

AGENDA

ELECTORAL AREA COMMITTEE REGULAR MEETING

**Friday, November 20, 2009
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, November 20, 2009
2nd Floor Boardroom, 4330 Kingsway, Burnaby, British Columbia.**

A G E N D A

1. ADOPTION OF THE AGENDA

1.1 November 20, 2009 Regular Meeting Agenda

Staff Recommendation:

That the Electoral Area Committee adopt the agenda for its regular meeting scheduled for November 20, 2009 as circulated.

2. ADOPTION OF THE MINUTES

2.1 October 23, 2009 Regular Meeting Minutes

Staff Recommendation:

That the Electoral Area Committee adopt the minutes of its regular meeting held October 23, 2009 as circulated.

3. DELEGATIONS

3.1 Eoin Finn, Chair, Bowyer Island Committee (BIC)

Subject: **OCP for Bowyer Island.**

4. INVITED PRESENTATIONS

No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Proposed Terms of Reference for a Working Group on Additional Land Use Development Mechanisms at UBC

Designated Speaker: Jason Smith, Regional Planner

Policy and Planning Department

Recommendations:

That the Electoral Area Committee:

- a) endorse the terms of reference for a Working Group on Additional Land Use Development Mechanisms at UBC,
- b) direct staff to establish and seek members for the working group.

5.2 UBC Campus Plan: Adequacy of Green Space and Community and Recreation Space

Designated Speaker: Eric Aderneck, Regional Planner

Policy and Planning Department

Recommendations:

That the Board:

- a) direct Metro Vancouver staff to work with UBC staff to address the provision of adequate community, recreation, and green space for UBC campus,
- b) forward to UBC Campus and Community Planning the report dated November 10, 2009, titled "UBC Campus Plan: Adequacy of Green Space and Community and Recreation Space" as further Metro Vancouver comment on the draft UBC Campus Plan, and
- c) forward to the GVRD/UBC Joint Committee the report dated November 10, 2009, titled "UBC Campus Plan: Adequacy of Green Space and Community and Recreation Space".

5.3 Pacific Spirit Regional Park Updates

Designated Speaker: Christina DeMarco, Division Manager

Policy and Planning Department

Recommendation:

That the Electoral Area Committee receive for information the attached report dated October 13, 2009, titled "Pacific Spirit Regional Park Updates".

5.4 Manager's Report

Designated Speaker: Johnny Carline, Commissioner/Chief Administrative Officer, Metro Vancouver

Recommendation:

That the Electoral Area Committee receive for information the report dated November 12, 2009, titled "Manager's Report".

6. INFORMATION ITEMS

6.1 OCP for Bowyer Island – Email dated November 10, 2009 from Geoffrey Plant, President of Kildare Estates Limited addressed to Director Maria Harris, Chair, Electoral Area Committee, Metro Vancouver.

6.2 OCP for Bowyer Island – Email dated November 9, 2009 from John Armstrong, President of B & A Estates Ltd. addressed to Director Maria Harris, Chair, Electoral Area Committee, Metro Vancouver.

6.3 OCP for Bowyer Island – Email dated November 9, 2009 from Bowyer Island Estates Ltd. addressed to Director Maria Harris, Chair, Electoral Area Committee, Metro Vancouver.

6.4 OCP for Bowyer Island – Email dated November 9, 2009 from Bruce Bingham.

6.5 Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus –
Correspondence dated October 26, 2009 from Director Maria Harris in response to a letter dated October 22, 2009 from Stephen Owen, Vice-President, University of British Columbia.

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 November 20, 2009.

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MINUTES

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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 9:12 a.m. on Friday, October 23, 2009 in the 2nd Floor Boardroom, 4330 Kingsway, Burnaby, British Columbia.

PRESENT:

Chair, Director Maria Harris, Electoral Area A
Councillor Suzanne Anton, Vancouver
Director Andrea Reimer, Vancouver
Director Tim Stevenson, Vancouver (arrived at 9:24 a.m.)

ABSENT:

Director Richard Walton, North Vancouver District

STAFF:

Johnny Carline, Commissioner/Chief Administrative Officer
Paulette Vetleson, Corporate Secretary, Corporate Secretary's Department

1. ADOPTION OF THE AGENDA**1.1 October 23, 2009 Regular Meeting Agenda****It was MOVED and SECONDED**

That the Electoral Area Committee:

- a) amend the agenda for its regular meeting scheduled for October 23, 2009 by:
 - i. adding on-table item 6.2 Correspondence dated October 22, 2009 from Stephen Owen, Vice President, External Legal and Community Relations, UBC, regarding the introduction of land use development provisions;
 - ii. adding on-table item 6.3 Correspondence dated October 23, 2009 from Charles Menzies, Resident of University Town, regarding governance for the area of Electoral Area A west of Blanca Street;
 - iii. substituting the phrase "That the Electoral Area Committee" with the phrase "That the Board" in recommendations for agenda items 5.1, 5.2, and 5.3; and
- b) adopt the agenda as amended.

CARRIED

2. ADOPTION OF THE MINUTES**2.1 July 24, 2009 Regular Meeting Minutes****It was MOVED and SECONDED**

That the Electoral Area Committee adopt the minutes of its regular meeting held July 24, 2009 as circulated.

CARRIED

3. DELEGATIONS

No items presented.

4. INVITED PRESENTATIONS

No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Introduction of Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus

Report dated October 19, 2009 from Christina DeMarco, Regional Development Division Manager, Policy and Planning Department, outlining options to proceed with a Zoning Bylaw and/or other development provisions for the University of British Columbia campus located within Electoral Area A, as follow up to the Board direction to staff to prepare a Zoning Bylaw for the UBC lands.

9:24 a.m.

Director Stevenson arrived at the meeting.

Discussion ensued regarding instruments and processes for development control at UBC, options for developing a public consultation program such as establishing a working group and if necessary other working groups to address other community issues.

It was MOVED and SECONDED

That the Board:

- a) Forward to the GVRD/UBC Joint Committee the report dated October 19, 2009, titled "Introduction of Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus" and request that it be discussed at their November 2009 meeting;
- b) Direct Metro Vancouver staff to provide recommendations on the composition and terms of reference of a working group for the introduction of additional land use development provisions at UBC.

CARRIED

Request of Staff

Staff was requested to provide Committee with historical background information on planning and development control at UBC and why additional land use development provisions are needed.

5.2 UBC Campus Plan: Initial Review of Implications for Metro Vancouver

Report dated October 13, 2009 from David Boote, Electoral Area A Planner, Policy and Planning Department, providing a preliminary review of the draft UBC Campus Plan and a summary of the potential implications of the Plan for Metro Vancouver.

Deferral Motion

It was MOVED and SECONDED

That the Electoral Area Committee defer consideration of the report dated October 13, 2009 titled UBC Campus Plan: Initial Review of Implications for Metro Vancouver to the November Committee meeting.

Withdrawal Motion

It was MOVED and SECONDED

That the Electoral Area Committee withdraw the foregoing motion "That the Electoral Area Committee defer consideration of the report dated October 13, 2009 titled UBC Campus Plan: Initial Review of Implications for Metro Vancouver to the November Committee meeting."

