AGENDA

ELECTORAL AREA COMMITTEE
REGULAR MEETING

Friday, October 23, 2009
9:00 a.m.
2\textsuperscript{nd} Floor Boardroom
4330 Kingsway, Burnaby, BC

\textbf{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, October 23, 2009
2nd Floor Boardroom, 4330 Kingsway, Burnaby, British Columbia.

A G E N D A

1. ADOPTION OF THE AGENDA

1.1 October 23, 2009 Regular Meeting Agenda
Staff Recommendation:
That the Electoral Area Committee adopt the agenda for its regular meeting scheduled for October 23, 2009 as circulated.

2. ADOPTION OF THE MINUTES

2.1 July 24, 2009 Regular Meeting Minutes
Staff Recommendation:
That the Electoral Area Committee adopt the minutes of its regular meeting held July 24, 2009 as circulated.

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
Designated Speaker: Christina DeMarco, Division Manager Policy & Planning Department
Recommendations:
That the Electoral Area Committee:

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, in consultation with UBC staff, to develop a public consultation program for the introduction of additional land use development provisions at UBC.

October 16, 2009
5.2 **UBC Campus Plan: Initial Review of Implications for Metro Vancouver**
*Designated Speaker: David Boote, Electoral Area A Planner*
*Policy & Planning Department*
*Recommendations:*
That the Electoral Area Committee:

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;

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.

5.3 **Preparation of an Official Community Plan for Barnston Island**
*Designated Speaker: David Boote, Electoral Area A Planner*
*Policy & Planning Department*
*Recommendation:*
That the Electoral Area Committee take no further actions with regards to the preparation of an Official Community Plan for Barnston Island.

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 October 19, 2009, titled “Manager's Report”.

6. **INFORMATION ITEMS**

6.1 **Governance of and Service Provision to Portions of Metro Vancouver (GVRD) Electoral Area A**
*Designated Speaker: Christina DeMarco, Division Manager*
*Policy & Planning Department*
*Recommendation:*
That the Electoral Area Committee receive for information the attached 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.
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 October 23, 2009.
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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 9:06 a.m. on Friday July 24, 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

ABSENT:
Director Richard Walton, North Vancouver District

STAFF:
Johnny Carline, Commissioner/Chief Administrative Officer
Hugh Kellas, Manager, Policy and Planning Department
Priya Rai, Assistant to Regional Committees, Corporate Secretary’s Department

1. ADOPTION OF THE AGENDA
1.1 July 24, 2009 Regular Meeting Agenda

It was MOVED and SECONDED
That the Electoral Area Committee:

a) amend the agenda for its regular meeting scheduled for July 24, 2009 by adding on-table Item 5.1: Attachment 2, letter from Neal Yosen; and

b) adopt the agenda as amended.

CARRIED

2. ADOPTION OF THE MINUTES
2.1 May 22, 2009 Regular Meeting Minutes

It was MOVED and SECONDED
That the Electoral Area Committee adopt the minutes of its regular meeting held May 22, 2009 as circulated.

CARRIED
3. DELEGATIONS

3.1 Roger W. Gale, Chair, Passage Island Homeowners’ Association
Roger W. Gale, Chair, Passage Island Homeowners’ Association provided a presentation on the Passage Island Breakwater proposal and the Island’s appeal for funding from Metro Vancouver.

Discussion ensued on the following:
- finance options including the possibility of implementing a Metro Vancouver finance mechanism to be used in conjunction with a privately owned facility or repayment through taxes
- risk of lending the money and the need for discussions with the community and the Board
- services to the Island and the resulting rise in taxes
- potential maintenance responsibilities of the breakwater

It was MOVED and SECONDED
That Metro Vancouver staff assist the Passage Island Residents Association in finalizing a breakwater proposal and report to the Electoral Area Committee on the proposal, including approval procedures and recommendations on what further assistance Metro Vancouver could provide with respect to the financing, construction and ownership of a breakwater at Passage Island.

CARRIED

Presentation material titled “Passage Island Breakwater Project: Issues and Requests” is retained with the July 24, 2009 Electoral Area Committee agenda.

3.2 Kavie Toor, Associate Director, Facilities and Business Development, UBC Athletics and Recreation
Kavie Toor, Associate Director, Facilities and Business Development, University of British Columbia (UBC) Athletics and Recreation, was present to discuss the application for amendments to the Liquor-Primary Licence for the UBC Thunderbird Winter Sports Centre.

It was MOVED and SECONDED
That the Electoral Area Committee receive the July 24, 2009 delegation presentation of Kavie Toor, Associate Director, Facilities and Business Development, University of British Columbia (UBC) Athletics and Recreation, speaking to the amendment to the Liquor-Primary Licence for the UBC Thunderbird Winter Sports Centre.

CARRIED

Presentation material titled “Structural Change Application Thunderbird Winter Sports Centre” is retained with the July 24, 2009 Electoral Area Committee agenda.
4. INVITED PRESENTATIONS
No items presented.

5. REPORTS FROM COMMITTEE OR STAFF

5.1 Application for Amendments to Liquor-Primary Licence for UBC Thunderbird Winter Sports Centre
Report dated July 14, 2009 from David Boote, Electoral Area ‘A’ Planner, Policy and Planning Department, responding to a request from the Liquor Control and Licensing Branch to consider and provide a resolution on an application for amendments to the Liquor-Primary Licence for UBC Thunderbird Winter Sports Centre located in Electoral Area A.

It was MOVED and SECONDED
That the Board:

a) Recommend to the Liquor Control and Licensing Branch that amendments to the Liquor-Primary Licence at UBC Thunderbird Winter Sports Centre, 6066 Thunderbird Blvd., be approved, allowing for an expanded area where liquor may be served to include two of the three arenas as well as at an outdoor patio (Application for Structural Change) and extending the hours of service (Application for Permanent Change (Hours)) with the following suggested amendments:
   i. that the hours of operation for the arenas be between 9:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to midnight on Sunday;
   ii. that the hours of use for the outdoor patio area be from 9:00 a.m. to no later than 10:00 pm Monday to Sunday;
   iii. that the alcohol-free zones be expanded beyond what is proposed by the applicant (150 seats) by extending the zone from the last row of seats to the first row of seats, using the same area width as proposed, for a total of approximately 300 seats;
   iv. that the granting of any licence, as amended, is on a probationary basis, until the RCMP is satisfied that the venue is managed according to policies, as outlined in recommendation b).

b) Recommend to the Liquor Control and Licensing Branch that UBC be required to adhere to, review and amend the policy and guidelines as set out in the ‘UBC THUNDERBIRD ARENA EVENT POLICY & GUIDELINES’ signed and dated March 25, 2009 in order to:
   i. ensure safety and control at special events held at the Thunderbird Winter Sports Centre with an emphasis on improving event management practices that contribute to noise reduction in the neighbourhood;
   ii. work cooperatively with the RCMP and submit a joint report to the Liquor Control and Licensing Branch by December 31, 2009 that provides an assessment of whether management practices are in conformity with the revised policies and procedures.
c) Forward the report dated July 14, 2009, titled, “Application for Amendments to Liquor-Primary Licence for UBC Thunderbird Winter Sports Centre” to the Liquor Control and Licensing Branch as Metro Vancouver’s comment on the Liquor-Primary Licence Amendment Application for UBC Thunderbird Winter Sports Centre.

CARRIED

On-table Item 5.1 Attachment 2: letter from Neal Yonson, dated July 22, 2009 was distributed to members and is retained with the July 24, 2009 Electoral Area agenda.

5.2 Restructuring Feasibility Study: Request from Lions Bay

Report dated July 14, 2009 from Christina DeMarco, Regional Development Division Manager, Policy and Planning Department, conveying a request from Lions Bay for Metro Vancouver to fund a restructuring feasibility study to explore possible amalgamation of Electoral Area ‘A’ Howe Sound communities with Lions Bay.

Discussion ensued on what Metro Vancouver can offer in terms of services and administration to the whole area and its cost.

The Howe Sound Community of Strachan Point had previously indicated to Metro Vancouver staff an interest in amalgamation with Lions Bay and it was proposed that staff approach other Howe Sound communities to determine their interest in participation.

Discussion ensued on the interpretation of “boundary extension” and “amalgamation”; and their definition within the context of the conversation.

It was MOVED and SECONDED

That the Board authorize staff to engage Lions Bay and the Electoral Area ‘A’ Howe Sound Community of Strachan Point in consideration of the implications and feasibility of amalgamation, and further that the Board authorise staff to approach other Howe Sound communities about their interest in participating in consideration of the implications and feasibility of amalgamation.

CARRIED

5.3 Manager’s Report

Report dated July 14, 2009 from Hugh Kellas, Manager, Policy and Planning Department, providing an update on the 2009 Electoral Area Committee Work Program, Islands Trust Official Community Plan for Passage and Bowyer Islands and Electoral Area infrastructure issues.

6. INFORMATION ITEMS

No items presented.

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 July 24, 2009.
   **CARRIED**
   (Time: 10.28 a.m.)

____________________________ ____________________________
Priya Rai  Maria Harris, Chair
Assistant to Regional Committees
To: Electoral Area Committee  
From: Christina DeMarco, Division Manager, Policy & Planning Department  
Date: October 19, 2009  
Subject: Introduction of Additional Land Use Development Provisions to Implement the Official Community Plan for the University of British Columbia Campus

Recommendations:

That the Electoral Area Committee:

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, in consultation with UBC staff, to develop a public consultation program for the introduction of additional land use development provisions at UBC.

1. PURPOSE

The purpose of this report is to outline options to proceed with a Zoning Bylaw and/or other development provisions for the University of British Columbia (UBC) campus located within Electoral Area A, as follow up to the Board direction to staff to prepare a Zoning Bylaw for the UBC lands.

2. CONTEXT

2.1 Background

Interest in pursuing a Zoning Bylaw for the UBC campus is based on the Board’s direction to establish authority in matters concerning the UBC Official Community Plan (OCP), in particular the legal authority to enforce its provisions. The Greater Vancouver Regional District (Metro Vancouver) may exercise its jurisdiction over UBC land use planning if it enacts the necessary bylaws, specifically a Zoning Bylaw. There have been specific UBC development issues, such as the Marine Towers and the future of the UBC Farm, which have generated significant public controversy and required the attention of the Metro Vancouver Board. There has also been concern expressed about development close to the Pacific Spirit Regional Park and the interface between the UBC campus and Regional Park. It is the intent that a Zoning Bylaw or other forms of development control would help set clearer direction for land use and development policy at UBC.
Current Situation

Under the *Local Government Act*, Metro Vancouver is responsible for planning and development control of UBC campus as it is within the unincorporated Electoral Area. UBC, which owns the lands, has administrative authority for the campus under the provisions of the *University Act*. The UBC Official Community Plan bylaw was adopted by Metro Vancouver in July 1997, applying to the UBC campus and two foreshore lots owned by Metro Vancouver as part of the Pacific Spirit Regional Park.

Implementation of the OCP has been largely undertaken by UBC as outlined in a Memorandum of Understanding (MoU) dated December 18, 2000 between Metro Vancouver and UBC. Implementation has included preparation of Neighbourhood Plans, and the administration of development controls and the review/approval process. The review/approval process for non-institutional development (primarily market housing) has had involvement by Metro Vancouver predominantly at the Neighborhood Plan review level.

UBC currently acts as the landowner, developer, and approver for the campus lands. This situation has and will continue to place UBC in a real or perceived conflict of interest on some land use issues.

To date, UBC has not been receptive to the possibility of campus zoning, as they believe it would hamper their development abilities and options. They believe that the current process in place works well in terms of public consultation/accountability and the application review/approval.

2.2 Overview of Applicable Planning Documents

UBC Main Campus Plan

The 1992 UBC Main Campus Plan establishes the principles and strategies for growth, development and management of the institutional portions of the campus. A new UBC Campus Plan was released in October 2009 for public review and is expected to be completed by early 2010. The Plan covers all campus institutional lands and excludes existing and proposed market housing sites.

For the 24 hectare UBC Farm site, the Plan states that future land uses will be determined through a separate academic study process. It also states that no market housing is to be pursued, as long as the university’s housing, community development and endowment goals can be met through transferring density to other parts of the campus, as determined through a future separate review process.

A separate report on the new UBC Campus Plan is provided in this agenda.

