackson concerning Bill 20 - 2010 (Doc. # 4068014).
3. Regional Context Statement from UBC OCP (Doc. # 4068485).
Municipalities Enabling and Validating Act (No. 3)

SECTION 37: [Municipalities Enabling and Validating Act (No. 3), Part 10] adds Part 10 respecting the Point Grey campus lands and does the following:

- deems the Official Community Plan for Part of Electoral Area `A' to be the land use plan for the Point Grey campus of The University of British Columbia;
- provides the minister with the authority to require that The University of British Columbia develop a land use plan, to establish requirements for the development of the plan and to adopt that plan;
- provides that instruments of the Greater Vancouver Regional District, except those continuing regional district planning and services, have no effect in respect to the Point Grey campus lands;
- provides that land development undertaken by and certain instruments of The University of British Columbia must not be inconsistent with a land use plan;
- authorizes the Lieutenant Governor in Council to make interim regulations in relation to land use plans and the continuation of regional district and planning services.

37 The Municipalities Enabling and Validating Act (No. 3), S.B.C. 2001, c. 44, is amended by adding the following Part:

PART 10 — 2010

Definitions

35 In this Part:

"board" means the board of governors of The University of British Columbia;

"GVRD instrument" means a bylaw or resolution issued or adopted by the board of the Greater Vancouver Regional District under the Local Government Act or letters patent of the Greater Vancouver Regional District;
"Point Grey campus lands" means the lands in a prescribed geographical area that are owned in fee simple by The University of British Columbia;

"regional context statement" means a regional context statement referred to in section 39;

"UBC Area official community plan" means the Official Community Plan for Part of Electoral Area `A' adopted by the Greater Vancouver Regional District in Bylaw No. 840 - 1996, as amended from time to time.

Application of this Part

36 This Part applies despite the Local Government Act and the letters patent of the Greater Vancouver Regional District.

Official community plan deemed to be land use plan

37 (1) The UBC Area official community plan, with the modification set out in subsection (4) of this section, is deemed to be adopted by the minister as the land use plan for the Point Grey campus lands.

(2) The land use plan under subsection (1) is effective on the date that this Part comes into force and remains in effect until it is replaced with a land use plan adopted by the minister under section 42.

(3) Bylaw No. 840 - 1996 of the Greater Vancouver Regional District is repealed.

(4) For the purposes of subsection (1), the UBC Area official community plan is modified in Schedule A by changing the designated use of the block of land immediately west of Wesbrook Mall and north of Thunderbird Boulevard from "Future Housing" to "UBC Core".

(5) Sections 40, 41 and 42 (1) and (2) apply in respect of an amendment to the land use plan for the Point Grey campus lands deemed to be adopted by the minister under subsection (1) of this section, and for that purpose a reference to a "land use plan" in sections 40, 41 and 42 (1) and (2) must be read as a reference to a "land use plan amendment".

Development of land use plan
38 (1) If required by order of the minister, the board must develop and submit to the minister a land use plan for the Point Grey campus lands to replace the land use plan deemed to be adopted by the minister under section 37 that includes all of the following:

(a) a statement of the objectives and policies guiding decisions on planning and land use management within the Point Grey campus lands;
(b) a description of how the plan works towards the purpose and goals referred to in section 849 [regional growth strategy goals] of the Local Government Act;
(c) a regional context statement.

(2) The minister may, by order, establish one or more of the following:

(a) matters that are to be included in a land use plan in addition to the matters referred to in subsection (1);
(b) matters that the board must address in a regional context statement in addition to matters referred to in section 39, including the consistency between the land use plan and the regional growth strategy of the Greater Vancouver Regional District;
(c) the form of a land use plan;
(d) the manner in which the board must submit a land use plan to the minister;
(e) the date by which the board must submit a land use plan to the minister.

Regional context statement

39 (1) A regional context statement in a land use plan for the Point Grey campus lands must describe the relationship between the land use plan and the regional growth strategy of the Greater Vancouver Regional District.

(2) A regional context statement and the rest of the land use plan must be consistent.