CARRIED

It was MOVED and SECONDED

That the Board:

- a) Support the general directions and policies of the UBC Campus Plan that propose increases in on-campus student housing and the creation of a more sustainable campus;
- b) Advise UBC of the requirement for amendments to the UBC Official Community Plan in order to accommodate certain policies and proposals of the UBC Campus Plan, including adequate green space and community and recreation space;
- c) Request UBC that Metro Vancouver has the opportunity to provide input to the separate academic planning process for the South Campus land reserve that contains the UBC Farm;
- d) Request that UBC address the implications of the policies and proposals of the UBC Campus Plan on Pacific Spirit Regional Park in consultation with Park staff;
- e) Forward the report dated October 13, 2009, titled 'UBC Campus Plan: Initial Review of Implications for Metro Vancouver' to the Campus and Community Planning Department of UBC; and
- f) Forward the report dated October 13, 2009, titled 'UBC Campus Plan: Initial Review of Implications for Metro Vancouver' to the GVRD/UBC Joint Committee and request that the Joint Committee discuss the UBC Campus Plan at its November 25, 2009 meeting.

CARRIED

Discussion ensued regarding the recommendations presented to Committee, and the need to reference adequate community and recreation space, and green space.

Request of Staff

Staff was requested to provide Committee with information on how to address the provision of adequate community, recreation and green space in the UBC Campus Plan.

- 5.3 Preparation of an Official Community Plan for Barnston Island**
Report dated October 19, 2009 from David Boote, Electoral Area A Planner, Policy and Planning Department, responding to the Board's request to proceed with preparation of an Official Community Plan and/or Zoning Bylaw amendment for Barnston Island, located within Electoral Area A.

It was MOVED and SECONDED

That the Board take no further actions with regards to the preparation of an Official Community Plan for Barnston Island.

CARRIED

- 5.4 Manager's Report**
Report dated October 19, 2009 from Johnny Carline, Commissioner/Chief Administrative Officer, Metro Vancouver, informing the Committee about a receipt of a liquor licence amendment application for Thea Koerner House, UBC and providing an update on the following:
- the 2009 Electoral Area Committee work program;
 - the 2010 Electoral Area programs and priorities
 - Passage Island breakwater study

It was MOVED and SECONDED

That the Electoral Area Committee receive for information the report dated October 19, 2009, titled "Manager's Report".

CARRIED

Request of Staff

Staff was requested to update Committee on the status of the Application for Amendments to Liquor-Primary Licence for UBC Thunderbird Winter Sports Centre.

6. INFORMATION ITEMS

- 6.1 Governance of and Service Provision to Portions of Metro Vancouver (GVRD) Electoral Area A**
Report dated October 8, 2009 from Christina DeMarco, Regional Development Division Manager, Policy and Planning Department, informing the Committee about the City of Vancouver Council resolution passed at its October 6, 2009 meeting concerning governance of and service provision to portions of Electoral Area A.
- 6.2** On-table correspondence dated October 22, 2009 from Stephen Owen, Vice President, External Legal and Community Relations, UBC regarding the introduction of land use development provisions.
- 6.3** On-table correspondence dated October 23, 2009 from Charles Menzies, Resident of University Town regarding governance for the area of Electoral Area A west of Blanca Street.

It was MOVED and SECONDED

That the Electoral Area Committee receive for information the following items:

- 6.1 Administrative Report dated June 30, 2009, titled "Governance of and Service Provision to Portions of Metro Vancouver (GVRD) Electoral Area A" from the City of Vancouver.
- 6.2 On-table correspondence dated October 22, 2009 from Stephen Owen, Vice President, External Legal and Community Relations, UBC regarding the introduction of land use development provisions.
- 6.3 On-table correspondence dated October 23, 2009 from Charles Menzies, Resident of University Town regarding governance for the area of Electoral Area A west of Blanca Street.

CARRIED

7. OTHER BUSINESS

No items presented.

8. RESOLUTION TO CLOSE MEETING

No items presented.

9. ADJOURNMENT

It was MOVED and SECONDED

That the Electoral Area Committee conclude its regular meeting of October 23, 2009.

CARRIED

(Time: 10:39 a.m.)

Paulette A. Vetleson
Corporate Secretary

Maria Harris, Chair

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DELEGATIONS

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Metro Vancouver Electoral Area A Committee

Bowyer Island - Presentation to the Committee Meeting of November 20, 2009

Submitted by Eoin Finn, B.Sc., Ph.D., MBA, Chair, Bowyer Island Committee (BIC)

Bowyer Island: Bowyer Island, located in Howe Sound approx. 5 km N. of Horseshoe Bay, was purchased by Herbert Bingham in 1926. He established it as a seasonal retreat for his family. Herbert's son Carl, who inherited the island and in the '50s, sold most of it to three other communities (Bowyer Island Estates (208 acres- 24 cabins), Lot C (14 acres- 1 cabin) and Kildare Estates (33 acres – 18 cabins)), while maintaining B&A Estates (24 acres – 11 cabins) for his 11 children & grandchildren, most of whom still own cabins and vacation there. Together, the four landholdings on the island's ~280 heavily treed acres have 54 summer cabins, which are built on undivided lots on the South and West shores. Most of the cabins were built in the late '50s and early '60s, and are the summer homes for several generations of the founding Vancouver families – there have been relatively few property transactions in the past 50+ years. Bowyer receives no services from surrounding municipalities other than building permit/inspection services from Metro Vancouver.

Our relationship with Islands Trust: Bowyer is within the area governed by the Islands Trust, which provides land use planning services to it and Passage Island, which is also within the jurisdictional area of Metro Vancouver. For the past 30+ months, we have been engaged with the Islands Trust in developing an Official Community Plan for the Gambier Associated Islands (including Bowyer, Passage and 20+ islands in Howe Sound and along the Sunshine Coast) and a Land Use By-Law for the Metro Vancouver islands of Bowyer and Passage. Because of the diversity of islands and small-island issues involved, that work has progressed slowly, but we expect the OCP to be enacted by mid-2010, and the LUB soon after. Overall, we are pleased with the work and the responsiveness of Islands Trust elected officials and staff to our issues and concerns. Along the way, we have formed BIC – the Bowyer Island Committee, consisting of representatives appointed by each of the elected Boards governing the four Bowyer communities.