1997 UBC Official Community Plan

The UBC Official Community Plan bylaw was adopted by Metro Vancouver in July 1997. The OCP was created through a process involving Metro Vancouver, UBC, interest groups from both on and off campus, and the public. The OCP contains land use designations and policy statements preserving the academic core for university uses, and developing peripheral sites as market housing (mostly multi-unit residential and some retail) components. The content of the UBC OCP assigns specific floor space density provisions to certain designations, as well as a height limit. These provisions are normally found in a Zoning Bylaw, and in the absence of such a Zoning Bylaw, their legal effect may be questionable.
The OCP has been amended by the Metro Vancouver Board twice since 1997. In July 2004 it was amended to accommodate a boundary change in the East Campus Neighbourhood Plan area to create an improved traffic circulation system and a small increase in park space. In September 2005 a text amendment was adopted for the South Campus Neighbourhood Plan area for the school, community centre and commercial core land use designations, including the removal of the research designation to accommodate the school designation, as well as increase in the number of storeys for the senior’s facility.

Since 1997, five new Neighbourhood Plans have been prepared. However, the OCP has not yet had a comprehensive review and update, which is normally completed for municipal OCPs every five years. The OCP contains some dated references, such as to sites with future development designations which have since been developed, and only partial references to maximum floor space ratios for certain parts of the campus. Additionally, the OCP does not include any Development Permit Areas and Guidelines which are now common in OCPs and allows certain issues to be appropriately addressed on a site specific basis (e.g. issues of environmental protection). The OCP and new Campus Plan should also be made consistent.

2000 UBC Comprehensive Community Plan
The 2000 UBC Comprehensive Community Plan (CCP), to initiate local area planning, interprets the policies and objectives of the OCP and together with the Neighbourhood Plans serves as a framework for the development review/approval process. The CCP was adopted by the UBC Board of Governors in November 2000. In December 2000, the Metro Vancouver Board determined that the CCP was consistent with the UBC OCP.

Neighbourhood Plans
The UBC OCP and CCP identify areas for further planning study, specifically eight local area / neighbourhood plans, five of which have been completed to date. These plans provide greater details for the vision and development for these areas. Neighbourhood plans are approved in principle by the Board of Governors and reviewed by the Metro Vancouver Board for compliance with the OCP.

2000 Memorandum of Understanding Between Metro Vancouver and UBC
The December 2000 (update of an initial 1994 document) Memorandum of Understanding between Metro Vancouver and UBC outlines an agreed upon protocol concerning the planning, development, and governance of the UBC campus. The MoU, which is not legally enforceable, refers to land uses and development as outlined in the UBC Official Community Plan, Comprehensive Community Plan, and Neighbourhood Plans. The MoU indicates the process for UBC to manage its land use planning and review/approval process. Since the establishment of the MoU, there has been significant development activity on campus, both institutional and residential.

2008 UBC Development Handbook
The UBC Development Handbook was developed by UBC staff and serves as a reference guide for developers on campus, outlining the roles of the various parties, and the development review/approval process for new non-institutional uses. It has no statutory authority and Metro Vancouver was not requested to review the Development Handbook. Although UBC does not have zoning authority, the Handbook has the form of a municipal Zoning Bylaw, including definitions, general provisions, and maps.
The Handbook applies only to the non-institutional parts of the UBC campus yet to be developed, covering less than half of the total UBC lands.

2.3 Municipal Zoning for Other Major Academic Campuses in British Columbia
All other academic campuses in British Columbia are regulated through municipal processes. Municipalities generally regulate academic campus uses through broad institutional zones which allow for a relatively wide range of uses, densities, and forms with few provisions. Zoning provisions for on-campus market housing are more specific and detailed. University initiated development applications are processed through the municipal development review/approval process. The review of the municipal zoning for select campuses in BC is summarized in Attachment 1.

2.4 Zoning Practices at Other Major University Research Campuses
McGill University, City of Montreal
The downtown campus of McGill University is located within the City of Montreal, and within two local boroughs. The city reviews major projects and the boroughs review minor / local projects. The campus is zoned university institutional which allows for all supporting university related uses, including residential and commercial. Building permits are issued by the local government which require authorization from the Ministry of Culture as it may impact historic buildings and landscaping.

University of Toronto, City of Toronto
The downtown University of Toronto St. George campus in the City of Toronto is within the University of Toronto Secondary Plan District which designates different areas, provides for development guidelines, and is within a very broad institutional zone. The University can develop within these designations and guidelines, with building permits issued by the City.

2.5 Summary of Typical Zoning Bylaw Provisions
Below is a list of the typical provisions in Zoning Bylaws. With regards to the development and use of the UBC lands, Metro Vancouver may have a greater direct interest in some of these provisions than others.

Typical Zoning Bylaw Provisions
Permitted Uses - Principal
Permitted Uses - Secondary
Maximum Site Coverage
Maximum Floor Area Ratio
Minimum Lot Size
Minimum Siting / Setback Requirements
Maximum Building Heights
Off-Street Parking Requirements
Off-Street Loading Requirements
Other Regulations

Building height and views, and development along the interface between the UBC campus and Pacific Spirit Regional Park, as well as the long term land uses for UBC Farm, are likely the issues of greatest interest to Metro Vancouver. There is only one property owner and, therefore, there are no competing property owner ‘interest’ issues.
However, there is a growing community on campus and a neighbouring community, and they need to be canvassed to determine whether there are community interests that would affect the nature of a Zoning Bylaw.

3. DISCUSSION

3.1 Major Issues to be Addressed
Over the last decade of development at the UBC campus, a number of issues have arose which have received attention by the public and the Board. These include: UBC Farm (land use), Marine Towers (height and views), and tree cutting (views), geo-technical and stormwater management (slope stability and infrastructure). Any new development controls should both address these issues and avoid the need for significant Board attention to other possible matters. However, it is unrealistic to assume that all controversial issues will disappear as a result of the introduction of additional planning tools. Rezonings will need to be considered for unanticipated developments and to be able to respond to opportunities and challenges as they arise.

The Official Community Plan was put in place prior to the development of a new residential community at UBC. As of the 2006 Census, the community has grown to 8,400. The presence of a substantial new community and their aspirations for stability and appropriate governance for land use planning in their neighbourhood and the adjoining campus adds further rationale for an enforceable development control system.

3.2 Possible Planning Tools
There are a number of possible tools that could be used to control land use and planning on the UBC campus. The appropriateness and practicality of these tools vary depending on the issue which is being addressed:

- **Official Community Plan (OCP)** provides high level guidance for long term land uses, however does not directly regulate development.
- **Zoning Bylaw (zones)** regulates the allowable uses and densities for particular lands, and to a certain degree controls design form through building setback and height limits.
- **Development Permit Area (DPA) and Guidelines** can regulate development for specific purposes, such as form and character, and geotechnical / drainage hazards.

The table below lists some of the major planning and development issues which have been identified on the UBC campus, and the possible tools which could be used to control and guide such matters.

<table>
<thead>
<tr>
<th>Issues / Tools</th>
<th>Zoning</th>
<th>DPA</th>
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<tbody>
<tr>
<td>UBC Farm</td>
<td>X</td>
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<tr>
<td>Marine Towers</td>
<td>X</td>
<td></td>
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<tr>
<td>Tree Cutting</td>
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<td>X</td>
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<tr>
<td>Views from Buildings</td>
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<td>Views from Beaches</td>
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<td>Greenspace Buffer</td>
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<td>X</td>
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<tr>
<td>Stormwater / Drainage</td>
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<td>X</td>
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<tr>
<td>Geo-Technical / Slope</td>
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</tbody>
</table>
3.3 Zoning Bylaw Considerations

The degree of control exercised by zoning bylaws varies along a continuum. At one extreme, permissive provisions could allow most types of land uses and densities which would not then require many rezoning or variance applications. At the other extreme, restrictive provisions could regulate land uses and densities to the point of requiring individual rezoning applications for site developments and could make many existing buildings legally non-conforming.

The following are three approaches, in order of increasing degree of control that could be considered in developing a zoning bylaw for UBC:

1. General zone(s) allowing for a wide range of uses which would accommodate the existing and proposed uses on campus with permissive provisions.
2. Broad zones based on the OCP land use designations allowing for a range of uses, with some limiting provisions for certain areas.
3. Detailed zones based on the OCP land use designations as well as other considerations such as the new UBC Campus Plan, Neighbourhood Plans, UBC Comprehensive Community Plan, and UBC Development Handbook, with restrictive land use and density provisions for each zone.

The third, more detailed approach, would implement the approved OCP in full, but require the most administration. The first, more general approach, would require the least administration, but would leave the OCP largely in its current status as an essentially voluntary guideline document. The second approach allows a strategic compromise between the other two approaches. Staff has prepared a preliminary draft of a zoning bylaw of this compromise type to illustrate the concept and stimulate discussion.

3.4 Development Permit Areas

Development Permit Area (DPA) and Guidelines are established through designation in the OCP which necessitates an amendment to the OCP bylaw.

The ability to designate a Development Permit Area is a power granted to local government authorities in the Local Government Act. DPAs allow for a finer grain of detail in regulating development than can normally be implemented through zoning. DPAs can be created to control the form and character of development in certain areas, to protect the natural environment, to protect farming, to protect against hazardous conditions, to establish objectives for water and energy conservation, and to establish objectives for the reduction of greenhouse gases. Development Permits are meant to be used in conjunction with zoning powers and they can not vary the use or density allowed for a given zone.

One possible DPA that could be created at UBC would be a DPA for multi-family residential development; this could control the form and character of buildings and help to avoid issues similar to those that arose around Marine Towers. This DPA could also be used to protect the interface with Pacific Spirit Regional Park in areas where the park borders multi-family or commercial development.

Another possible DPA includes protection against the hazardous conditions presented by the steep slopes in parts of the campus, namely the north campus area around the Museum of Anthropology. Guidelines could be created that would restrict and control development to ensure that it is constructed safely.
Development Permit Area and Guidelines could be established at the same time as the Zoning Bylaw and apply to certain development areas near the Regional Park. The administrative requirements would depend on the extent and intent of the DPA guidelines and the number of applications.

3.5 Consultation Process
The introduction of additional planning provisions at UBC would benefit from consultation with UBC. To date, no discussions have taken place at the staff or at the GVRD/UBC Joint Committee level as it has been UBC’s policy to not support the introduction of zoning. The wider university community, including the University Neighbourhoods Association should also be consulted to ensure that their interests are represented. The University Endowment Lands and the City of Vancouver should be included in the consultation process because they are neighbouring municipalities.

It is proposed that a planning process be designed with public meetings, workshops and perhaps a working group be formed to help craft the introduction of new planning provisions.

3.6 Planning and Development Process Implications
Creating a new broad Zoning Bylaw and Development Permit Areas, with an associated concurrent OCP bylaw amendment, may be the best way to ensure that the vision of the UBC OCP and the community’s interests are protected through enforceable regulations.

The introduction of a Zoning Bylaw would change the development review/approval process which up to now has been largely independently undertaken by UBC. The existing MoU would become largely outdated and would need substantial amendment, or more probably, rescinding. The MoU would need to be amended to consider the presence of a new Zoning Bylaw. Changes to the MoU require the consent of both parties.

In order to encourage cooperation, the respective roles of Metro Vancouver and UBC in the administration of development applications and the Zoning Bylaw should be discussed and agreed upon. Much of the existing development review process could remain intact, and UBC, as the single landowner, could continue to impose its own requirements as a matter of contract on developers. Finalization of zone boundaries, allowable uses and provisions would be expected to rely on existing OCP designations and related planning documents.

The proposed development control system and a process of public consultation could be reviewed and discussed through the GVRD / UBC Joint Committee and the results of those discussions be reported back to the Board in order to inform the preparation of a Zoning Bylaw and Development Permit Areas for the UBC lands, and a process to engage the community in that task.
4. ALTERNATIVES

The Board has the following options for the possible UBC Zoning Bylaw:

1) Request comments from GVRD/UBC Joint Committee on 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 direct Metro Vancouver, staff in consultation with UBC staff, to develop a public consultation program for the introduction of additional land use development provisions at UBC. **This is the recommended alternative.**

OR

2) Proceed directly to the preparation of a Zoning Bylaw and Development Permit Areas for the UBC lands, and consulting the public on those proposals.

OR

3) Take no further action at this time.

