

Proposed Bylaw Amendments: CAC Referral

September 21, 2020



Ministry of
Municipal Affairs
and Housing



Referral of Proposed Bylaw Amendments

As per s. 8 of the UEL Land Use, Building and Community Administration Bylaw, proposed bylaw amendments must be:

- referred to the CAC & Advisory Design Panel
- made available for public viewing at the UEL Administration office (a copy will also be posted to the UEL's website)



Proposed Bylaw Amendments

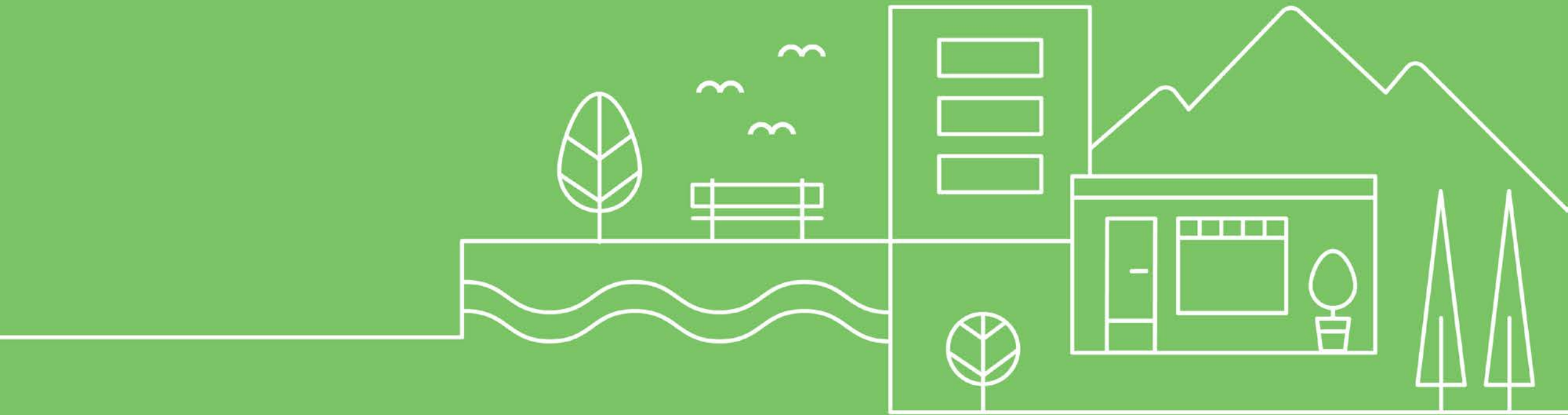
Amendments are being proposed to the:

- UEL Official Community Plan (OCP)
- Land Use, Building and Community Administration Bylaw (LUB)
- UEL Works & Services Bylaw (WSB)

The purpose of the amendments is to incorporate the Area D Neighbourhood Plan into the bylaws



Implementing the Area D Neighbourhood Plan

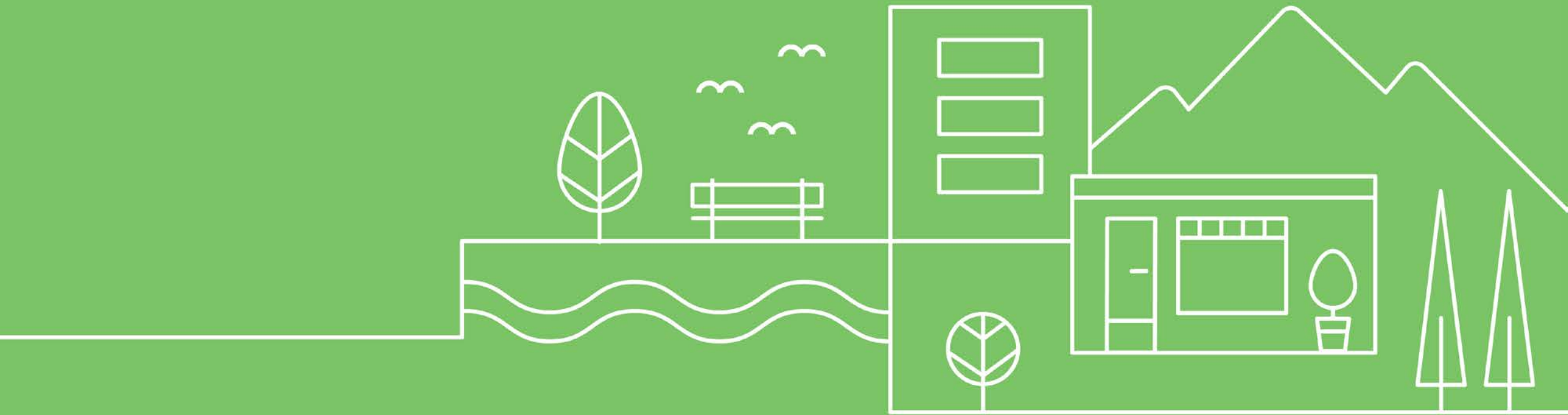


Implementing the Plan

- Append Plan to the OCP
- Amend LUB & WSB to convert initial set of Plan policies into regulations
- Initiate work on the following:
 - Mass Timber
 - Community Gardens
 - Housing Needs Assessment
 - Climate Resilience Strategy
 - Public Realm Strategy



Summary of Plan Feedback



Phase 3 Public Consultation

Feedback was generally supportive of the proposed policies around:

- Housing
- Transportation
- Infrastructure
- Neighbourhood Character
- Parks & Green Space
- Local Economy & Amenities
- Community Resilience



Phase 3 Public Consultation

Concerns were also raised. Some of these concerns focused on:

- Proposed land uses
- Proposed density
- Need for more rental protection
- Implementing the Plan



CAC's January 19, 2020 Feedback

Recommendation	Response
Clearer definition of public benefits & more rigorous formula for density bonuses	Public realm strategy + revised policy wording
Develop mechanism for DCCs	Research underway
Strengthen housing & rental protection policies	Addressed
Fast-track Step Code; encourage mass timber	Addressed
Limitations on cannabis retail	Will be considered as part of rezoning
Emphasize alternatives to cars	New bike parking and EV charging Design Guidelines



CAC's January 19, 2020 Feedback, cont.