Our vision for the future of Bowyer: Following are excerpts from the Vision Statements developed by each Bowyer community as part of preparing for the OCP/LUB process:

B&A: *We envision continuing as eleven homeowners on all of the property owned by B&A Estates Ltd. Due to the treacherous nature of winter access to the property, we also expect that the seasonal nature of the cabin/land use will continue. Over time, we expect that our present owners will hand their cabins down to their children and grandchildren.*

BIE: *Bowyer Island Estates is an independent island community of residents/shareholders, sharing the pleasures and responsibilities of living on a small, jointly-held privately-owned island. The community has a long history of stable, family-based ownership, with many properties now in their third or fourth generations of the same family ownership. BIE is committed to the continuance of its existence in a manner as close as possible to that established by the founders, namely respecting and acknowledging both the privacy and shared responsibilities of the shareholders in a cooperative community spirit. BIE is committed to respecting, maintaining and encouraging the sensitive marine ecosystems..... Only those developments which reflect a respect for the visual and personal harmony of the island, and which present a minimum impact on the environment will be permitted, and then only with the consensus of the residents.*

Kildare: *Our vision for the future of Kildare Estates and Bowyer Island is an extension of the vision of the original Kildare families who came together more than 50 years ago with a common goal: to create a family centered community with a cooperative and simple living ethic and a close connection to nature. Going forward, we feel a responsibility to sustain the present character of Kildare and, by extension, to sustain the present character of all of Bowyer Island for existing and future generations of Bowyer families. The wonderful sense of living by the sea on the edge of a wilderness comes from the generally undeveloped nature of the island. Twenty years from now we would like our children and grandchildren to enjoy a healthy ocean and forest environment on Bowyer Island. We would like them to learn, know and appreciate a simple, co-operative, low impact way of life; thereby sustaining Bowyer as a safe haven for all Bowyerites. It is unique in so many wonderful ways.*

In summary, our shared vision for the future of Bowyer is to preserve it much as it is now – a rural island of family-oriented communities living in close harmony with nature and with very limited further development of its (mostly) seasonal recreational properties.

What we will address with the Committee: We will address two issues with the Committee on Nov. 20th. Firstly, we are aware that the Committee is grappling with the task of devolving governance of the rural areas of Electoral Area A, including Passage and Bowyer. Candidates for that devolution currently include the Municipalities of West Vancouver, Lions Bay and Bowen. We would like the Committee to consider also the Sunshine Coast Regional District (SCRD), for the following reasons:

- Other than marina services, Bowyer has no natural affiliation with the three candidate municipalities- it receives no services from any of these. In 80+ years, no child on Bowyer has ever commuted to a school on the mainland/on Bowen, no West Van. Fire Department has ever fought a fire there, no water, electricity, telephone, sewer or access services were ever asked for or provided;
- All of the other Gambier Associated Islands are within the SCRCD's territory, and SCRCD has developed a close working relationship with Islands Trust in matters relating to these islands;
- SCRCD is quite familiar with small-island issues (including access and safe harbour, potable water supply, sewage/sanitation treatment, garbage collection and disposal, foreshore and forest environmental protection). It provides annual garbage collection service to its islands and has adopted the Islands Trust NAPTEP program allowing for property tax exemptions for conservation area set-asides (Metro Vancouver has not).

We will need to further evaluate each of these candidates and let the Committee know our preference – this presentation merely requests that SCRCD be included as an option.

A second issue we wish to address concerns the representation of Bowyer on the Electoral Area A Advisory Planning Commission. While we agree that Bowyer should be represented there, we note that the views of the appointed member (Bruce Bingham) on the long term future of Bowyer, have not been endorsed by other property holders on Bowyer Island. Our preference for the next appointment to the planning commission would be for a Bowyer Island representative to be forwarded by the community at large, which is primarily composed of seasonal cottagers.

REPORTS

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To: Electoral Area Committee

From: Jason Smith, Regional Planner, Policy and Planning Department

Date: November 2, 2009

Subject: **Proposed Terms of Reference for a Working Group on Additional Land Use Development Mechanisms at UBC**

Recommendations:

That the Electoral Area Committee:

- a) endorse the terms of reference for a Working Group on Additional Land Use Development Mechanisms at UBC,
 - b) direct staff to establish and seek members for the working group.
-

1. PURPOSE

To outline the terms of reference for a working group whose task will be to consider additional land use development mechanisms for the University of British Columbia (UBC) Vancouver Campus.

2. CONTEXT

At its October 23, 2009 meeting, the Electoral Area Committee endorsed a resolution directing Metro Vancouver staff to provide recommendations on the composition and terms of reference of a working group for the introduction of additional development mechanisms at UBC Vancouver.

Draft terms of reference have been provided for the committee's review and comment (see Attachment). The primary objective of the working group will be to provide direction on what are the most appropriate land use mechanisms for UBC. The terms of reference outline a four month process to realize that objective. It is proposed that the process begin in January, 2010. The process will be focused on delivering alternatives for the working group to consider and to reach out to the wider UBC community for comment and suggestions. The key deliverables will be a final report and recommendations that will provide direction as to what the most appropriate development mechanisms Metro Vancouver should implement for UBC Vancouver Campus. The proposed membership for the group is a mix of government and community groups (see section 3 of the Attachment for specific membership). Total membership is expected to be no more than 15 people. It is suggested that primary support and logistics for the group will be provided by Metro Vancouver and UBC.

3. ALTERNATIVES

That the Electoral Area Committee could:

- a) make changes to the proposed terms of reference and then recommend proceeding

or

- b) advise staff of changes and additions and ask staff to rework the terms of reference

or

- c) forego the creation of a working group and advise staff on other means of proceeding with developing appropriate additional land use mechanisms for the UBC Campus.

4. CONCLUSION

Staff recommends proceeding with the creation of a working group, as this will allow the community members and critical stakeholders to have input into what land use mechanisms should be put into place at the UBC Vancouver Campus. This is an important step in moving forward on addressing the issues of having proper implementation of the Official Community Plan.

ATTACHMENT

Terms of Reference – UBC Working Group (eRIM doc. #004989977).

5.1 ATTACHMENT

Terms of Reference – UBC Working Group

1. Objectives

The primary task of the working group is to advise the Metro Vancouver Board on what the most appropriate land use control mechanisms are for UBC that:

- ensure the effective implementation of the OCP for UBC,
- appropriately recognizes the institutional role of UBC,
- ensure the protection of Pacific Spirit Regional Park,
- reduce development impacts on neighbouring communities,
- achieve the goals of the Regional Growth Strategy,
- provide an open and transparent public engagement process for all members of the university community,
- provide clarity over the implementation of development controls and who will have jurisdiction for which aspects,
- ensure the quality of life and community at UBC is preserved.

2. Membership

Membership for the working group will be sought from the following groups:

Metro Vancouver – 1 member from Regional Development and 1 member from Parks

UBC Campus Planning – 1 member

UBC Properties Trust – 1 member

University Neighbourhood Association (UNA) – 2 members

City Of Vancouver – 1 member

Ministry of Transportation and Infrastructure – 1 member

University Endowment Lands (UEL) – 1 member

Alma Mater Society (AMS) – 1 member

Musqueam Band – 1 member

Pacific Spirit Park Society – 1 member

Wreck Beach Preservation Society – 1 member

3. Meetings and Procedures

Meetings will be held on a monthly basis at a location to be determined on the UBC Campus. All meetings of the working group will be open to the public as observers.

The role of the Working Group is advisory to Metro Vancouver. No votes will be held to determine the group's position on issues or recommendations to Metro Vancouver. Where consensus exists it will be noted, and where it does not exist, minority opinions will be considered to have merit and be noted.

4. Roles and Responsibilities

Metro Vancouver and UBC Campus Planning

- Co-Chair Working Group
- Provide logistical support
- Delivery of ideas and presentation materials
- Organizing public meetings

Other working group members

- Willingness to bring their own ideas to the table and present them.

5. Timeline

A four month process is envisioned for the working group.