5. CONCLUSION

This report responds to the Board direction to introduce a Zoning Bylaw for the UBC lands. The primary objective is to provide Board authority to legally enforce and implement the UBC OCP, including controlling campus land uses and development impacts on the Pacific Spirit Regional Park. It is anticipated that in addition to providing enforceability, the presence of additional development provisions will improve clarity around planning decisions, reduce real or perceived conflicts of interest for UBC, assist with the successful implementation of the UBC Campus Plan, and provide the campus and local communities with more predictability in land use development processes. It is recommended that the attached draft Zoning Bylaw be used as a means of advancing discussion with UBC and that a joint process be put in place to proceed with the development of additional planning provisions to support the Official Community Plan.

ATTACHMENTS

1. Summary of Municipal Zoning for Academic Campuses in British Columbia (eRIM doc. #004977761).

2. Draft Example Broad Zoning Bylaw for UBC Campus (eRIM doc. #004980163).
### 5.1 ATTACHMENT 1

**Summary of Municipal Zoning for Academic Campuses in British Columbia**

<table>
<thead>
<tr>
<th>Nature of Bylaw</th>
<th>Applicable Zones</th>
<th>How Institutional Uses are addressed</th>
<th>How Non-Institutional Uses are addressed</th>
<th>Administrative Responsibility</th>
<th>Building Permit Issuance</th>
<th>Enforcement Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>SFU Downtown Vancouver</td>
<td>UBC Okanagan Kelowna</td>
<td>UBC Downtown Vancouver</td>
<td>SFU Campus Burnaby</td>
<td>Langara College Vancouver</td>
<td>Great Northern Way Campus Vancouver</td>
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</tr>
<tr>
<td>Simple zone allowing broad range of uses, which refers to complex Downtown Official Development Plan and Development Permit review process</td>
<td>DD Downtown District Zone</td>
<td>CD 20</td>
<td>CD-1 (204)</td>
<td>P-6, P-11, P-11e, and three CD zones</td>
<td>CD-1 (55)</td>
<td>CD-1 (402)</td>
</tr>
<tr>
<td>Zone accommodates facilities expansion, allowing for institutional educational uses, and specifying allowable densities and standards</td>
<td>Few specifications in zoning bylaw</td>
<td>Allowed within institutional / educational zones</td>
<td>School – University of College and Accessory Uses permitted as defined</td>
<td>Allows educational uses, as well as high tech and light industrial</td>
<td>Few specifications in zoning bylaw</td>
<td>CD zones allow for market retail and residential</td>
</tr>
<tr>
<td>Simple zone allow for a wide range of institutional uses with limited controls</td>
<td>Few specifications in zoning bylaw</td>
<td>CZ-2</td>
<td>CZ-1</td>
<td>Restricted mixed use</td>
<td>Few specifications in zoning bylaw</td>
<td>CD zones allow for market retail and residential</td>
</tr>
<tr>
<td>Simple zone allows for a range of educational uses with few limitations on density and form</td>
<td>Few specifications in zoning bylaw</td>
<td>CZ-2</td>
<td>CZ-1</td>
<td>Restricted mixed use</td>
<td>Few specifications in zoning bylaw</td>
<td>CD zones allow for market retail and residential</td>
</tr>
<tr>
<td>Zone specifies broad university uses, with greater details on densities, siting and form for university housing zone</td>
<td>Few specifications in zoning bylaw</td>
<td>CZ-2</td>
<td>CZ-1</td>
<td>Restricted mixed use</td>
<td>Few specifications in zoning bylaw</td>
<td>CD zones allow for market retail and residential</td>
</tr>
<tr>
<td>Zone is very broad and allows full range of academic and related uses; Oak Bay zone is for General Institutional use which allows full range of possible uses</td>
<td>Few specifications in zoning bylaw</td>
<td>CZ-2</td>
<td>CZ-1</td>
<td>Restricted mixed use</td>
<td>Few specifications in zoning bylaw</td>
<td>CD zones allow for market retail and residential</td>
</tr>
</tbody>
</table>

This preliminary summary table was compiled based on available information from municipal websites and public documents. Note that this table is preliminary only and is not based on direct discussions with municipal or institutional staff.

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5.1 ATTACHMENT 2

GREATER VANCOUVER REGIONAL DISTRICT

ELECTORAL AREA A
ZONING BYLAW NO. XXXX, 20XX

FOR THE
UNIVERSITY OF BRITISH COLUMBIA
CAMPUS LANDS

DRAFT
GREATER VANCOUVER REGIONAL DISTRICT
ZONING BYLAW XXXX, 20XX

A BYLAW TO REGULATE THE ZONING AND DEVELOPMENT OF REAL PROPERTY WITHIN PARTS OF ELECTORAL AREA A OF THE REGIONAL DISTRICT

WHEREAS the Local Government Act authorizes a local government to enact Bylaws respecting zoning and certain other related developmental matters;

AND WHEREAS the Local Government Act also authorizes a local government to exercise these powers in a single Bylaw;

NOW THEREFORE the Regional Board of the Greater Vancouver Regional District in open meeting assembled enacts as follows:
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   201 General Operative Clauses
   202 Prohibited Uses of Land, Buildings and Structures and Water
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   204 Home Occupation Use
   205 Secondary Suite
   206 Accessory Buildings and Structures
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   705 Other regulations

800 Repeal & Effective Date

900 Metric Conversions

Schedule A – Zoning Bylaw Map
100 SCOPE & DEFINITIONS

101 • TITLE
This Bylaw may be cited for all purposes as the "Greater Vancouver Regional District Electoral Zoning Bylaw No. XXXX, 20XX".

102 • APPLICATION
This Bylaw shall be applicable to the portions of Electoral Area A of the Greater Vancouver Regional District depicted on the maps in Schedule A that are attached hereto and form part of this Bylaw.

103 • ADMINISTRATION
A Building Inspector or such other person appointed by the Board of the Greater Vancouver Regional District shall administer this Bylaw.

DEFINITIONS

accessory building and structure means a building or structure located on a parcel, the use of which building or structure is incidental and ancillary to the principal permitted use of the land, buildings or structures located on the same parcel;

accessory use means a use combined with, but clearly incidental and ancillary to, the principal permitted uses of land, buildings or structures located on the same parcel;

agriculture means the use of land for farming;

assembly means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, private recreational or private educational purposes; including but not limited to churches, places of worship, auditoriums, youth centres, social halls, group camps, private schools, kindergartens, play schools, day nurseries and group day cares;

bio-science means institutional facilities relating to any of the branches of natural science dealing with the structure and behaviour of living organisms.

building means any structure or portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any use or occupancy and includes a modular house built in accordance with a system number issued by the National Research Council and/or the Canadian Standards Association, where such modular house is permanently fixed to a foundation and built in accordance with the British Columbia Building Code, as amended from time to time;

chief administrative officer means the Chief Administrative Officer of the Greater Vancouver Regional District as appointed by the Regional Board;

community centre means public locations where members of a community may gather for group activities, social support, public information, and other purpose.
conservation means the preservation and protection of natural resources and assets in their natural state including the habitat of birds, fish and other wildlife;

development means a change in the use of any land, building or structure, the carrying out of any building, engineering, construction, or the construction, addition or alteration of any building or structure;

dormitory unit means a building in which sleeping units are provided and/or rented for occupancy by students and/or staff members affiliated with a college, hospital, private school, religious order, rest home, university or similar institution, and which is regulated by such institution. A dormitory unit may contain communal dining facilities but shall exclude the preparation of meals within the sleeping units which are provided;

dwelling unit means one or a set of habitable rooms used or intended to be used for the residential accommodation and containing only one set of cooking facilities;

dwelling, apartment means a multi-level building divided into not less than three dwelling units each;

dwelling, semi-detached / duplex means a two-unit dwelling wherein the two dwelling units are placed one above the other, or side by side;

dwelling, single detached means any building consisting of one dwelling unit;

dwelling, townhouse means three or more dwellings with a separate exterior entrance that shares no more than two party walls with adjacent dwellings. No part of any dwelling is placed over another in part or whole and every dwelling shall have a separate, individual, direct access to finished grade, including stairs;

dwelling, stacked townhouse means townhousing, except that dwellings may be arranged two deep, either vertically so that dwellings may be placed over others, or horizontally so that dwellings may be attached at the rear as well as at the side. Each dwelling shall have separate and individual access to the exterior, not necessarily directly to finished grade;

farming means the use of land, buildings and structures for any of the following:
1) growing, producing, raising, or keeping animals and plants, including apiculture, poultry and the growing of mushrooms and the primary products of those plants or animals, but does not include the breeding of pets, or operating a kennel;
2) cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed by the Ministry responsible for the Farm Practices Protection (Right to Farm) Act;
3) turf production with approval under the Agricultural Land Commission Act, if required;
4) raising or keeping of farmed game by a person licensed to do so under the Game Farm Act;
5) raising or keeping of fur-bearing animals by a person licensed to do so under the Fur Farm Act;
6) raising or keeping of exotic animals prescribed by the Minister responsible for the Farm Practices Protection (Right to Farm) Act;
7) farming activities that enable uses 1-6 above of the farm on that lot including:
a) clearing, draining, irrigating, or cultivating land;
b) using farm machinery, equipment, devices, materials, buildings and structures;
c) applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying;
d) storage of Agricultural Products and the products of on-farm processing and on-farm product preparation;

**floor space ratio (FSR)** means the figure obtained when the *gross floor area* of a building on a *parcel* is divided by the area of the parcel;

**forestry** means a use providing for the management and harvesting of primary forest resources on a *lot*, and, includes only the preliminary grading and/or cutting of such material for shipment or for consumption on the same *lot* but specifically excludes all milling, manufacturing, processing, storage and retail sales of products of forest resources originating from the *lot* or any other source;

**gross floor area** means the total area of floor space of all storeys of a *building* to the outside surface of the exterior walls;

**height** (of a building or structure) means the vertical distance from *average finished grade* to the highest point of the roof surface of a flat roof to the deck line of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a *structure* without a roof, to the highest point of the *structure*;

**highway** includes a public street, *road*, *path*, *lane*, walkway, trail, bridge, viaduct, thoroughfare and any other public right of way, but specifically excludes private rights of way on private property;

**home occupation** means an occupation or profession carried on by an occupant for consideration which is clearly incidental and accessory to the use of the dwelling unit for residential purposes, and which shall be limited to (a) Crafts & Teaching, (b) Residential Registered Office, (c) Residential Business Office, and (d) Child Care Programme as herein defined, which uses do not indicate from the exterior that the building is being utilized for any purpose other than residential; (a) Crafts and Teaching, which shall include traditional crafts, handicrafts as an extension of a hobby, and instruction in the arts; (b) Residential Registered Office, which means a principal office located within the dwelling unit and used by an occupant for the keeping of records providing the other business of the company is carried on entirely off the premises; (c) Residential Business Office, which means an office located within the dwelling unit and used by an occupant provided the business is carried on entirely within the dwelling unit; (d) Child Care Programme, which means Family Day Care, Group Day Care, Specialized Day Care, Nursery School, Child Minding and Out-of-School Care, established pursuant to the Community Care Facility Act and having a maximum capacity of 10 children;

**institutional** means uses associate with higher education and academic research and learning which offers courses at the postsecondary level, and supporting facilities. Hospitals and its supporting are also considered to be institutional uses. Cultural facilities such as performance spaces or museums are also appropriate institutional uses;
land means real property with or without improvements, and includes the surface of water;

lane means a highway more than 3.0 metres but less than 10 metres in width, intended to provide secondary access to parcels of land;

local retail sales / services means a building or part of a building used for the retail sale of those goods / services required by area residents or employees on a day-to-day basis;

lot means the smallest unit in which land is designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Title Office, and includes a strata lot within a bare land strata plan under the Strata Property Act;

parcel means the same as “lot”;

park facility means a use which provides for the construction of a park interpretive centre and park related offices;

permitted land use means the principal permissible purpose for which land, buildings or structures may be used;

principal building means the building for the principal use of the lot as listed under the permitted uses of the applicable zone;

principal use means the primary use of land, buildings or structures on the parcel;

public school means a place of instruction, other than a commercial, trade or self-improvement school, for kindergarten to grade twelve;

recreation facility means a use which provides for participatory recreational activities. This includes gymnasium, squash or tennis court, curling rink, swimming pool, bowling alley, pool hall, hockey rink / arena, or stadium;

recreation means public parks, conservation, sports fields and other ancillary uses; excludes commercial recreation uses;

research laboratory means the use of premises not providing service directly to the public for the provision of analytical, research, or testing services, including biotechnologies and energy and environmental technologies;

restaurant means an eating establishment where food is sold to the public for immediate consumption within the premises or delivered to other premises, but excludes facilities for the consumption of food in motor vehicles parked on the site, or with drive-through takeout facilities;

road means the portion of a highway that is improved, designed, and ordinarily used for vehicular traffic;
**secondary suite** means a subordinate self-contained area located within a dwelling unit having complete provision for residential living by the occupants of such area, including living, sleeping, kitchen and sanitary facilities;

**subdivision** means the division of land into two or more parcels, whether by plan, apt description, words, or otherwise;

**storey** means a space situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that space between the top of such floor and the ceiling above it. A storey shall not include a basement or cellar;

**structure** means anything constructed or erected, the use of which requires its permanent location on the ground, or its attachment to something having a permanent location on the ground;

**watercourse** means any natural or man-made depression with well defined banks and a bed of 0.6 metres or more below the surrounding land serving to give direction to or containing a current of water at least six (6) months of the year or having a drainage area of 2 km² or more upstream of the point under consideration;

**zone** means a zone as established by this Bylaw.
200 GENERAL REGULATIONS

201 • General Operative Clauses

(1) No land, building or structure in any zone shall be used for any purpose other than that specified in this Bylaw for the zone in which it is located in accordance with the Zoning Map.