Consultation and public hearing
(1) During the development of a land use plan for the Point Grey campus lands, the board must
(a) provide one or more opportunities the board considers appropriate for consultation with persons, organizations and authorities the board considers will be affected by the proposed land use plan, and
(b) hold a public hearing respecting the proposed land use plan.

(2) The minister may, by order, impose requirements on the board relating to the consultations and public hearing under subsection (1).

Report on development of land use plan

(1) When submitting a land use plan for the Point Grey campus lands to the minister for adoption, the board must submit with the land use plan a report, in the form specified by the minister, respecting all of the following:
(a) a description of the process of developing the land use plan;
(b) a description of the consultation process undertaken under section 40 and the outcome of that process;
(c) a description of the extent to which there is consistency between the land use plan and the regional growth strategy of the Greater Vancouver Regional District, including reasons for any inconsistencies;
(d) any other matter respecting the development of the land use plan or the proposed implementation of the land use plan as directed by the minister.

Adoption of land use plan

(1) The minister may
(a) by order, adopt a land use plan for the Point Grey campus lands submitted by the board, or
(b) reject a land use plan for the Point Grey campus lands submitted by the board.

(2) Before making a decision under subsection (1), the minister must
(a) review the report submitted under section 41, and
(b) consult with the minister responsible for the administration of the *University Act*.

(3) The land use plan for the Point Grey campus lands deemed to be adopted by the minister under section 37 ceases to have effect on the date of an order made by the minister under section 42 (1).

**Amending land use plan**

43 Sections 40, 41 and 42 (1) and (2) apply in respect of an amendment to the land use plan for the Point Grey campus lands adopted by the minister under section 42, and for that purpose a reference to a "land use plan" in sections 40, 41 and 42 (1) and (2) must be read as a reference to a "land use plan amendment".

**Application of GVRD instruments**

44 While the land use plan for the Point Grey campus lands deemed to be adopted by the minister under section 37 or a land use plan for the Point Grey campus lands adopted by the minister under section 42 is in effect, a GVRD instrument that would otherwise be applicable to the Point Grey campus lands has no effect in respect to those lands except for

(a) GVRD instruments issued or adopted under any of the following:

(i) section 523 *[health protection authority]* of the *Local Government Act* in respect of public health or sanitary conditions;

(ii) section 799.1 *[continuation of regional parks and trails]* of the *Local Government Act* in respect of regional parks and regional trails;

(iii) section 800 (1) and (2) (a) to (e) *[establishing bylaws required for most services]* of the *Local Government Act* in respect of the services referred to in that section;

(iv) section 800 (2) (f) of the *Local Government Act* except for a service for which authority is expressly provided by Part 26 *[Planning and Land Use Management]* of that Act;

(v) section 808 *[variable tax rate system]* of the *Local Government Act* in respect of a variable tax rate system;
(vi) section 815 [financial plan] of the Local Government Act in respect of a financial plan;

(vii) Part 25 [Regional Growth Strategies] of the Local Government Act in respect of a regional growth strategy for the Greater Vancouver Regional District;

(viii) letters patent and supplementary letters patent issued by the following orders in council:

(A) Orders in Council 163/71, 1448/74 and 1099/75 in respect of public housing and housing;

(B) Orders in Council 4177/73 and 2125/82 in respect of labour negotiations;

(ix) any prescribed provision of the Local Government Act or any prescribed orders in council in respect of any prescribed matter, and

(b) the following GVRD instruments:

(i) Greater Vancouver Regional District E 9-1-1 Emergency Telephone Extended Service Establishment Bylaw No. 645, 1990;

(ii) Greater Vancouver Regional District Mosquito Control Service By-law No. 848-1996;

(iii) Greater Vancouver Regional District Regional Parks Service Conversion and Amendment Bylaw No. 1024, 2005;

(iv) Greater Vancouver Regional District Geospatial Reference System Service Establishment Bylaw No. 1030, 2005;

(v) Greater Vancouver Regional District Mosquito Control Administration and Coordination Service Establishment Bylaw No. 1034, 2005 (West Nile Virus);

(vi) Greater Vancouver Regional District Emergency Planning Service Establishment Bylaw No. 1079, 2008;

(vii) any other prescribed GVRD instrument.