1st Meeting

This meeting will introduce the group and outline how the process will be run. Metro Vancouver will present an outline of the current situation at UBC and possible tools for dealing with development going forward (i.e. zoning, development permits and other planning mechanisms). The working group will be asked to consider development issues they would like to be addressed and present them at the second meeting.

2nd Meeting

This meeting will provide an opportunity for the working group members to present the issues they have identified and to have some discussion around those issues. Secondly, Metro Vancouver will present some possibilities for what a model bylaw might look like or what possible development permit areas could be used. Finally, some time will be allocated towards the planning of a public meeting to seek wider community input into what the development issues are at UBC.

Public Meeting

A public meeting will be hosted at UBC. The purpose of this meeting is to seek opinions from the wider UBC Community as to what they see as development issues at UBC and how they can best be dealt with.

3rd Meeting

This meeting will take place after the public meeting. There will be time set aside for discussion of what was heard at the public meeting and how that can be incorporated into the final report. The majority of this meeting will be for deliberations and discussion of what the final report and recommendations should look like. Metro Vancouver staff will be tasked with drafting a report.

4th Meeting

Metro Vancouver staff will present a draft final report and recommendations for the working group to consider. Verification that all opinions and issues have been included will be sought. As mentioned in section 3 of these terms of reference there will be no voting, but agreement on what the majority and minority opinions will be sought for the final report and recommendations.

Final Public Meeting

A final public meeting will be held to present to the wider community the final report and recommendations of the working group.

6. Deliverables

The expected deliverables for the working group is a final report summarizing the information presented, the process that took place and to provide the context for the recommendations. A key part of the final report will be recommendations from the working group in order to provide a possible direction for Metro Vancouver to follow in creating additional development mechanisms for UBC.

7. Background

The University of British Columbia (UBC) Campus is part of Electoral Area “A”, as it is unincorporated and does not have its own form of municipal governance; thus the power to and the responsibility for implementing land use planning lies with Metro Vancouver, under the Local Government Act. Metro Vancouver adopted an Official Community Plan (OCP) for the UBC Campus in 1997. This is the only formal land use control enabled by the Local Government Act that has been adopted for the UBC Campus.

Metro Vancouver and UBC entered into a Memorandum of Understanding (MOU) (last updated in December 2000) to address how both institutional and non-institutional development should be handled. The MOU outlined UBC’s responsibilities for development approvals for all projects on the campus as long as they were consistent with the OCP.

Over the last few years several issues have arisen with this current process, namely around development impacts on Pacific Spirit Park, the height of buildings and the future of UBC Farm. The other issue that has arisen is the balancing of private and public interests in considering development proposals. UBC is the landowner of much of the property that makes up the campus, as a landowner it has considerable private interests in how the development of that land occurs. Separate from this is the public interest, which can be and is often a broader set of interests (though private and public interests can be aligned). Normally the public interest is represented through an elected municipal government and there is public accountability for the decision-makers. This does not exist at UBC.

In the absence of an elected local government Metro Vancouver is looked upon to represent the public interest. This work began with the adoption of an OCP, but there is no legal means currently in place by which the OCP can be enforced. Given the growing permanent population and student population at UBC, and the issues that have arisen in the past there is a need to consider further land use mechanisms for UBC in order to protect the public interest and to ensure the implementation of the OCP.

The Metro Vancouver Board recognizes that there needs to be direct community involvement in the creation of any new development mechanisms. Accordingly, the Board has directed staff to develop Terms of Reference for a working group that will be tasked to consider possible new development mechanisms for UBC.

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To: Electoral Area Committee

From: Eric Aderneck, Regional Planner, Policy and Planning Department

Date: November 10, 2009

Subject: **UBC Campus Plan: Adequacy of Green Space and Community and Recreation Space**

Recommendations:

That the Board:

- a) direct Metro Vancouver staff to work with UBC staff to address the provision of adequate community, recreation, and green space for UBC campus,
 - b) forward to UBC Campus and Community Planning the report dated November 10, 2009, titled "UBC Campus Plan: Adequacy of Green Space and Community and Recreation Space" as further Metro Vancouver comment on the draft UBC Campus Plan, and
 - c) forward to the GVRD/UBC Joint Committee the report dated November 10, 2009, titled "UBC Campus Plan: Adequacy of Green Space and Community and Recreation Space".
-

1. PURPOSE

At its October 23, 2009 meeting, the Electoral Area Committee considered the report dated October 13, 2009, titled "UBC Campus Plan: Initial Review of Implications for Metro Vancouver". The Committee subsequently amended the following recommendation to add "including adequate green space and community and recreation space".

*b) Advise UBC of the requirement for amendments for the UBC Official Community Plan in order to accommodate certain policies and proposals of the UBC Campus Plan, **including adequate green space and community and recreation space.***

The Committee also requested clarification about the adequacy of open space on the UBC campus to meet the needs of the additional population.

2. CONTEXT

Draft UBC Campus Plans

According to the draft October 2009 UBC Campus Plan, student enrolment is expected to increase only slightly from 37,600 full time equivalent students to 39,700 students by 2017, and then capped at that level. There are currently approximately 8,000 student beds (within student rental residences) on campus. The plan states that UBC would like to provide approximately 8,000 more student beds on campus. The market housing population is expected to increase from approximately 6,000 to 14,000.

The UBC Official Community Plan and Comprehensive Community Plan indicate an eventual total residential population of approximately 24,000 (students and non-students), however this may ultimately be higher.

To serve the recreational needs of the new population, both institutional users and residents (faculty, staff, students) and neighbourhood residents (market housing), consideration needs to be provided for their impacts on area parks, recreational facilities, and open space. The draft UBC Campus Plan provides the following statements regarding the types of facilities required:

“The Campus Plan identifies a network of open spaces, including natural areas, gardens, plazas, and athletic fields, to support a linked network of functional, beautiful, social, and environmental amenity spaces across campus. The open space network can serve multiple purposes....” (Section 4.3)

“The Open Space Network provides effective links from major trail entries at the periphery of campus through to the campus core and across campus to other surrounding major trail entries of Pacific Spirit Regional Park.” (Section 4.3.1)

The draft UBC Campus Plan addresses the need to upgrade components of the campus public realm, however does not include consideration as to if the campus open space is adequate nor does it consider the types of recreational facilities that may be required for the new residents.

UBC Official Community Plan

The 1997 Official Community Plan (OCP) provides only limited references to Green Areas - the Pacific Spirit Regional Park and campus greenways – and includes the following standard for future housing areas:

“Usable neighbourhood open space for residential use including local parks, play grounds and tennis courts will be provided based upon an area to population standard of 1.1 hectares per 1000 persons to be reduced not less than 0.5 hectares per 1,000 persons based upon resident access to appropriate UBC owned open space and facilities.” (Section 4.1.16)

UBC Comprehensive Community Plan

The 2000 Comprehensive Community Plan (CCP) includes references to required open space, pathways, and active parks, and re-affirms the open space standards in the OCP.

The CCP in Section 4.9 estimates an ultimate population for the neighbourhood plans of 14,006 residents and useable neighbourhood open space (net) of 89,438 m² (8.94 hectares). Section 5.3.5 notes an estimated new population of 12,800. This provides for an overall calculated average of approximately 0.64-0.70 hectares of open space per 1,000 residents, within the 0.5 to 1.1 range provided in the OCP.