(2) No building or structure shall be constructed, sited, moved or altered unless it complies with the General Regulations of this Bylaw and all regulations and requirements specified for the zone in which it is located.

202 • Prohibited Uses of Land, Buildings and Structures and Water

(1) Unless a zone expressly provides otherwise, the following uses shall be prohibited in all zones:

(a) A tent, travel trailer or camper used for habitation.

(b) A use located in a mobile home, except within a Mobile Home Park, where any mobile home meeting Canadian Standard Association Z-240 Standards is allowed.

(d) A use providing a street access, or egress driveway that is within 7.5 metres of the point of intersection of two streets, or of a street and a lane, when such road allowances intersect at an angle of one hundred and thirty-five degrees or less.

(e) An offensive use, except those permitted pursuant to the Right to Farm Act.

203 • Exceptions to Height Requirements

The height of buildings and structures permitted elsewhere in this Bylaw may be exceeded by not more than 2 metres above the maximum height permitted in the zone for radio and television antennas, spires, monuments, chimney stacks, flagpoles, lighting poles, elevator shafts and stair towers.

204 • Home Occupation Use

In any zone in which a home occupation use is permitted, the following conditions shall be satisfied:

(1) The activities shall be conducted entirely within the principal building, an accessory building where the building does not exceed 100 m² of floor area, or outside of a building where such activity involves a family or group childcare.
(2) The use shall not involve the storing, exterior to the building or buildings, of any materials used directly or indirectly in the processing or resulting from the processing or any product of such craft or occupation.

(3) The use may involve the display and the sale of a commodity that is produced on the premises, however in no case shall the retailing of the commodity be the primary home occupation use.

(4) The use within the principal building shall occupy no more than 30% of the floor area of the principal building, up to a maximum of 100 m².

(5) The use within one or more accessory buildings shall occupy a total of not more than 100 m² of floor area.

(6) In no case shall the aggregate floor area of all buildings used for a home occupation use exceed 100 m² on a parcel of land.

(7) The total display area of any outdoor advertising sign shall not exceed 0.5 m².

(8) The home occupation shall be solely operated by a person resident in the dwelling unit and shall not involve the employment of more than one full-time equivalent employee on the premises.

(9) The home occupation shall not be an offensive use.

(10) A home occupation shall not involve:
(a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
(b) the boarding, breeding and keeping of animals;
(c) the salvage or repair, or motor vehicles, boat, or other machinery as a commercial venture; and
(d) the assembly of more than 4 persons for any artistic, educational, religious, therapeutic or similar activity.

205 • Secondary Suite

(1) An secondary suite shall be located within a principal building for residential use.

(2) An secondary suite shall not have a floor area that exceeds 100 m².

(3) Unless otherwise specified, an secondary suite may be permitted on a parcel of land of any lot size provided that all other applicable regulations can be satisfied.

206 • Accessory Buildings and Structures

(1) Buildings and structures containing an accessory use are permitted in each zone, unless otherwise specified, provided that:
(a) the principal use is being carried out on the parcel; or
(b) a building for the purpose of the principal use has been constructed on the parcel; or,
(c) a building for the purpose of the principal use is in the process of being constructed on the parcel.

(2) An accessory building or structure shall not contain a dwelling unit.

(3) Notwithstanding the setback requirements for accessory buildings within each zone, an accessory building may be permitted within a rear lot line setback provided that the accessory building has a floor area of less than 10 m².

207 • Setbacks from Tidal and Non-Tidal Waters

(1) No area used for habitation shall be located within any building, mobile home or unit, or modular home or structure, such that the underside of any suspended floor system, or the top of any slab on grade or mobile home pad is less than 1.5 metres above the natural boundary of any river, creek, stream, lake or the sea.

(2) Subject to any Federal or Provincial legislative requirements that may apply, no building, mobile home or unit, or modular home or structure, shall be constructed, reconstructed, moved, extended or located:

(a) within 30 metres of the natural boundary of any river, creek or stream, except that this distance may be decreased to not less than 15 meters provided that the applicant:

   (i) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed building, mobile home or unit, or modular home or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche;

   (ii) satisfies the Regional District that the proposed siting conforms to the applicable Provincial and Federal regulations and guidelines pertaining to riparian area protection; and

   (iii) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner determined and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant.

(b) within 7.5 metres of the natural boundary of any lake;
(c) within 15 metres of the natural boundary of the sea, except that this distance may be decreased to not less than 7.5 meters provided that the owner or applicant:

(i) furnishes the Regional District with a report certified by a professional engineer with experience in geotechnical engineering stating that the proposed building, mobile home or unit, or modular home or structure, will not be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfall, subsidence or avalanche; and

(ii) covenants with the Regional District, pursuant to Section 219 of the Land Title Act, to use the land only in the manner determined and certified by the aforesaid engineer as enabling the safe use of the land for the use intended, and to indemnify and save harmless the Regional District from any actions arising from a breach of the aforesaid covenant.

208 • Obstruction of Vision

On a corner parcel in any zone there shall be no obstruction to the line of vision between the heights of 1.0 m and 3.0 m above the established grade of a highway (excluding a lane) or an access route within a strata title subdivision within the sight triangle, being a triangular area formed by extending a 5.0 m boundary along the lot lines from the point of the exterior corner intersection of the lot lines and a line connecting these two points as illustrated following:

![Diagram of sight triangle](image)

209 • Ministry of Transportation Requirements

(1) Notwithstanding the siting requirements specified in Division 300 of this Bylaw, no building shall be located within 4.5 metres of a lot line that is
adjacent to a Provincial Highway, unless so authorized by the Ministry of Transportation.

(2) Developments within 800 metres of a Controlled Access Highway fall under the joint jurisdiction of the Ministry of Transportation and the Greater Vancouver Regional District. Such developments must comply with the requirements of the Ministry of Transportation pursuant to Section 54 of the Transportation Act.

210 • Regulations for Vehicle Storage

No lot shall be used for wrecking or storage of derelict automobiles, or as a junk yard, and any vehicle which has not been licensed for a period of one year and is not housed in a garage or carport shall be deemed to be a derelict vehicle and junk, except if such a vehicle is maintained in working order and used for work on the lot.

211 • Regulations for Outdoor Signs

(1) Unless otherwise provided elsewhere in this Bylaw, signs and other outdoor advertising devices shall be limited to:

(a) One sign bearing the name, address, and/or occupation of the resident, which may be illuminated but not flashing and which shall not exceed an area of 0.5 square metres; and

(b) One temporary unilluminated sign for real estate purposes, which shall not exceed an area of 0.5 square metres.

(2) Signs and other outdoor advertising devices shall not be permitted on road right of ways.
300 ZONE SCHEDULES

301 • INTERPRETATION

301.1 Permitted Uses
The list of uses under the heading "Permitted Uses" in each of the zones set out in this Division shall be interpreted to mean the uses listed in that particular zone or elsewhere in this Bylaw and no others shall be permitted.

301.2 Maximum Heights
The specification of measurements for buildings, structures or accessory buildings under the general heading of "Maximum Heights" in a zone schedule shall be interpreted as meaning the greatest height, as height is defined in this Bylaw, to which a building, structure or accessory building may be constructed on a lot which is designated on the Zoning Map as being regulated by that schedule.

301.3 Maximum Floor Area Ratio or Maximum Floor Area
Where a zone schedule includes a regulation entitled "Maximum Floor Area Ratio" or "Maximum Floor Area", it shall be interpreted to mean that a lot in an area designated as being regulated by that zoning schedule may not have buildings erected on that lot that exceed the maximum floor area or floor area ratio, as defined in this Bylaw.

301.4 Zoning Map
The portions of Electoral Area A that are included in this Bylaw are the areas shown on the maps in Schedule A that are attached hereto and form part of this Bylaw and that bear the title:

"Schedule A. This is one of the Zoning Maps referred to in Section XXX of the Greater Vancouver Regional District Electoral Area A Zoning Bylaw XXX, 20XX and amendments thereto."

301.5 Zone Boundaries
(1) Where a zone boundary is designated as following a highway or a watercourse, the edge of the highway or the natural boundary of the watercourse shall be the zone boundary.

(2) Where a zone boundary does not follow a legally defined lot line, and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map.
I1 – Institutional 1
University / Community Institutional Zone

Purpose
To accommodate a variety of educational / academic and community / recreational facilities and accessory uses in support of a comprehensive university campus.

Permitted Land Uses

<table>
<thead>
<tr>
<th>Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dormitory Unit</td>
</tr>
<tr>
<td>Local Retail Sales / Services</td>
</tr>
<tr>
<td>Restaurant</td>
</tr>
<tr>
<td>Recreation Use</td>
</tr>
<tr>
<td>Recreation Facility</td>
</tr>
<tr>
<td>Conservation</td>
</tr>
<tr>
<td>Research Laboratory</td>
</tr>
<tr>
<td>Accessory Use</td>
</tr>
</tbody>
</table>

<table>
<thead>
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<th>Buildings and Structures</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
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</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>2.8 FSR</td>
<td>53 m</td>
</tr>
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</table>
I2 – Institutional 2
Bio-Science Zone

Purpose
To accommodate a variety of agricultural and bio-science research related uses in support of university academic and research programs.

Permitted Land Uses

<table>
<thead>
<tr>
<th>Permitted Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bio-Science</td>
</tr>
<tr>
<td>Institutional</td>
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<tr>
<td>Farming</td>
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<tr>
<td>Forestry</td>
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<tr>
<td>Conservation</td>
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<tr>
<td>Accessory Use</td>
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<thead>
<tr>
<th>Buildings and Structures</th>
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<tbody>
<tr>
<td>Principal Buildings</td>
<td>0.1 FSR</td>
<td>7 m</td>
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</table>
I3 – Institutional 3
Recreation Facility Zone

Purpose
To accommodate recreation opportunities and facilities for both the permanent residential and the university community.

Permitted Land Uses

<table>
<thead>
<tr>
<th>Recreational Use</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
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<tbody>
<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>Recreation Facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Use</td>
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</table>

<table>
<thead>
<tr>
<th>Buildings and Structures</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
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</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>1.0 FSR</td>
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</table>
I4 – Institutional 3
School Zone

Purpose
To accommodate the construction of a public school and associated recreational uses.

Permitted Land Uses

<table>
<thead>
<tr>
<th>Public School</th>
<th>Recreation</th>
<th>Conservation</th>
<th>Community Centre</th>
<th>Accessory Use</th>
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</table>

Buildings and Structures

<table>
<thead>
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<th>Maximum Height</th>
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<tr>
<td>Principal Buildings</td>
<td>1.0 FSR</td>
<td>15 m</td>
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</tbody>
</table>
R1 – Residential 1
Existing Residential Zone

Purpose
To accommodate a variety of residential uses and accessory uses in support of the comprehensive residential community. Development will be primarily infill.