**Requirement not to be inconsistent with land use plan**

45 (1) In this section, "land development" means the following:
(a) the alteration of land;
(b) the alteration, construction, removal or restoration of buildings or structures;
(c) the change in use of land, buildings or structures.

(2) The board must ensure that all

(a) agreements entered into by The University of British Columbia,
(b) rules, resolutions or similar authorities issued or adopted by the board,
(c) permits, licences or similar authorities issued or adopted by The University of British Columbia under an authority referred to in paragraph (b), and
(d) land development undertaken or authorized by the board after the deemed adoption of the land use plan for the Point Grey campus lands under section 37 or the adoption of a land use plan for the Point Grey campus lands under section 42 must not be inconsistent with the relevant land use plan for the Point Grey campus lands.

Interim regulations

46 (1) Despite this Act or any other Act, the Lieutenant Governor in Council may make regulations as follows:

(a) providing an exception to or a modification of a provision in any enactment or providing for the application or continued application of a provision in any enactment in relation to the Point Grey campus lands;

(b) making provisions the Lieutenant Governor in Council considers appropriate for the purpose of preventing, minimizing or otherwise addressing any transitional difficulties in relation to the land use plan for the Point Grey campus lands deemed to be adopted by the minister under section 37, a land use plan for the Point Grey campus lands adopted by the minister under section 42 and GVRD instruments having no effect in respect to the Point Grey campus lands.
(2) A regulation under subsection (1) may be made retroactive to a date not earlier than the date on which this Part comes into force.

(3) To the extent of any conflict between a regulation under subsection (1) and another enactment, the regulation prevails.

(4) A regulation may not be made under subsection (1) after June 30, 2012 and a regulation made under that subsection ceases to have effect after that date.

**Power to make regulations**

47 (1) The Lieutenant Governor in Council may make regulations referred to in section 41 of the *Interpretation Act*.

(2) Without limiting any other provision of this Act, the Lieutenant Governor in Council may make regulations as follows:

(a) prescribing a geographical area for the purposes of the definition of "Point Grey campus lands" in section 35;

(b) prescribing provisions of the *Local Government Act*, orders in council and matters for the purposes of section 44 (a) (ix) of this Part;

(c) prescribing GVRD instruments for the purposes of section 44 (b) (vii).

**Transition — reference to UBC Area official community plan**

48 A reference to the UBC Area official community plan in any of the following that are in effect on the date this Part comes into force must be read as a reference to the land use plan for the Point Grey campus lands deemed to be adopted by the minister under section 37 or adopted by the minister under section 42, as applicable:

(a) an agreement to which The University of British Columbia is a party;

(b) an agreement to which UBC Properties Investments Trust Ltd., a company incorporated under the *Business Corporations Act*, is a party;

(c) a licence, permit, resolution, rule or similar authority issued or adopted by The University of British Columbia.
MAY 05 2010

Her Worship Mayor Lois Jackson
Chair
Metro Vancouver
4330 Kingsway
Burnaby, BC V5H 4G8

Dear Chair Jackson:

This letter is to advise that the Province of British Columbia (Province) introduced amendments to the Municipalities Enabling and Validating Act (No. 3) on April 29, 2010, that will change local governance with respect to land use planning and development at the Point Grey campus of the University of British Columbia (UBC).

The Province decided that planning roles on campus lands had to be clarified and determined that UBC should continue to develop plans and consult with the community as it does today, that the Minister of Community and Rural Development (Minister) should be responsible for adopting the plan, and that Metro Vancouver (GVRD) should continue to be responsible for its regional planning and services.

In my role as Minister, I will ensure the public is heard, and the interests of Metro Vancouver, the Province, and UBC are balanced. I will be responsible for the adoption of a land use plan for the UBC Point Grey campus. The model introduced in the legislation is similar to the University Endowment Lands (UEL) model in that it will be my decision to adopt or not adopt UBC’s land use plan, as is currently the case for the UEL official community plan (OCP).

Current servicing and regulatory arrangements are essentially unchanged. The current OCP for the UBC Point Grey campus that was developed by Metro Vancouver will become the first land use plan with one amendment. The amendment will allow UBC to proceed with a new Faculty of Pharmaceutical Sciences Building. Currently the OCP designates the block on which the building is planned to be built as “Future Housing” and the legislation will change that designation to “UBC Core” for “academic use.”