Under the agreement between the University of British Columbia and the University Neighbourhoods Association (for the market housing neighbourhoods) residents have long-term access to UBC recreational facilities (such as the swimming pool, hockey rink, sports field, recreation centre). The Pacific Spirit Regional Park provides regional park uses, such as trails, to both the local and regional populations. Similar access is available to students.

Proposed Active and Passive Recreation Facilities – Proposed Within UBC Comprehensive Community Plan Areas

	Useable Neighbourhood Open Space ("Park")	Projected Population (new Residents)	OCP Park Standard at 1.1 ha/1,000 residents	OCP Park Standard at 0.5 ha/1,000 residents
Future Housing Areas	5.55 ha	6,800	7.48 ha	3.40 ha
Future Housing Reserves	2.64 ha	4,500	4.95 ha	2.25 ha
SUBTOTAL	8.19 ha	11,300	12.43 ha	5.65 ha
Theological Area	0.75 ha	1,500	(@0.5) 0.75 ha	0.75 ha
TOTAL	8.94 ha	12,800	13.18 ha	6.40 ha

Source: UBC Comprehensive Community Plan, Section 5.3.5

1. Includes 1.56 ha of the 4.56 ha school/park site. The 3.0 ha designated for the school will provide additional active recreation space.
2. Greenway and other public spaces are provided in the amount of 7.79 ha, which are in addition to the useable neighbourhood open spaces indicated above.

Parks and Leisure Services Plan for New Communities

The Parks and Leisure Services Plan includes a summary of the open space and facilities as of 2001 and recommendations for enhancements through both additional open space and upgrades to facilities and amenities. The Plan should be updated to reflect current considerations and recent development activity in the new neighbourhoods. UBC is currently working on an analysis and summary of parks and open spaces in the new neighbourhoods. Preliminary estimates by UBC indicate they may be well above the 1.1 hectares of open space per 1,000 residents' ratio at build-out.

Additionally, the local Neighbourhood Plans further consider the public recreational facilities /amenities and open space required for the new neighbourhood residents and identify open spaces provisions. However, only two of the Neighbourhood Plans have stated open space to population ratios:

- South Campus Northeast Sub-Area Neighbourhood Plan (Section 2.4.1): 0.67 hectares per 1,000 residents (30,653 m² of open space for 4,782 new residents)
- Mid-Campus Neighbourhood Plan (Section 2.4.1): 0.98 hectares per 1,000 residents (13,984 m² of new open space for 1,714 new residents).

As stated above, the OCP sets provisions for open space in the new residential communities.

Information available for the South Campus Northeast Sub-area and the Mid-Campus Plan show that these neighbourhoods both exceed the minimum OCP standard of 0.50 hectares per 1,000 residents. More information is required to determine the park ratios in the other neighbourhood plans.

The OCP did not provide direction on open space for the student population because it was considered an institutional use. These aspects of community planning are not explained in any detail in the newly released Campus Plan. It is expected that a large increase in the number of students living on campus will increase demands for open space and recreation facilities. It would be mutually beneficial for Metro Vancouver and UBC to work together to ensure adequate parks and recreation facilities are provided for the neighbourhoods and for the student population.

3. ALTERNATIVES

That the Board:

a) direct Metro Vancouver staff to work with UBC staff to address the provision of adequate community, recreation and green space in the UBC Campus Plan and forward to the GVRD/UBC Joint Committee and UBC Campus and Community Planning the report dated November 10, 2009, titled "UBC Campus Plan: Adequacy of Green Space and Community and Recreation Space"; **[Recommended]**

or

b) provide staff with further instructions;

or

c) receive this report for information and take no further actions.

4. CONCLUSION

Ensuring adequate open/green space and community/recreational facilities for UBC campus residents is of importance to Metro Vancouver as the local government for Electoral Area. By working with UBC planning staff, Metro Vancouver staff can together better assess the open space and recreational needs of the current and future population and determine if proposed open space and facilities will adequately meet these needs.



Electoral Area Committee Meeting Date: November 20, 2009

To: Electoral Area Committee
From: Christina DeMarco, Division Manager, Policy and Planning Department
Date: November 2, 2009
Subject: **Pacific Spirit Regional Park Updates**

Recommendation:

That the Electoral Area Committee receive for information the attached report dated October 13, 2009, titled "Pacific Spirit Regional Park Updates".

The attached report was on the agenda of the Parks Committee at its meeting of November 4, 2009 and will also be on the agenda for the GVRD/UBC Joint Committee at its meeting of November 25, 2009.

ATTACHMENT

Report dated October 13, 2009, titled "Pacific Spirit Regional Park Updates" (eRIM doc. #004989039).

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GVRD/UBC Joint Committee
Meeting Date: November 25, 2009

To: GVRD/UBC Joint Committee
From: Richard Wallis, West Area Park Operations Supervisor
Date: October 13, 2009
Subject: **Pacific Spirit Regional Park Updates**

Recommendation:

That the GVRD/UBC Joint Committee receives the report titled "*Pacific Spirit Regional Park Updates*" dated October 13, 2009 for information.

1. PURPOSE

To provide GVRD/UBC Joint Committee with updated information on Pacific Spirit Regional Park and Wreck Beach Operations as requested.

2. CONTEXT

At their June 2009 meeting, the GVRD /UBC Joint Committee requested that GVRD provide reports relevant to Pacific Spirit Regional Park for each meeting agenda and forward reports relating to Pacific Spirit Regional Park outlining issues of concern, change and items of interest. Staff has assembled this report based on the June 2009 request and the previous October 2006 request to provide semi annual updates on Wreck Beach Operations.

Pacific Spirit Regional Park Updates – Items of Concern, Change and Interest

British Columbia Transmission Corporation Pole Replacement and Line Maintenance

Staff provided a verbal report on this matter to the September 2009 meeting of Metro Vancouver Parks Committee. BCTC is replacing 9 power poles along circuits 60L56 and 60L57 which run through the park. A Musqueam representative and park staff monitored the hand digging of 6 poles in Camosun Bog. BCTC is also removing hazard trees along these circuits. This work is being conducted with input from Metro Vancouver (MV) staff and Pacific Spirit Park Society (PSPS) in effort to mitigate impacts to the park ecosystem and visitor use. BCTC has indicated that this work is necessary to provide uninterrupted power to UBC and UEL. Members of the public and PSPS are concerned with the number of trees slated for removal.

Trail Maintenance

Pacific Spirit Regional Park has 73 kilometers of trails which receive over 1.6 million visits annually. Annual trail maintenance work performed in 2009 includes 2.5 kilometers of resurfacing and drainage work on Powerline Trail, Aims Trail, Swordfern Trail and Imperial Trail. Work on Spanish Trail is underway and comprises drainage, resurfacing, and replanting with a bio-engineered "green" retaining wall; this project includes an Archeological Impact Assessment.