Permitted Land Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
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<tbody>
<tr>
<td>Dwelling, Single Detached</td>
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<td></td>
</tr>
<tr>
<td>Dwelling, Duplex</td>
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<td></td>
</tr>
<tr>
<td>Dwelling, Townhouse</td>
<td>1.0 FSR</td>
<td>53 m</td>
</tr>
<tr>
<td>Dwelling, Stacked Townhouses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, Apartment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dormitory Unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation</td>
<td></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessory Uses</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secondary Suite</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Retail Sales / Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Buildings and Structures
R2 – Residential 2
Future Housing Zone

Purpose
To accommodate future residential uses and accessory uses in support of the comprehensive residential community in areas where more detailed planning is required.

Permitted Land Uses

<table>
<thead>
<tr>
<th>Principal Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, Single Family</td>
</tr>
<tr>
<td>Dwelling, Duplex</td>
</tr>
<tr>
<td>Dwelling, Townhouse</td>
</tr>
<tr>
<td>Dwelling, Stacked Townhouses</td>
</tr>
<tr>
<td>Dwelling, Apartment</td>
</tr>
<tr>
<td>Dormitory Unit</td>
</tr>
<tr>
<td>Conservation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Secondary Suite</td>
</tr>
<tr>
<td>Local Retail Sales / Services</td>
</tr>
<tr>
<td>Restaurant</td>
</tr>
<tr>
<td>Home Occupation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Buildings and Structures</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>2.8 FSR</td>
<td>53 m</td>
</tr>
<tr>
<td></td>
<td>Zone average needs to be 1.2</td>
<td></td>
</tr>
</tbody>
</table>
P1 – Park 1
Public Open Space Zone

Purpose
To accommodate regional park use, where the intent is to maintain the park in a natural state with some trails for public access

Permitted Land Uses

<table>
<thead>
<tr>
<th>Conservation</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Facilities</td>
<td></td>
</tr>
<tr>
<td>Forest / Open Space / Trails</td>
<td></td>
</tr>
<tr>
<td>Accessory Use</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Buildings and Structures</th>
<th>Maximum Size</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Buildings</td>
<td>0.2 FSR</td>
<td>9 m</td>
</tr>
</tbody>
</table>
C1 – Commercial 1
Mixed-Use Commercial Zone

Purpose
To accommodate day-to-day services of the residential and university population in a mixed-use setting, with commercial at grade and residential uses located above

Permitted Land Uses

<table>
<thead>
<tr>
<th>Local Retail Sales / Services</th>
<th>Restaurant</th>
<th>Dwelling, Stacked Townhouses</th>
<th>Dwelling, Apartment</th>
<th>Dormitory Unit</th>
<th>Accessory Use</th>
</tr>
</thead>
</table>

Buildings and Structures Max. Size Max. Height

| Principal Buildings | 1.43 FSR | 15 m |

Special Conditions / Conditions of Use:
Retail sales and services shall be limited to the first two storeys of any building

Zone Variations
On those lands in the C1 zone that are identified on Schedule “A” by C1, followed by a letter in brackets, the following additional regulations apply.

C1 (a) – 4500 square metres maximum of Local Retail Sales / Services and/or Restaurant at ground level.

C1 (b) – 6000 square metres maximum of Local Retail Sales / Services and/or Restaurant at ground level.
600 AMENDMENT PROCEDURES

601 • Eligibility Requirements

Applications for amendments to this Bylaw, and for development variance permits to vary any provision of this Bylaw, shall be made by the owner of the land involved, or by a person so authorized by the owner in writing.

602 • Submission of Application

Applications for Bylaw amendments and development variance permits shall be submitted in writing to the Secretary, Greater Vancouver Regional District, and shall include the following information:

(a) Legal description of subject property.
(b) Address and general location of subject property.
(c) Name and Address of owners of subject property.
(d) If the applicant is not the owner, a statement of the owner’s written consent is required.
(e) A copy of a State-of-Title Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application.
(f) Statement of the proposed change in designation, together with reasons in support of the application.
(g) Description of services currently existing or readily available to the subject property, including road access, water supply, sewage disposal, hydro, telephone and school bus service.
(h) A Site Profile in accordance with the requirements of the Provincial Contaminated Sites Regulations enacted pursuant to the Waste Management Amendment Act.

603 • Additional Requirements

At the time of application, the Regional District staff may require the following additional information to be included in the submission:

(a) A dimensioned sketch plan, to a scale stipulated by staff, showing the parcel(s) or part of the parcel(s) to be affected by the amendment, together with the location of existing buildings, structures and use.
(b) A dimensioned site development plan, to a scale stipulated by staff, showing the proposed use, buildings, structures, and highway access.
(c) A contour map, to a scale and with contour intervals as stipulated by staff.
(d) Where subdivision is contemplated, a dimensioned sketch plan of the proposed subdivision, to a scale stipulated by staff.
(e) A report certified by a professional engineer with experience in geotechnical engineering that the land may be used safely for the use intended.
604 • Application Fee
At the time of application for a zoning amendment or a development variance permit, the applicant shall pay to the Greater Vancouver Regional District an application fee as follows:

(a) zoning amendment processing fee, all applications - $1500 plus $100 per lot (non refundable).
(b) development variance permit applications - $1000.
(c) public hearing advertising fee (where applicable) - $700 (refunded if no public hearing advertisements are published).

605 • Advisory Planning Commission
Upon receiving an application, staff shall forward it to the Electoral Area A Advisory Planning Commission who shall, in accordance with the procedures established in a Greater Vancouver Regional District Bylaw, prepare a recommendation for the Regional Board, and submit it to staff for transmittal to the Board.

606 • Staff Action
Upon receiving the Advisory Planning Commission recommendation, staff shall prepare and present a report to the Regional Board for its consideration. The report shall:

(a) contain a copy of the application;
(b) contain a copy of the proposed amendment Bylaw or proposed permit together with recommendations from staff and the Advisory Planning Commission;
(c) specify whether or not the approval of the Minister of Transportation under the Highway Act or the Local Government Act is required;
(d) state the amount of the fee collected;
(e) state the proposed security to be posted by the applicant if any; and
(f) additional relevant information.

607 • Board Action – Zoning Amendments
When dealing with an application to amend this Bylaw, the Regional Board may upon receipt of the report under Section 606 of this Bylaw, proceed with an amendment Bylaw or reject the application.

608 • Notice of Public Hearing
(1) When proceeding with an amendment Bylaw which requires a public hearing pursuant to the Local Government Act, the Regional Board shall give notice of the hearing.

(2) The notice of hearing must state the following:
(a) the time, date and place of the public hearing;
(b) in general terms the purpose of the Bylaw;
(c) the land or lands that are the subject of the Bylaw;
(d) where and the days and hours during which a copy of the Bylaw may be inspected.
(3) The notice must be published in at least 2 consecutive issues of a newspaper that is distributed at least weekly in the area affected by the subject matter of the notice, the last publication to appear not less than 3 and not more than 10 days before the public hearing.

(4) If the Bylaw in relation to which the notice is given alters the permitted use or density of any area, the notice must:

(a) include a sketch that shows the area that is the subject of the Bylaw alteration, including the name of adjacent roads, where applicable, unless the subject land can be clearly identified in a manner other than a sketch; in which case it may be identified in that manner;

(b) be provided to the owners and occupiers of all real property within the area subject to the Bylaw alteration and within a minimum distance of 100 metres of the perimeter of the subject area;

(c) be delivered by:

(i) mail addressed to the owners and occupiers of real property referred to in (a) above as shown on the assessment roll as at the date of the first reading of the Bylaw; and

(ii) mail addressed to the “occupant” or “occupants” at the date of the mailing or delivery of the notice at the street address (if any) of real property referred to in (a) above; or

(iii) direct delivery by the Secretary of the Greater Vancouver Regional District or a duly authorized representative to the principal entrance of any principal use building on real property referred to in (a) above, such notice to be addressed to the “occupant” or “occupants”;

(d) Nothing in this Bylaw shall preclude the Greater Vancouver Regional District from having the right to send notices of public hearings to persons other than the owners and occupiers of all real property described in (a) above;

(e) More than one notice of public hearing may be sent to each owner and occupier of all real property described in (a) above, but the latest of such notices shall:

(i) if delivered by mail, be posted at least 10 days before the date of the hearing;

(ii) if sent by direct delivery, be delivered at least 10 days before the date of the hearing.

(5) The obligation to deliver a notice under subsection (4) must be considered satisfied if a reasonable effort was made to mail or otherwise deliver the notice.
(6) Section (4) does not apply if 10 or more parcels owned by 10 or more persons are the subject of the Bylaw alteration.

609 • Board Action – Development Variance Permits
When dealing with an application for a development variance permit the Regional Board, upon receipt of the report under Section 606 of this Bylaw, and after providing notice under Section 610 of this Bylaw, may:
(a) authorize the issuance of the permit;
(b) authorize the issuance of the permit as amended by the Regional Board in its resolution; or
(c) refuse to authorize the issuance of the permit.

610 • Notice of Development Variance Permit
When proposing to pass a resolution to issue a development variance permit the Regional Board shall give notice of its intent, which:
(a) shall be sent to the owners and occupiers of all real property within the area subject to the proposed development variance permit and within a minimum distance of 100 metres from the perimeter of the subject area;
(b) shall be delivered by:
   (i) mail addressed to the owners and occupiers of real property referred to in (i) above, or
   (ii) mail addressed to the “occupant” or “occupants” at the street address (if any) of real property referred to in (I) above, or
   (iii) direct delivery by the Secretary of the Greater Vancouver Regional District or an authorised representative of the said Secretary, to the principal entrance of any principal use building on real property referred to in (i) above, such notice to be addressed to the “occupant” or “occupants”;
(c) shall:
   (i) state the time and place at which the Board will be considering the proposed permit;
   (ii) identify the land or lands which are subject to the proposed permit;
   (iii) state in general terms the intent of the proposed permit;
   (iv) state where and the days and hours during which a copy of the proposed permit may be inspected;
   (v) include a sketch that shows the area that is the subject of the proposed permit including the name of adjacent roads where applicable, unless the subject land can be clearly identified in a manner other than a sketch, in which case it may be identified in that manner;
   (vi) describe the procedures to be followed by persons wishing to make a presentation to the Regional Board regarding the proposed permit.
(d) Nothing in this Bylaw shall preclude the Greater Vancouver Regional District from having the right to send notices regarding a proposed development variance permit to persons other than the owners and occupiers of all real property described in (i) above.
(e) More than one notice regarding a proposed development variance permit may be sent to each owner and occupier of all real property described in (i) above, but the latest of such notices shall be mailed or delivered no earlier than 30 days and no later than 10 days before the deadline for complying with the applicable Greater Vancouver Regional District Bylaw.

611 • Notice of Decision
Where an application for an amendment Bylaw or a permit has been refused by the Regional Board, the staff shall notify the applicant in writing within fifteen (15) days immediately following the date of refusal and shall give the reasons for refusal.

612 • Limitations on Re-Application
Subject to the Local Government Act, re-application for a Bylaw amendment or permit that has been refused by the Regional Board shall not be considered within a six (6) month period immediately following the date of refusal.
700 SEVERABILITY & ENFORCEMENT

701 • Severability of Bylaw
If any Division, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

702 • Violations
Each person who contravenes any of the provisions of this Bylaw shall be deemed to have committed an offence against the Bylaw; and each day that such contravention continues shall constitute a separate offence.

703 • Penalty
(1) Each person who commits an offence shall be liable on summary conviction to the maximum penalty allowable under the Local Government Act of $10,000.

(2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

704 • Entry
The Chief Administrative Officer or his/her designate may enter at all reasonable times premises or lands subject to this Bylaw in order to ascertain whether the provisions of the Bylaw are being observed. Obstruction of the Chief Administrative Officer in the performance of his/her duties shall constitute an offence.

705 • Other Regulations
Nothing contained within this Bylaw shall relieve any owner of an interest in land from the responsibility to seek out and comply with any other legislation applicable to that interest.
800 REPEAL & EFFECTIVE DATE

801 • Repeal Of Previous Bylaw

"The Greater Vancouver Regional District Electoral Area C Bylaw No. 785, 1995" and all amendments thereto are hereby repealed.