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Her Worship Mayor Lois Jackson
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This initiative responds to a request from UBC and Metro Vancouver to help sort out planning responsibilities, so that each organization can concentrate on its core functions. I understand Metro Vancouver wants to focus on its goal of becoming a leader in regional sustainability. UBC wants to focus on its academic mission of being a world class university, promoting the values of sustainability.

UBC, Metro Vancouver and the Province agree it might be time to start thinking about whether there is a need for more representative local government for the Point Grey peninsula, especially given the significant current and projected population growth and the increasing complexity of managing the area without the benefit of a municipal government.

The Province is prepared to explore the idea of greater local self-government in the area, but does not want to impose a solution on residents. Residents of the many communities on the Point Grey peninsula would need to be involved in any discussion of whether governance change is necessary to carry out the civic functions of governance, planning and service delivery. Any further action in this regard is going to require time and discussion.

I look forward to working with you on the transition to a new planning arrangement for the UBC Point Grey campus.

If you wish further information, please contact:

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Sincerely,

Bill Bennett
Minister
Her Worship Mayor Lois Jackson

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pc:
Honourable Moira Stilwell
Minister of Advanced Education and Labour Market Development

Mr. Gary Paget
Senior Executive Director
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2.0

Regional Context Statement

REGIONAL CONTEXT STATEMENT

The GVRD’s Livable Region Strategic Plan was adopted by the GVRD Board of Directors and deemed by the Minister of Municipal Affairs and Housing to be a regional growth strategy.

This official community plan conforms to the Livable Region Strategic Plan through:

- explicit recognition of the Strategic Plan and its goals;
- the goal of reconciling the general themes of ecology, economy, and community; and
- specific policies that relate to aspects of the four policy components of the Livable Region Strategic Plan: protecting the Green Zone; building complete communities; achieving a compact metropolitan area; and increasing transportation choice.

Protecting the Green Zone

This official community plan:
- identifies as Green Zone and maintains the integrity of Pacific Spirit Regional Park (Schedule A);
- acknowledges and reinforces the Pacific Spirit Regional Park Management Plan (Section 4.1.1);
- encourages the preservation of additional ecological resources through its Greenway policy (Section 4.1.2); Tree Guideline Areas (Section 4.1.3, Schedule C); Tree Management Plan (Section 4.1.4); and its Green Edges policy (Section 4.1.5).

Building Complete Communities

This official community plan:
- sets objectives for a diverse range of housing types and tenures (Section 4.1.16);
- directs that redevelopment, in-fill, and new housing areas will be developed at medium density (Section 4.1.16);
- directs that new residential development will be focused around a south campus village commercial centre (Section 4.1.17);
- mandates the development of a pedestrian-oriented commercial centre near the transit centre at East Mall and University Boulevard. (Section 4.1.10);
- provides for a community centre and school in conjunction with a south campus village centre, (Section 4.1.18);
- provides for social and community services to serve a growing population (Sections 4.1.18 and 4.1.19).
Achieving a Compact Metropolitan Area

This official community plan:
- recognizes the UBC area as part of the Growth Concentration Area of the Livable Region Strategic Plan.
- seeks to accommodate the following targets by 2006:
  - 7,000 households, including 1,800 households in ground-oriented housing;
  - 12,700 residents, including residents in student accommodation,
  - 12,200 jobs.
- seeks to accommodate the following targets by 2021:
  - 9,600 households, including 2,800 households in ground-oriented housing;
  - 18,000 residents, including residents in student accommodation,
  - 13,100 jobs.

Increasing Transportation Choice

This official community plan:
- supports locally the regional emphasis on the development of a transit-oriented and automobile-restrained transportation system (Section 4.2);
- encourages new local and regional transit services in conjunction with growth in activity and population (Section 4.2.1);
- encourages the location of higher density uses in proximity to the intended transit system (Section 4.1.16);
- promotes alternative non-automobile travel modes (walking and cycling) both generally and through the development of greenways (Section 4.2); and
- encourages increased transportation demand management measures to restrain single-occupant automobile use (Section 4.2.2).
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