West Area Office Relocation

Staff provided a verbal report on this matter to the September 2009 meeting of MV Parks Committee. In August, MV Parks West Area Office relocated to 1200 West 73rd Avenue Vancouver "Airport Square". For the past 19 years, the old Area office formed part of the Park Centre located on the north side of 16th Avenue west of Blanca Street. The old Area office consisted of approx. 3500 square feet of modular trailers and was at the end of their useful life. The office component of the Park Centre has been dismantled. Public washrooms, a small Patrol Outpost, BC Mobility Opportunities Society trailer and Catch the Spirit Youth Society trailer, park information kiosk and public parking are still available at this site. This location is currently the preferred future site for one of five MV Sustainability Academies.

Public Information Signs

New park sign initiatives are underway to provide interpretive signs at Camosun Bog and new park entrance signs. MV staff is working with Musqueam and PSPS to develop the new signs explaining the natural and cultural history of Camosun Bog. New park entrance signs will be installed this winter marking main roadway access points to the park.

Wreck Beach Operations

Hygiene/Sanitation

Several of the 2008 initiatives to increase toilet facilities and provide better management remain successful. However, some of the on-beach toilet facilities, in particular for females, have not been successful and will not be repeated in 2010. Chemical toilet rental facilities will remain in place at the top of Trail 3 and 4 during the busy summer season. A new facility for the most heavily used section of the beach, Trail 6, will proceed to the planning phase in 2010 and construction in 2011.

Garbage Collection

During the summer season, staff provides daily litter and garbage collection on the beach and access trails. A work boat is used to remove garbage from the beach which is highly effective given the steep trail access. Staff will continue to utilize a boat and other small equipment to perform regular garbage removal in 2010. MV staff conducted a waste audit this summer to identify the types and volumes of waste generated on the beach. Staff has received preliminary data but has not had time to analyze or consider the results in any great detail. The goal of the audit is to assist in developing future waste management strategies for the beach area.

Fire Protection

During the 2009 summer season the Fire Hazard Rating was high. Despite ongoing public education, staff encountered numerous beach “camp” fires. On July 1, a human-caused fire approximately 100 square feet in size was discovered in the foreshore cliff area near Northwest Marine Drive and was extinguished by Vancouver Fire Department and MV staff. On September 3, another fire occurred following a lightning storm; lightning struck a tree in the UBC Botanical Gardens and was extinguished by VFD. The park fire management plan identifies MV resources, priorities and operating strategies and integrates resources from Vancouver Fire and Rescue with MV Parks and MV Watershed Management Wildland Fire Suppression Crew, and BC Forest Service to ensure effective response to fires.

Accessibility

Trail 3 upgrades were completed this summer including replacement of approximately 400 steps, 100 meters of handrail and 65 plants were planted on the adjacent slope to minimize erosion. Further stair replacement is planned for 2010 on Trails 3, 6 and 7.

Policing and Security

Enforcement of MV Parks Regulatory Bylaw 1048 is focused on fires, camping, breach of curfew, dogs, litter, commercial vending without a permit and constructing log structures. Staff take the time to educate public and seek voluntary compliance and when necessary issue bylaw infraction tickets. This summer the beach was very busy due to extended good weather. The number of calls for service from the Coast Guard to perform medical evacuations on the beach increased two-fold over past years. Vancouver Coastal Health also increased patrols on the beach to enforce changes in food vending requirements; food vending is permitted through MV's Commercial Use Permit program. RCMP continue to manage liquor and illegal drug issues on the beach. Interagency work, along with the involvement and support of the beach community, is critical for successful beach operations. Interagency work often includes the following partners: RCMP, VFD, UBC, DFO, Vancouver Coastal Health, Ministry of Social Services and Coast Guard.

Cliff Stability and Erosion

A geotechnical assessment has been conducted for the January 2009 slide south of Trail 6. The trail along the base of the cliffs was blocked by soil and trees during the slide which remains in place. The cliff was assessed for stability in the area of the slide and the conclusion reached by the geotechnical assessment is that stabilization work is not required.

3. ALTERNATIVES

No alternatives are presented.

4. CONCLUSION

This report provides the Committee with an update on significant Pacific Spirit Regional Park operating and management activities since the June 2009 Report.

RW/mg

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Electoral Area Committee Meeting Date: November 20, 2009

To: Electoral Area Committee
From: Johnny Carline, Commissioner/Chief Administrative Officer, Metro Vancouver
Date: November 12, 2009
Subject: **Manager's Report**

Recommendation:

That the Electoral Area Committee receive for information the report dated November 12, 2009, titled "Manager's Report".

2009 Electoral Area Committee Work Program

The attachment to this report sets out the Committee's work program and schedule for 2009. 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.

Many of the priority items identified for 2009 are complete. The remaining priority items under the purview of the Electoral Area Committee include:

- Engage UBC on implications for the UBC OCP resulting from potential changes at UBC Farm
- Review zoning and building bylaw amendments for Electoral Area A, including the need to address the Riparian Area Regulations
- Advance consideration of alternate local governance arrangements for UBC.
- Engagement with Barnston Island residents on fire protection measures
- Seek the transfer of Electoral Area communities to other local governments
- Report on contracting election process to adjacent municipalities
- Finalize zoning and building bylaw amendments
- Review of UBC OCP.

These items are anticipated to be brought forward for consideration in 2010.

Lions Bay Proposed Boundary Adjustment

Lions Bay has initiated discussion about a possible boundary extension and has organized a meeting in January with interested representatives from the three Electoral Area A communities of Montizambert Wynd, Strachan Point and Ocean Point. This will be a preliminary meeting to discuss issues, raise questions and agree on some next steps, which would likely include requests for further information and plans for wider input and involvement by residents, both from the Howe Sound communities and Lions Bay.

Update on the Official Community Plan for Bowyer and Passage Islands

First reading of the Official Community Plan will occur early in 2010 and at that time referral to Metro Vancouver will occur. A group of residents from Bowyer and Passage Islands have issues with the proposed OCP and its lack of attention to their concerns. For example, there appears to be divergent views on whether undeveloped lands on the Islands should be retained for conservation or made available for further residential development. Islands Trust staff believes that some of the concerns are best addressed in the zoning bylaw rather than in the broad statements of the Official Community Plan.

Liquor Licence Application for Thunderbird Arena, UBC

On July 31, 2009 the Metro Vancouver Board recommended that the provincial Liquor Control and Licensing Branch conditionally approve a liquor licence application for UBC's Thunderbird Arena. A recommended condition was that UBC and the RCMP submit a joint report to the Branch by December 31, 2009 that would provide an assessment of management practices. To date, however, the Branch has yet to make a decision on the application and accordingly, there have been no licensed special events to gauge the effectiveness of management practices. Staff suggests a letter be drafted to the Licensing Branch clarifying that Metro Vancouver's recommended timeline for a joint report on management practices be three months after the date of a decision to approve the liquor licence.

As a related matter, Metro Vancouver has been advised that VANOC has authorized application to the Liquor Branch for an Olympic/Paralympic liquor licence for the period February 1, 2010 to March 31, 2010. Given the temporary nature of the application, staff comments, as opposed to a Board recommendation, have been requested. Staff would not have any negative comments on a temporary permit of this nature.