READ A FIRST TIME this day of 20XX

READ A SECOND TIME this day of 20XX

PUBLIC HEARING HELD this day of 20XX

READ A THIRD TIME this day of 20XX

RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION this day of 20XX

RECONSIDERED, PASSED, AND FINALLY ADOPTED this day of 20XX.

Chairperson Secretary
900 METRIC CONVERSIONS

The following metric conversions are provided for the convenience of the reader of this Bylaw:

1 metre = 3.28 feet  
1 foot = 0.30 metre
1 sq. metre (m²) = 10.76 sq. ft.  
1 sq. ft. = 0.093 sq. m
1 hectare (ha) = 2.47 acres  
1 acre = 0.405 ha

The following specific metric conversions are provided as they occur quite frequently in this Bylaw:

1.5 metres = 4.92 feet
3.0 metres = 9.84 feet
4.5 metres = 14.76 feet
7.5 metres = 24.61 feet
10.0 metres = 32.81 feet
15.0 metres = 49.21 feet

1400 sq. m = 15,064 sq. ft. or 0.34 acres
2000 sq. m = 21,520 sq. ft. or 0.49 acres
4047 sq. m = 43,560 sq. ft. or 1 acre

0.4047 hectares = 1.0 acre
1.0 hectares = 2.47 acres
2.0 hectares = 4.94 acres
4.0 hectares = 9.88 acres
8.0 hectares = 19.96 acres
20.0 hectares = 49.42 acres
To: Electoral Area Committee

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

Date: October 13, 2009

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

Recommendations:

That the Electoral Area Committee:

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;

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.

1. PURPOSE

To provide a preliminary review of the draft UBC Campus Plan as well as a summary of the potential implications of the Plan for Metro Vancouver. The review is of a preliminary nature since the Plan was only made available in early October and UBC has advised that the consultation period runs from October 5 to October 22, 2009. Metro Vancouver staff has attended one of the Open Houses held through this period. UBC advises that the final Campus Plan is to be presented to the Board of Governors in December 2009 and approved by early 2010. UBC staff has indicated that the Campus Plan will be on the agenda at GVRD/UBC Joint Committee in November.
2. CONTEXT

2.1 Background

The existing Main Campus Plan dates from 1992. A new draft Campus Plan is now complete. The Plan focuses on the academic lands at the UBC Campus and does not include those areas primarily developed for residential uses and subject to previous Neighbourhood Plans identified in the Official Community Plan.

The Plan’s assumptions for spatial and physical needs are based on the University’s strategic, academic and operational plans and the policies are based on environmental, social and economic sustainability principles, with the goal of supporting a vibrant and complete academic community. A key feature of the Plan is the creation of ‘hubs’ that would combine student housing, social and recreational infrastructure and academic facilities. The attachment to this report shows the proposed location of these hubs as well as generalized land uses.

2.2 The UBC Official Community Plan and the Draft Campus Plan

Metro Vancouver is responsible for the Official Community Plan (OCP) for the UBC campus. The UBC OCP was approved by Metro Vancouver in 1997. The related Memorandum of Understanding (MOU), which provides guidance on the implementation of the OCP, was approved in 2000. While the OCP does not have as its primary focus the institutional development of the campus (which is the focus of the draft Campus Plan), the OCP identifies major land use designations and key policies focused on achieving regional goals, some of which are affected by the proposals contained within the draft Campus Plan.

Population and Employment Estimates

The OCP and related MOU have sought to expand housing choices and modify transportation demand at UBC through the building of complete communities. An important element of this goal is to increase the number of students living on Campus. The OCP has a target of 9,500 students living on campus by 2021. The draft Campus Plan proposes considerable increases to the amount of student housing to be made available on campus. A total of 8,000 new beds are planned, for a total of 16,000 students living on campus by 2031.

The draft Campus Plan also confirms that the number of Full Time Equivalent students on campus would increase to 39,700 by 2031, which is only slightly higher than current enrolment. The combined capping of the number of students at fewer than 40,000 and the introduction of a large supply of new student housing on campus will make a significant contribution to transportation demand management in the UBC road and transit corridors.

The draft Campus Plan projects continued growth in new academic/research floor space, based on proposals to be completed by 2017, of over one million square feet. It is important to clarify what the impact of this additional floor space on employment projections and to review the implications for transportation.
UBC Farm
The 24 hectares in South Campus that includes the UBC Farm is excluded from the draft Campus Plan. The Plan notes that this area is to be subject to a separate academic planning process for the area. The draft Plan does note prior commitments by the University that no market housing will be developed on the Farm site as long as an acceptable density transfer to other parts of the campus can be concluded. There is no indication on timelines for completion of the separate planning process for the UBC Farm. Any proposed change to the Farm’s current designation will require Metro Vancouver approval of the appropriate OCP amendment.

Recreation and Community Services
One of the goals of the OCP is to ensure the development of a high quality, compact and complete integrated university community…. It will contain a diversity of employment, recreational, learning, cultural and housing opportunities, along with engineering systems and community services. At the Open House attended by Metro Vancouver staff, concern about the siting of the proposed student ‘hubs’ in relation to nearby market housing was expressed. The issue of connection between the provision of recreation and social amenities and the market housing areas on campus was also raised. Standards for the provision of recreation and social amenities in housing areas set out in the UBC Official Community Plan (OCP) acknowledge the existence and availability of these amenities throughout the wider campus. A more detailed review of the Campus Plan is needed to determine if adequate community and recreation space is set aside for the enjoyment of both the student community and the residential community.

Additional Implications for the OCP
Some specific issues identified in the draft Campus Plan include:

1. Some sites designated in the Campus Plan for future family housing along East Mall and Stadium Road are currently designated in the OCP as “Research”.

2. There is reference to the development of taller multi-family buildings in established residential areas, namely Acadia. There may be an issue with density and height as the OCP limits infill and redevelopment of existing residential areas to 1.0 FSR.

3. The draft Campus Plan supports the creation of high density mixed use hubs throughout the campus, which while generally in line with the creation of complete communities, may need to be reviewed along with the OCP in order to confirm whether amendments would be required.

2.3 Pacific Spirit Regional Park
Pacific Spirit Regional Park surrounds UBC. Utility supply to UBC, such as electricity, runs through the upland portion of the Park and stormwater passes through the foreshore portion of the Park. In the absence of the Campus Master Servicing Plan and the UBC Stormwater Management Plan, the implications of the proposed increase in new teaching and research facilities beyond renewal and renovation capacity, and the proposed increase in students living on campus is unclear.
As development setbacks were established in the North Campus Neighbourhood Plan, setbacks for development along the western edge of UBC lands need to be established to address the hydrogeology and cliff erosion concerns. The implications of UBC’s desire to recapture and accentuate views from various parts of campus need to be explored, in relation to vegetation management policy and cliff erosion concerns.

3. ALTERNATIVES

1. The Committee may accept directions for conveyance of comments to UBC as outlined in the recommendations,

OR

2. Instruct staff an alternate course of action for conveying comments on the Campus Plan.

4. CONCLUSION

The draft Campus Plan has been developed by UBC over the last several years and is a result of a range of technical studies and consultations. The focus of the Plan is on the academic lands within the UBC campus. It provides a range of policies on the physical development of the campus with a focus on future growth and guidelines for the sustainable development of the campus. There are a number of policies within the Plan that have impacts on the UBC OCP and on regional interests. The public review process for the draft Campus Plan extends from October 5 to October 22, 2009.

ATTACHMENT

Map 2 - Generalized Land Use Highlights from Draft UBC Vancouver Campus Plan-Phase 5 (eRIM doc. #004983463).
5.2 ATTACHMENT

Discussion Guide and Feedback Form

October 2009

MAP 2
GENERALIZED LAND USE HIGHLIGHTS

- VCP BOUNDARY
  - Incorporates North Campus + University Boulevard Area Plans
- CAMPUS BOUNDARY
  - CAMPUS HEART (Major student, social, recreational, convenience services, administration + transit centre)
  - HUBS: STUDENT RESIDENCE (upper year) + ACADEMIC SUPPORT
  - ACADEMIC INFILL SITES - KNOWN PROJECTS
  - ACADEMIC INFILL SITES - NOT ASSIGNED
  - STUDENT RESIDENCE INFILL (FULL Master Plan)
  - STUDENT FAMILY HOUSING
  - FAMILY HOUSING
- EXISTING ACADEMIC / INSTITUTIONAL
- FAMILY HOUSING LOCAL AREAS
  - 24 HA (includes UBC Farm)

This 24 ha area includes UBC Farm and is subject to approval of academic plan (underway through separate process). No market housing to be pursued, as long as the university’s housing, community development and endowment goals can be met through transferring density to other parts of campus. Current land uses remain until academic plan is complete and a decision has been reached on density transfer.

Future potential hub if student housing need grows for this area in future

September 29, 2009

004983463
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To: Electoral Area Committee

From: David Boote, Electoral Area A Planner, Policy & Planning Department

Date: October 19, 2009

Subject: Preparation of an Official Community Plan for Barnston Island

Recommendation:

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

1. PURPOSE

The purpose of this report is to review a Board instruction to proceed with preparation of an Official Community Plan and / or Zoning Bylaw amendment for Barnston Island within Greater Vancouver Regional District (Metro Vancouver) Electoral Area A. This is based on the Board directing staff to bring forward an Official Community Plan (OCP) review and Zoning Bylaw for the University of British Columbia campus lands, and subsequently the same for Barnston Island. This report contains a brief review of the current development controls in place for Barnston Island.

2. CONTEXT

Barnston Island, which is within the Electoral Area, is currently zoned BI-1 (Barnston Island Zone) under the Greater Vancouver Regional District Zoning Bylaw No. 1028 (2005) and does not have an Official Community Plan.


Although there is no OCP for Barnston Island, Metro Vancouver’s Livable Region Strategic Plan (the region’s current regional growth strategy) designates the entire Island (except for the Barnston Indian Reserve No. 3) as “Agricultural Lands Within the Green Zone”. The Livable Region Strategic Plan has direct authority for Electoral Area lands as the Metro Vancouver Board is the local government authority. Additionally, the Island is within the Agricultural Land Reserve (ALR) which is administered by the Agricultural Land Commission.

As comparison, the northern unincorporated portion of Metro Vancouver comprises a number of zones, and there is no OCP for these lands.
Conversely, the University of British Columbia campus has an OCP but no zoning.

A preliminary review of OCPs and Zoning in other Regional Districts was completed to determine practices in other areas. The majority of lands within other Regional District Electoral Areas are covered within zoning bylaws, with much of these sparse lands zoned for rural / resource uses. Some exceptions to this were identified, where lands within an Electoral Area were not zoned. For some of these cases, OCPs were in place where zoning did not exist. For most other lands covered by OCPs, zoning was also applicable. The extent of OCPs within Electoral Areas varies, with some applying to only the smaller settled parts of the Electoral Area, and others applying to the entire Electoral Area boundary.

3. DISCUSSION

The population of the Metro Vancouver Electoral Area lands beyond the UBC campus and the University Endowment Lands is very limited, at fewer than 200 residents, and is under the jurisdiction of the Metro Vancouver regional growth strategy, Metro Vancouver Zoning Bylaw, and parts by the Island Trusts and Agricultural Land Reserve.

Under the existing zoning and regional land use designation system, the Metro Vancouver Board controls rezoning and the ALC controls ALR status.

Without an Official Community Plan, a Development Permit Area system is not possible. Development Permit Areas can be used to control the form and character of developments, protect the natural environmental, protect farming, protect against hazardous conditions, and establish objectives for water and energy conservation and greenhouse gas reductions. At this point, staff does not believe a Development Permit Area system is necessary to further these objectives on Barnston Island.

4. ALTERNATIVES

In light of the discussion above, the Board has the following options for Barnston Island development controls:

1) Take no further actions with regards to the preparation of an Official Community Plan for Barnston Island. **This is the recommended alternative.**

OR

2) Further investigate preparation of an Official Community Plan.

Staff recommends Option 1, as there is no apparent need for additional development controls for Barnston Island.

5. CONCLUSION

This report outlines the current planning and development controls in place for Barnston Island. No problems with the current situation are known; as such it is recommended that no changes or further actions be considered at this time.
To: Electoral Area Committee

From: Johnny Carline, Commissioner/Chief Administrative Officer, Metro Vancouver

Date: October 19, 2009

Subject: Manager’s Report

Recommendation:

That the Electoral Area Committee receive for information the report dated October 19, 2009, titled “Manager’s Report”.