Draft Regional Growth Strategy Designations of Musqueam-owned lands in the UEL

In 2007 the Province concluded a deal with the Musqueam that saw the transfer of two parcels of park land from GVRD ownership to the Musqueam. The Manager of the UEL has requested that Metro Vancouver amend the draft Regional Growth Strategy maps with respect to the two parcels, by changing the Conservation/Recreation designation to an Urban designation, in keeping with the Agreement with the Province. These changes have been made in the Draft Regional Growth Strategy dated November 2009. The status of the University Golf Course is an Urban designation, remaining the same as in Livable Region Strategic Plan, and consistent with most private golf courses in Metro Vancouver.

ATTACHMENT

Electoral Area Committee Priorities for 2009 (eRIM doc. #004990162).

5.4 ATTACHMENT

Electoral Area Committee Priorities for 2009

1st Quarter

Key priorities

- **2009 work program (March 2009)**
- **Review options for Metro Vancouver support for UBC Farm (March 2009)**
- **Finalize Consultant's report on Strachan Point Water System and provide financing options to residents (March 09).**

2nd Quarter

Key priorities

- Engage UBC on implications for the UBC OCP resulting from potential changes at UBC Farm
- **Finalize Consultant's Report on Passage Island Breakwater and provide financing options to residents (April 09)**
- **Arrange, attend and report on a public meeting regarding a Liquor License application for Thunderbird Arena at UBC (June 09).**

Pending Requests of Staff

- **Meeting with Barnston Island residents and the Ministry of Environment regarding the future of the Barnston Island dikes (May 2009).**

3rd Quarter

Key priorities

- Review zoning and building bylaw amendments for Electoral Area A, including the need to address the Riparian Area Regulations
- **Initiate study on implementing a zoning bylaw for UBC campus**
- Advance consideration of alternate local governance arrangements for UBC.

Pending Requests of Staff

- Engagement with Barnston Island residents on fire protection measures
- Seek the transfer of Electoral Area communities to other local governments
- Report on contracting election process to adjacent municipalities.

4th Quarter

Key priorities

- Finalize zoning and building bylaw amendments
- Review of UBC OCP
- **Determine options for zoning bylaw implementation at UBC.**

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INFORMATION ITEMS

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-----Original Message-----

From: Plant, Geoffrey (Heenan Blaikie) [mailto:gplant@Heenan.ca]

Sent: November 10, 2009 10:24 AM

To: mariaharris@telus.net

Cc:

Subject: Electoral Area A Committee

Maria,

I am writing simply to make sure that you have from me (as President of Kildare Estates Limited) formal confirmation that in relation to the matters which are the subject of the attached presentation document, Eoin Finn speaks on behalf of and with the full confidence of our board, shareholders and community. We at Kildare have spent a great deal of time over the past several years thinking about and giving expression to our vision for Kildare and Bowyer, which is summarized in this presentation document, and we look forward to working with you and your committee in finding the best way of ensuring that our vision can be realized in the most effective way on an ongoing basis.

Please don't hesitate to call me if you have any questions or want to discuss these things. If you think it helpful, you may distribute this email to others.

Best wishes,

Geoff

Geoffrey Plant, Q.C.*

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B & A Estates Ltd.
327 West 28th Street,
North Vancouver B.C.
V7N 2J2

November 9, 2009

Metro Vancouver
4330 Kingsway,
Burnaby, B.C.

Sent by Email

Attention: Maria Harris, Director, Electoral Area A, Chair, Electoral Area A Committee,
Metro Vancouver.

Dear Maria,

Re: Bowyer Island - Electoral Area A Committee meeting November 20th

B & A Estates Ltd. is one of four property ownership groups on Bowyer Island. More specifically, B & A Estates is a group of 11 shareholders with individual dwellings on the property and one of our shareholders is Mr. Bruce Bingham. It is understood that the Electoral Area A Committee is meeting November 20th and we learned from another Bowyer group that you and Metro are interested in hearing from the island community, with written submissions by November 9th regarding the OCP/LUB process currently underway by the Islands Trust, our vision for Bowyer Island and the potential transfer of the building permit and inspection authority from Metro Vancouver to another local government. We offer the following:

1. The current OCP/LUB process underway, as long and arduous as it may be, appears to be appropriate for Bowyer as it follows the Island Trust policy which generally reflects the wants and needs of our community.
2. Our vision for Bowyer is for no increase in density.
3. Should Metro Vancouver move to transfer the building permit and inspection authority to another local government we would like to explore the options and be asked for input. We would also expect that the options include the Sunshine Coast Regional District (SCRD) as that local government has many small islands in its jurisdiction, perhaps making it a good fit.

We have been in contact with the other Bowyer groups regarding your interest in hearing from us and know our position is in general accord with them. Furthermore Mr Eoin Finn from Kildare Estates will be forwarding a submission from our Bowyer Island Committee (BIC) for presentation on November 20th.

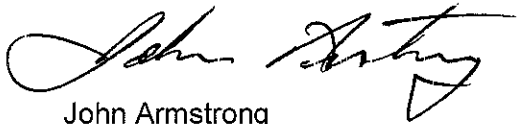
Page 2
November 9, 2009
B & A Estates Ltd

We must point out that our knowledge of Bruce Bingham's appointment to the Electoral Area A Advisory Planning Commission came from our review of Metro Vancouver documents posted on your website sometime ago. Bruce Bingham has not disclosed to us his involvement with this nor has he advised us of his contacts, appearances and submissions with the GIT and his association with the group – Small Islands Steering Committee (SISC).

Bruce Bingham may be an engaged citizen, but he does not represent us and he has never been elected, appointed or recommended to represent Bowyer Island on any Commission or Committee by B & A Estates or any of the other island ownership groups.

B & A Estates Ltd. has three shareholder elected directors who represent the property owner and shareholders. They are John Armstrong, Dave Bingham, and Cheri Holder and one or more of these directors plan to attend the meeting on November 20th together with other ownership group representatives from Bowyer.

Yours truly,



John Armstrong
President, B & A Estates Ltd
(cell, 604-788-1957)

c.c.
Local Trust Committee, Gambier Island Trust
Eoin Finn, Kildare Estates Ltd.
Graham Parkinson, Bowyer Island Estates Ltd.
Bill Brymer, Lot C Bowyer Island
BIC (Bowyer Island Trust Liaison Committee)
Members, SISC (Small Islands Steering Committee)
All shareholders, B & A Estates Ltd.

From: Robert G. Allan [rgallan@ral.ca]
 To: mariaharris@telus.net
 Cc: judydavearch@telus.net; John Armstrong; DPMCBingham@shaw.ca;
islandsundeckh@shaw.ca; Bill Brymer; Teresa Conway; Jackie DeRoo;
 Graham Parkinson; efinn@shaw.ca
 Subject: Bowyer Island vis a vis Metro Vancouver

Ms. Maria Harris, Chair, Electoral Area A Committee, Metro Vancouver

Dear Ms. Harris,

Bowyer Island Estates Ltd is a private company, founded in 1959 which owns more than 200 acres of property on Bowyer Island in Howe Sound. As such we are by far the largest land owner on this island, which currently falls within the GVRD jurisdiction.