2009 Electoral Area Committee Work Program
Attachment 1 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.

2010 Programs and Priorities of the Electoral Area Committee
Normally the 2010 Programs and Priorities report of the Electoral Area Committee would have been discussed at a regularly scheduled meeting. However, because the September meeting was cancelled and the next meeting of your Committee was not until October 23rd, 2009 we sent an email to members asking for comments in advance of the Board workshop on October 21, 2009. The report has been adjusted to include comments received and is attached (Attachment 2).

Liquor Licence Application for Thea Koerner House, UBC
An application was forwarded to Metro Vancouver in late July regarding a request from UBC to amend the existing liquor licence at Koerner House Graduate Student Centre. Currently, the Centre has a licence for a capacity of 676 people. The application was to expand the capacity by 86 people through the use of a currently unlicenced room at the Centre. Staff initiated a range of notice provisions, including newspaper notices and direct requests for comment to affected organizations as well as the RCMP and the VPD. However, in late September the provincial Liquor Branch advised that UBC had withdrawn the application until further notice. In following up with UBC as to why the application was withdrawn at such a late stage, it was indicated that the room is now being considered as a location for a daycare centre.
Passage Island Breakwater Update
At the July 24, 2009 Electoral Area Committee meeting, staff was directed to assist the Passage Island Residents Association in finalizing a breakwater proposal. A contract has been awarded to Balanced Environmental and IP Consulting to prepare a study that will provide recommendations on the siting of a breakwater for the provision of safe, year-round access at Passage Island. The Residents Association will be closely involved in the preparation of the report, which will also provide a cost estimate on the development of the breakwater. Staff will report to the Electoral Area Committee on the results of the study.

Next scheduled Electoral Area Committee regular meeting
The next Electoral Area Committee regular meeting is scheduled for November 20, 2009 at 9:00 a.m. The meeting will be held in the 2nd Floor Boardroom, 4330 Kingsway, Burnaby, BC unless otherwise specified on the Metro Vancouver public notice board, Metro Vancouver website and the respective Agenda. Please advise Georgeta Stanese, Committee Coordinator by phone at 604-432-6269 or by email at georgeta.stanese@metrovancouver.org if you are unable to attend the meeting.

ATTACHMENTS

1  Electoral Area Committee Priorities for 2009 (eRIM doc. #004915998).

2  Revised report titled “2010 Programs and Priorities of the Electoral Area Committee” (eRIM doc. #004970269).
### 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.**
To: Electoral Area Committee

From: Christina DeMarco, Division Manager, Policy and Planning Department

Date: October 8, 2009

Subject: 2010 Programs and Priorities of the Electoral Area Committee

Recommendation:

That the Electoral Area Committee endorse the proposed programs and priorities, as outlined in the report dated October 8, 2009, titled “2010 Programs and Priorities of the Electoral Area Committee”, as the basis for the budget to be considered at the Board budget workshop in October 2009.

1. PURPOSE

To present the 2010 programs and priorities under the purview of Electoral Area Committee for discussion and/or amendment for Board consideration at the Board budget workshop.

2. CONTEXT

To develop the programs, priorities and budget for 2010, this phase of the process focuses on determining programs and priorities to be undertaken in 2010, subject to final budget considerations. Deliberations on all Metro Vancouver budgets will be the subject of the Finance Committee meeting and the Board Workshop, both scheduled in October.

The conclusions of the Committee deliberations will provide an update of Metro Vancouver’s strategies and priorities to achieve targets in the Board adopted Sustainability Framework document.

Strategies and priorities for the Electoral Area Committee are here presented as:

- Strategic priorities which include related implementation priorities (in other words those actions that are important elements for implementation of the strategic priorities).
- Operational priorities (those priorities that are important to our operations, but of lesser strategic importance).
- Longer term priorities.

Financial implications of these programs and priorities will be presented and are being finalized at the time of writing.
3. DISCUSSION

The Electoral Area Committee provides advice and recommendations to the Metro Vancouver Board on Electoral Area A matters, including planning, bylaw administration and enforcement, building inspection, environmental protection, and response to requests for local government services.

Accomplishments for the Electoral Area Committee have included:
- advancement of discussion on governance issues related to UBC
- review of Draft Regional Growth Strategy and implications for Electoral Area
- evaluation of service requests, such as breakwater for Passage Island.

3.1 Strategic Priorities and Related Initiatives

- determine most appropriate form of development control for UBC
- determine most effective governance arrangements for the Electoral Area.

3.2 Operational Priorities

- amend zoning and building bylaws as required
- administer and enforce bylaws
- investigate issues regarding the provisions of local services
- participate in boundary adjustment study initiated by Lions Bay
- finalize arrangements for the transfer of the Barnston Island Dike from the Province to Metro
- support emergency preparedness program.

3.3 Longer Term Priorities

- determine most effective governance arrangements for all parts of Electoral Area.

3.4 Program Summaries

Complete program descriptions and level of resources are summarized in the Grey book. Attached are the Program Summaries under the purview of this Committee.

4. CONCLUSION

The programs proposed for 2010 are presented here for the Committee’s consideration. Amendments, additions, deletions, or adjustments to program scope and priorities might be considered separately as a direction to staff.

ATTACHMENT

Program Summaries for the Electoral Area Committee (eRIM doc. #004970312).
Program Summaries

Electoral Area
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<tr>
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<th>2010</th>
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<td>$265,958</td>
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Description
This program provides community services for Electoral Area 'A' as required. These services include general local government administration, assistance to the Electoral Area 'A' Director, planning, building inspection, election services, and other support for advisory committees and response to public inquiries.

Purpose
To provide general local government administration and services for Electoral Area 'A'.

Outputs
Reports on land use planning, OCP review for UBC, neighbourhood plan reviews, bylaws, rezonings and development variance permits.

Administration of planning and local government services.

Building permits and inspections, including bylaw enforcement.

Milestones / Performance Targets

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<thead>
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<tr>
<td>Complete zoning and building bylaw amendments for Electoral Area</td>
<td>2010-05-30</td>
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<tr>
<td>Enact UBC Zoning Bylaw</td>
<td>2011-03-31</td>
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<tr>
<td>Complete Annexation Study</td>
<td>2010-07-30</td>
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<tr>
<td>Finalize arrangements for the transfer of the Barnston Island Dike from the Province to Metro</td>
<td>2010-11-30</td>
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Outcomes
Responsive and effective local government of the Electoral Area.

2010 Staffing

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Total Expenditure

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INFORMATION ITEMS
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To:   Electoral Area Committee

From:  Christina DeMarco, Division Manager, Policy and Planning Department

Date:  October 8, 2009

Subject:  Governance of and Service Provision to Portions of Metro Vancouver (GVRD) Electoral Area A

Recommendation:

That the Electoral Area Committee receive for information the attached 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.

At its meeting Tuesday, October 6, 2009, Vancouver City Council took action on the above-noted matter as follows:

A. THAT Council advise the Musqueam First Nation, the University of British Columbia (UBC), Metro Vancouver (formerly known as the Greater Vancouver Regional District or GVRD) and the Province of British Columbia that, if requested, the City Manager is authorized to enter into discussion for provision of one or more additional services to all or a portion of their lands.

B. THAT Council request UBC and the Province of British Columbia to advise their lessees of the above.

C. THAT Council respect the rights of UBC, the University Neighbourhoods Association and voters within these areas to make autonomous decisions regarding their governance and any boundary restructuring.

D. THAT the City of Vancouver take no further action regarding boundary restructuring related to UBC lands.

ATTACHMENT

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 (eRIM doc. #004980128).
TO: Vancouver City Council

FROM: General Manager, Community Services

SUBJECT: Governance of and Service Provision to Portions of Metro Vancouver (GVRD) Electoral Area A

RECOMMENDATION

A. THAT Council advise the Musqueam First Nation, the University of British Columbia (UBC), Metro Vancouver (formerly known as the Greater Vancouver Regional District or GVRD) and the Province of British Columbia that, if requested, the City Manager is authorized to enter into discussion for provision of one or more additional services to all or a portion of their lands.

B. THAT Council request UBC and the Province of British Columbia to advise their lessees of the above.

C. THAT Council re-affirm that if UBC and the University Neighbourhoods Association request consideration of a boundary restructure, which would see all or a portion of the UBC lands being included within the City of Vancouver, the request would be considered based on a transparent, equitable process.

CITY MANAGER’S COMMENTS

The City of Vancouver currently provides some services to the unincorporated lands on Point Grey to the mutual benefit of the City and residents of this area. The extension of other City services should be considered on a case by case basis, where it is feasible, effective and efficient to do so with the endorsement of those affected. This report’s recommendations have my endorsement as the next logical step in the advancement of this process.
COUNCIL POLICY

On April 15, 2008, Council unanimously adopted a resolution that:

1. The City of Vancouver would welcome discussions regarding the joining of UBC to Vancouver; and

2. Staff are requested to report back on a consultant process to investigate the opportunities and the questions which need to be addressed should UBC wish to consider joining the City of Vancouver.

On September 16, 2003, Council resolved to address issues related to Electoral Area “A” and UBC within the mandates of established committees, e.g., Metro Vancouver (GVRD)/UBC Joint Committee and University development through appropriate regulatory process and for those other matters endorsed a City of Vancouver-University of British Columbia Charter.

The forgoing Charter was a recommendation arising out of governance discussions in 2001, where the Minister of Municipal Affairs, Metro Vancouver (GVRD), and UBC were advised that the City’s “Principles for Amalgamation” (adopted in 1999) remain as the City’s starting point for any future amalgamation discussions. At that time, Council also reaffirmed their January 31, 1995 City Policy of not pursuing amalgamation with Electoral Area “A”. However, if the Province and/or area residents request amalgamation, the City will consider amalgamation provided the City is compensated for any costs incurred. At the conclusion of the discussions, Council invited UBC to work with the City to establish a Charter (Memorandum of Understanding) to address issues of mutual interest.

PURPOSE

The purpose of this report is to seek Council’s approval to advise the Musqueam First Nation, UBC, Metro Vancouver and the Province of BC that if they so request, the City is prepared to discuss providing City services to all or a portion of their lands within Electoral Area “A”, and that at this time, the City will not be considering a boundary extension to include UBC.

BACKGROUND

The unincorporated area west of the City of Vancouver at Point Grey is a portion of Electoral Area “A” (“this Area” as shown in Appendix B) of Metro Vancouver (GVRD) and can be identified more particularly in 4 Areas:

- Pacific Spirit Park/Wreck Beach
- University Endowment Lands - Residential and Commercial (“UEL”)
- Musqueam First Nation Holdings
- University of British Columbia (“the UBC lands”)
  - Academic/Research and Student Residences
  - Leased Residential
  - Leased Research
  - Other

In 1997, Metro Vancouver adopted an Official Community Plan (“OCP”) to guide growth and service directions for the 3 of the Areas noted above, excluding the Musqueam First Nations Holdings. The intent of the OCP is to create a more complete community at the University, particularly through the provision of housing for those who work or attend the university, and
thereby moderate transportation impacts on adjacent communities. Metro Vancouver and UBC have worked together in developing neighborhood plans for a range of new housing development. Implementation is through the UBC Campus and Community Planning function. The University Endowment Lands, while part of Electoral Area A, are administered by the Province. The UEL OCP was approved by the Province in 2005. The population forecast for this part of Electoral Area A is a resident population of 8,500 for UBC (5,200 as of March 2009) and 3,800 for UEL (2,800 as of 2005) by 2011, for a total of over 12,000. As well, housing for nearly 10,000 students is currently available at UBC. Longer range plans contemplate the population of students and permanent residents to UBC lands and UEL increasing to well over 30,000.

Over the years, there have been several initiatives related to the study of governance and servicing options for this portion of Electoral Area “A”. In 2003, City Council agreed to continue to address issues within the mandates of established Committees and City processes, and for those outside of these parameters endorsed a City of Vancouver-UBC Charter. The UBC Board of Governors in October, 2003 approved the proposed “Charter for the Relationship between The City of Vancouver and The University of British Columbia”. (Appendix A contains a copy of the Charter.)