Bowyer Island Estates (BIE) has been engaged with Island's Trust for the past three years in the development of an Official Community Plan (OCP) which reflects the will of the majority of our shareholders. While we have not yet reached consensus on every aspect of this issue, we have reached majority decisions on the following issues related to BIE lands:

- Specific areas within BIE lands to be designated as "protected"
- Maximum permissible area of new buildings
- Maximum number of outbuildings allowed per building site
- Maximum size of any one or any combination of outbuildings
- Extent of "W2" zones
- Maximum number of private docks.

BIE is currently working to finalize our policies for, and define the desired development potential and zoning of our property within the Islands Trust OCP/LUB process. BIE have an appointed committee of shareholder members who have worked diligently with Islands Trust through these past few years to formulate both this almost complete OCP and the related Land-Use Bylaw (LUB).

BIE has not yet had any official contact with members of the Metro Vancouver (GVRD) residents' advisory group and have not yet put forward any input to this group regarding governance reviews or recommendations for development potential for BIE property. In no case have we authorized any person or group of persons who are not shareholders of our company to speak on our behalf, or to purport to represent the wishes of the majority of property owners on the island.

Shareholders of our Land Company will be very interested in participating in any review of the Regional District Status of our property and appreciate being informed well in advance of this process. We are anxious to clearly understand all the options which are available to us, including the possibility of being transferred to the jurisdiction of the Sunshine Coast Regional District, in common with the majority of other islands in Howe Sound.

Yours Faithfully,

for Bowyer Island Estates Ltd. - Members of Bowyer Islands Trust Liaison Committee (BIC):

Robert Allan,
 Graham Parkinson,
 David Archibald

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-----Original Message-----

From: Bruce Bingham [mailto:B_Bingham_33@uniserve.com]

Sent: November 9, 2009 9:09 PM

To: Dave Bingham; Bill Armstrong; Tracy & Ray Boyle; Robert Armstrong; Fran Sewell; Cheri Holder; Carl Armstrong; Mike Armstrong; Barb&Mike McKnight; John Armstrong; Ted Nason

Cc: Bill Brymer; efinn@shaw.ca; Joyce Clegg; Louise Bell; Geoff Plant; Graham Parkinson; Maria Harris; jan hagedorn

Subject: Fw: moving to the scrd???

Hi John,

Further to your letter today, fyi the only meeting of the MVRD Electoral Area A APC I have attended was last week and revolved around a simple Pitt Lake and an Indian Arm zoning correction. I sit as a resident and citizen. APC members must be Elec. Area A residents or homeowners which I am. I was also recently appointed a member of the GIT APC.

My participation with SISC is as a resident citizen. SISC grew out of the huge GIT Small Islands OCP area's wide concern for the GIT's mismanagement of the OCP process and the problems the GIT are engendering into previously happy and productive unserved small island communities.

SISC participants come from 18 populated MVRD and SCR D islands. SISC is an open body with democratically agreed to guiding policies and is vigorously expressing its concerns for the future of the unserved islands in the proposed GIT 350 square mile Small Islands OCP.

The issues between the GIT and the small islands are varied, complex and demanding. Not one SISC member is pleased with the GIT's behavior or capacity.

I suggest if you are concerned about and before you judge the SISC, you join in and listen to depth of the concerns of its participants.

As for Bowyer joining the SCR D, its not a sensible idea for very good reasons including home port proximity, health, schools, transportation and the simple fact Bowyer's taxes will increase by 44% if we are moved to the SCR D's Area F. Its just not practical or good common sense now or into the future.

And as for Kildare Estates making a presentation in favour of moving Bowyer into the SCR D at the next MVRD Electoral Area A meeting Nov. 20, are they speaking for themselves only, as directors of their holding company, as individual shareholders or all of Bowyer?

Would it not be sensible before proceeding to make any such proposal to have thorough community discussion and a vote of all Bowyer homeowners?

All good things.

Bruce

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Executive Offices

Tel. 604 432-6215 Fax 604-451-6614

October 26, 2009

File: CR-14-01-UBC
CR-11-01-EA

Stephen Owen, Vice-President
The University of British Columbia
External, Legal and Community Relations
6328 Memorial Road
Vancouver, BC V6T 1Z2

Dear Stephen:

Re: Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus

Thank you very much for your letter of October 22, 2009. I appreciate you sending it to members of the Electoral Area Committee for their consideration prior to our meeting on October 23, 2009. I agree that it is important that a zoning bylaw, should one be implemented, does not create over-governance of campus lands and, as you rightly point out, the inefficiencies and difficulties that situations like that create.

Your letter, along with correspondence received from UNA residents and our Board's request that staff bring forward additional land use development provisions to implement UBC's Official Community Plan, underscore the need for renewed discussion about development controls and effective governance at UBC.

I want to let you know that the Electoral Area Committee made the following recommendations that will go to our Board for approval at their meeting on Friday, November 13, 2009:

That the Board:

- a) Forward to the GVRD/UBC Joint Committee the report dated October 19, 2009, titled "Introduction of Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus" and request that it be discussed at their November 2009 meeting;
- b) Direct Metro Vancouver staff to provide recommendations on the composition and terms of reference of a working group for the introduction of additional land use development provisions at UBC.

I appreciate that UBC and many of its residents prefer a local government with a hands-off approach to academics, land development, and other municipal services. At the same time, when conflicts do arise, people look for an appropriate process to resolve those conflicts. In the current governance situation, Metro Vancouver has certain responsibilities in that regard. We need to find an outcome that satisfies those who wish for a hands off approach, provides an appropriate process for those who from time to time find themselves in conflict with decisions that have been or are about to be made, and meets Metro Vancouver's legal and political obligations while minimizing added levels of governance processes that do not add value. I look forward to working with you to achieve that goal.

Yours truly,

Maria Harris
Director, Electoral Area A
MH/eg

004986491

THE UNIVERSITY OF BRITISH COLUMBIA



October 22, 2009

Vice President
External, Legal and Community Relations
6328 Memorial Road
Vancouver, BC Canada V6T 1Z2
Tel: 604-822-5017
Fax: 604-822-3861

Director Maria Harris, Chair
GVRD Electoral Area Committee
4330 Kingsway
Burnaby, BC V5H 4G8

Dear Maria:

I regret that I will not be able to attend the Electoral Area Committee meeting on Friday October 23, 2009. I would appreciate if you would read this letter into the record with regard to Item 5.1 on the agenda, titled "Introduction of Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus".

The Official Community Plan and the Memorandum of Understanding regarding the Plan's implementation were clearly developed in a spirit of cooperation and mutual respect. Both documents acknowledge the authority and responsibility of UBC for academic land use, pursuant to the University Act. The Memorandum of Understanding also acknowledges that UBC will continue to manage its own land use, as it has done since the campus was established in the early 1900's. UBC has put into place systems for managing land use in a manner that substantially replicates the process in place in municipalities in British Columbia, and is regularly acknowledged as a leader in sustainability.

The introduction of a zoning bylaw that attempts to control academic land use is in conflict with our mutual understandings. And given UBC's policies for land use management, such a bylaw also creates a situation of over-governance of the campus lands and the tremendous inefficiencies and difficulties that situations like that create.

Yours truly,

A handwritten signature in cursive script that reads "Stephen".

Stephen Owen

Copy: Director Richard Walton
Director Andrea Reimer
Director Tim Stevenson
Councillor Suzanne Anton