Within this Area some services are provided directly by the land owners, e.g., UBC utilities, and others are contracted, e.g., the Province - RCMP to provide policing services and the City of Vancouver is to provide Fire Suppression and Rescue for UBC. There is also an agreement with the City and Vancouver Police Department (VPD) to provide policing services for the Musqueam territory (in practice, the VPD also provides “back-up” on request by the UBC RCMP) and Library Board has agreements for library services with UBC for faculty and staff housing, and with the University Neighbourhoods Association for their members. Others occur directly through use, e.g., parks and recreation services based on the user fees (if any) established by the hosting agency and reciprocal memberships i.e. VanDusen Botanical/UBC Gardens.

Several factors contribute to make discussion on revisiting the provision of services and governance structure for the UBC lands timely:

- Growing non-academic residential and working population, which have different expectations than their academic neighbours
- Acknowledging that UBC and Metro Vancouver are not well equipped to deliver local government services
- Providing an opportunity for a representative government in a more traditional form for this emerging urban environment
- Establishing Metro Vancouver’s mandate for new parameters for governance in Electoral Areas
- Showing an interest in receiving services not currently available e.g., animal and noise control.

**DISCUSSION**

A consultant framework and timetable were developed to facilitate the discussion and decision on whether there should be a boundary restructure to the City of Vancouver to incorporate all or a portion of UBC, and if so, what the initial considerations should be.
The initial components of the work program include:

- Defining the participants, current service levels (and providers), needs, expectations and options for outcomes
- Inventorying the infrastructure of the supporting current services, condition, lifecycle, future demands and capacity
- Examining the gaps (if any) and practical solutions
- Identifying regulatory regimes and the effect of applying differing standards and processes, and proposed solutions
- Determining the financial liabilities
- Developing financial analysis, outlining impacts, and funding/service alternatives
- Agreeing on the legislative framework.

All of this would be combined in an impact analysis report, which would include recommended time frames and a communications plan that will lead to the development of a draft agreement in principle for review by stakeholders. (The legislative framework would normally require, in addition to consideration by the UBC Board of Governors and the City Council, a vote by the electorate.)

Initial stakeholders were identified. Internally, various City departments were contacted to confirm:

- existing service arrangements,
- the opportunities and challenges that a restructure would present
- alternate options.

Preliminary findings did not raise any substantive new issues from past examinations. Although with the increased urbanization of the peninsula, and the fact that it borders exclusively on the City, there are greater areas of mutual interest and benefits, which could be seen if City services were extended, e.g., policing, administration of elections. The direct feasibility costs of a boundary restructure from the City’s perspective are primarily associated with examining infrastructure (utilities and roads), financial liabilities, and establishing service expectations.

Preliminary discussions were held with staff leads from four of the external stakeholders: UBC, Metro Vancouver (GVRD), Musqueam First Nation and the BC Ministry of Community Development in order to assess the level of interest in a restructure; services that could be provided and processes that would be required to further this initiative.

UBC

There is support for considering a restructure, although they are also comfortable continuing with the current governance structure especially as it relates to the processes for new development. They are aware that the residential lessees are interested in additional “city” services and are open to that discussion about how that is provided following consultation with the Associations representing the non-academic residents. (Infrastructure information on utilities and internal-external interconnections has been requested.)
To quote from UBC stakeholders consulted:

“The UBC Board has not passed any resolution on a change in governance, as it does not consider the current model to be dysfunctional and has not been presented with an obviously superior alternative.

However, at the request of former Mayor and Councillors, appointed to the Metro Vancouver (GVRD)/UBC Liaison Committee, the UBC Board Chair and President agreed to consider the implications of a possible merger with Vancouver, as may be presented by consultants hired by Vancouver.

More generally, the UBC Board remains open minded on, variously, continuing to work with Metro Vancouver to refine the current governance model, merging with Vancouver, seeking municipal incorporation or other alternatives.

In any governance considerations, the UBC Board will be mindful of the community interests of its non academic residents, and the imperative of retaining control over its academic planning and land use.”

METRO VANCOUVER

Staff confirmed that Metro Vancouver’s Board policy was to seek to transfer its local government responsibilities in Electoral Area “A” to other local government authorities. Regardless of a boundary restructure, it was acknowledged this would not change responsibility of Metro Vancouver functions such as Pacific Spirit Regional Park, e.g. maintenance and operations. Apart from hearing anecdotally support for a change in the governance structure, they were not aware of any formal survey of the residents on preferences.

Ministry of Community Development (MCD)

From a legislative perspective the MCD advised that a boundary restructure would normally expect to involve contiguous land and a vote by the electorate who would now be included in the municipality. However, the process for, and issues related to, restructure would be very complex. In this case, in addition to that vote, consideration by the UBC Board of Governors and the City of Vancouver Council, the Provincial Legislature would also be part of the process.

With respect to the Province’s direct involvement with the University Endowment Lands (UEL) they did not see this as an area being part of the current discussions, although the option of contracting City services to support the UEL could be considered.

Musqueam First Nation

Discussion focussed on potential areas of the restructure within Electoral Area “A”, not including the Musqueam territory. It was noted there is the opportunity to further extend City contracted services for the existing and newly acquired land and that would be
considered as part of a development review they are currently undertaking. When advised that boundary restructures had traditionally been with respect to contiguous lands, which might include consideration of all or a portion of Pacific Spirit Park, Musqueam provided a background on their interests in this land and the current court proceedings.

Based on stakeholder discussions, regardless of whether there is a boundary restructure, there are several opportunities where the City could offer services to all or portions of Electoral Area “A”, e.g.:

- Bylaw Enforcement - animal control and noise abatement
- Policing - to recognize the seamless boundaries of crime and adjacency to the City
- Administration of Elections - to be complementary to the School Board election

**FINANCIAL IMPLICATIONS**

With respect to the boundary restructure it is estimated that the initial cost of the examination, as outlined above and in order to establish the information base, could range between $500,000 and $850,000, depending on the infrastructure data available, level of financial analysis required and the extent of services to be provided. Provincial funding may be available to assist with these costs, as well as contributions from UBC could be sought.

**SOCIAL IMPLICATIONS**

Those living or working in Vancouver or that portion of Electoral Area A more commonly referred to as UBC and UEL may already consider themselves part of the same community. The latter accept there are different support structures in place. Anecdotally, with urbanization increasing at UBC, the internal relationship between academic and non-academic is presenting more challenges, which can be dealt with proactively or reactively depending on the will of the parties.

**CONCLUSION**

There is an opportunity for the City of Vancouver to consider a boundary extension to incorporate portions of Electoral Area “A”. Based on Council policy and the initial discussions with stakeholders, proceeding with this initiative and a consultant feasibility study should be deferred until there is a stronger interest shown by UBC, Residents Association and UEL.

However, if requested, the City could offer to provide one or more services to this area. This approach would have the advantage of reaffirming the City’s willingness to cooperate with our neighbours while at the same time acknowledging their separate jurisdiction. If, through time, this leads to a formal request for a boundary extension, all parties would have had the further opportunity of working together.

* * * * *
CHARTER

For the Relationship between
The City of Vancouver
and
The University of British Columbia

Adopted September 16, 2003 by Vancouver City Council
Adopted October 2, 2003 by the UBC Board of Governors

Whereas the University of British Columbia (UBC) is the Province's oldest institution of higher education, a major employer, a substantial, economic presence, a centre of excellence in learning, innovation, and research; and

Whereas the University is in the process of creating a University Town and is a destination for education, culture, and recreation for many Vancouver residents; and

Whereas the City of Vancouver (City) is recognised as one of the most livable cities in the world committed to sustainability and fiscal responsibility that enhances the economic development, social, cultural, and recreational attributes of the City and region; and

Whereas the main UBC campus and the emerging University Town are located on the western border of the City and UBC is engaged in strengthening its city presence beyond its long established campuses thereby augmenting its contributions to the intellectual, social, cultural, and economic development of Vancouver; and

Whereas the City provides many municipal services and access essential to the effective operation of UBC and its university community and is home to many members of the university;

Therefore the City and UBC acknowledge the need for an effective, mutually beneficial, working relationship between themselves and commit to this Charter to guide that relationship and enhance the links between them.

1. The City and UBC each acknowledge their legal independence and their responsibility to act in a manner consistent with enabling legislation and obligations.

2. The City acknowledges UBC’s Mission as articulated in its strategic plan (called ‘Trek 2000’) to be an outstanding Canadian university and to create a university community that supports students, faculty, staff and alumni in achieving its mission.
3. UBC acknowledges Vancouver’s Mission to create a great city of communities that cares about its citizens, its environment, and its capacity to offer opportunities to live, work, and prosper.

4. UBC and the City commit to continuing effective communication on matters of interest to both parties including, but not limited to, notice to each other and consultation on physical developments and strategic policies and programs which may affect the other.

5. The President of UBC and the City Manager of Vancouver, or their nominees, will arrange annual joint meetings of their executive and/or senior managers, and additionally when appropriate, to review the relevant plans of the two institutions to determine matters of mutual benefit, issues that merit closer examination, and appropriate processes to address matters of mutual interest.

6. Following such annual meetings, the governing bodies of the two institutions the UBC Board of Governors and Vancouver City Council --will receive reports from their officials and give directions, as each deems appropriate, on actions to support the common interests of the two parties.

7. Where opportunities may exist for either the City or UBC to provide services (e.g. police, planning, engineering,) to the other, the President of UBC and the City Manager of Vancouver will develop a draft agreement including, if appropriate, fee for service arrangements for consideration and approval by the UBC Board of Governors and Vancouver City Council.

8. Having regard to their respective mandates, the City and UBC agree to work together, through processes established through the proceedings described in Section 5, in the following areas of mutual interest, and, insofar as their separate interests and obligations may permit, participate in the development of mutually agreed plans to further those objectives and resolve issues in a manner that:

a. Encourages collaboration and communication between the City and UBC on initiatives to foster intellectual, social, cultural, health, and economic development in the Vancouver region through research and technology transfers.

b. Strengthens UBC’s presence in such key locations as the Downtown, and those districts of the City that attract advanced technology, innovation, and health research centres that further health, well being, and a knowledge-based economy.
c. Seeks opportunities to make efficient use of public funds through partnerships on joint projects and shared provision of sustainable services and physical infrastructure.

d. Provides communication and transportation connections for efficient and environmentally sustainable access between UBC and the City having regard to the UBC Transportation Plan and the City of Vancouver Transportation Plan.

e. Ensures public consultation on significant decisions relating to UBC and adjacent City lands and encourages UBC-Vancouver links through advisory councils, outreach programs, and "town and gown" activities.

f. Where appropriate, ensures consultation for effective UBC/Vancouver responses to Regional, Provincial and Federal legislation, regulations, communications, and policy directives that impact upon or may shape the relationships between UBC and Vancouver. Examples include environmental management issues, sewage and storm water treatment, water standards, transit services, emergency preparedness, and initiatives concerning Pacific Spirit Park.

g. Measures the effectiveness and efficiency of collaborative programs to guide policy development.

9. In the event of a disagreement with respect to issues between UBC and the City, the City and UBC agree to rely on the following dispute resolution procedures.

a. Issues concerning development on the main UBC campus under the Official Community Plan for Part of Electoral Area "A" will be addressed through the Joint Committee of the Greater Vancouver Regional District (GVRD) and UBC as set out in the GVRD-UBC MOU dated December 18, 2002, as amended.

b. Issues concerning applications for development, permits, or licences by UBC within the City of Vancouver will be addressed through City regulatory processes.

c. Other issues will be resolved:

- In the first instance through a joint review by the President of UBC and the City Manager of Vancouver or their nominees;

- If the review by the President and City Manager is unsuccessful in resolving the dispute, a joint review by a committee consisting of the Mayor, two members of City Council, and the City Manager, and the Chair of the Board of Governors, two members of the Board, and the
UBC President; and

- If this is unsuccessful, mediation/arbitration by an independent board with one member appointed by each of the City and UBC, and a third member, who shall be the Chair, appointed by the two members. Costs will be shared equally by the parties.

d. The City and UBC agree to be bound by the conclusions of the arbitration. Where either the City or UBC cannot be legally bound by the rulings of a third party, neither shall be bound, but both undertake to give the recommendations from the process due consideration.

10. On matters requiring formal agreement between the two parties, the City and UBC agree to pursue simplified legal agreements relying on the dispute resolution procedures set out above.

11. On all matters of mutual interest, the City and UBC agree to take actions that develop, enhance, and mutually support the links that tie them to each other and the region.