Recommendation	Response
Concerns about building height at Toronto Road and Acadia	Updated land use designation
Increase density for Liberta	No change
Increase density for 5605-5597 Toronto Rd	Updated land use designation
Increase density along Wesbrook south of University Blvd	Updated land use designation to 2 properties
Limit Lutheran/Menno Hall site to 3 storeys	6 storey max height retained; density tied to provision of affordable housing
Allow mixed use commercial at U Plaza	Updated land use designation



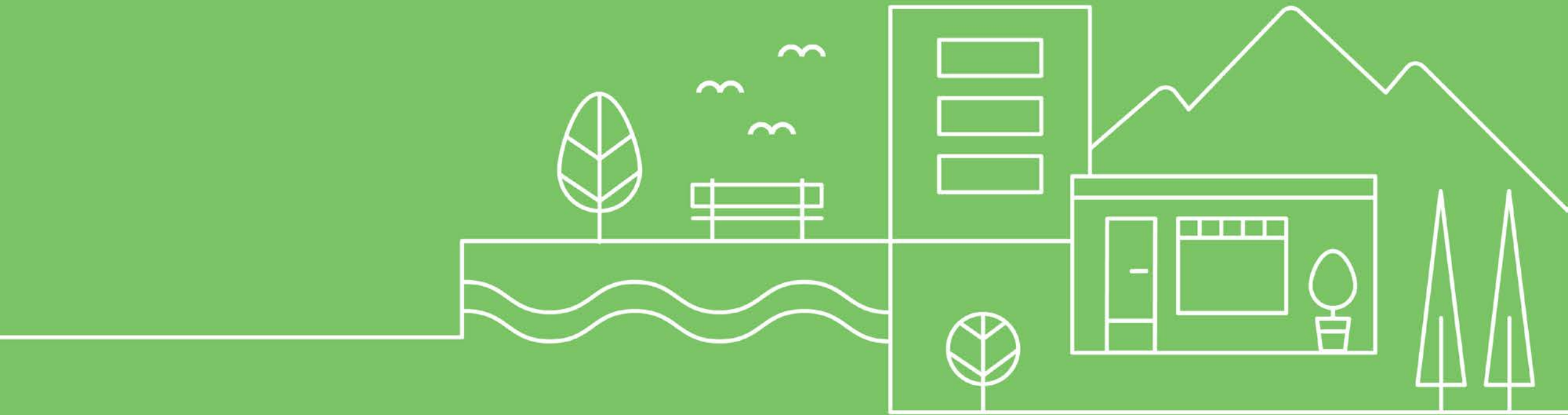
Phase 3 Public Consultation

In response to the feedback, numerous improvements to the Plan were made. Some significant changes include:

- Strengthened housing policies
- Revised land use designations and policies



Strengthened Housing Policies

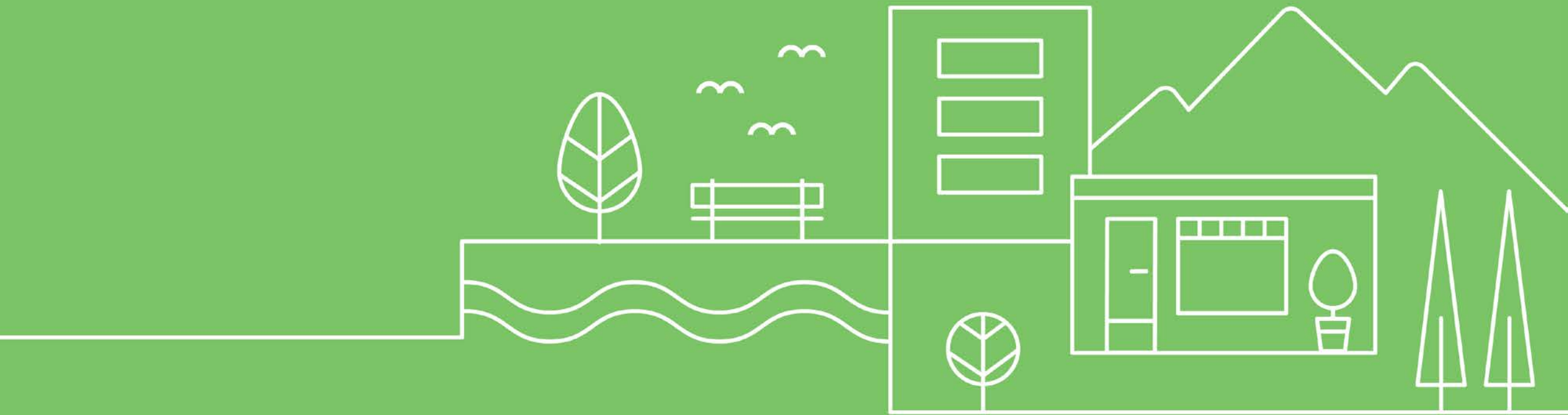


Housing Policy Highlights

- **5.2.1** – Commitment to complete a Housing Needs Assessment by April 2022
- **5.2.14** – Requires a minimum 1 to 1 replacement of existing rental housing units upon redevelopment
- **5.2.17** – Secures a minimum of 20% of additional new housing units as rental via Residential Rental Tenure Zoning (RRTZ)



Revised Land Use Designations & Policies



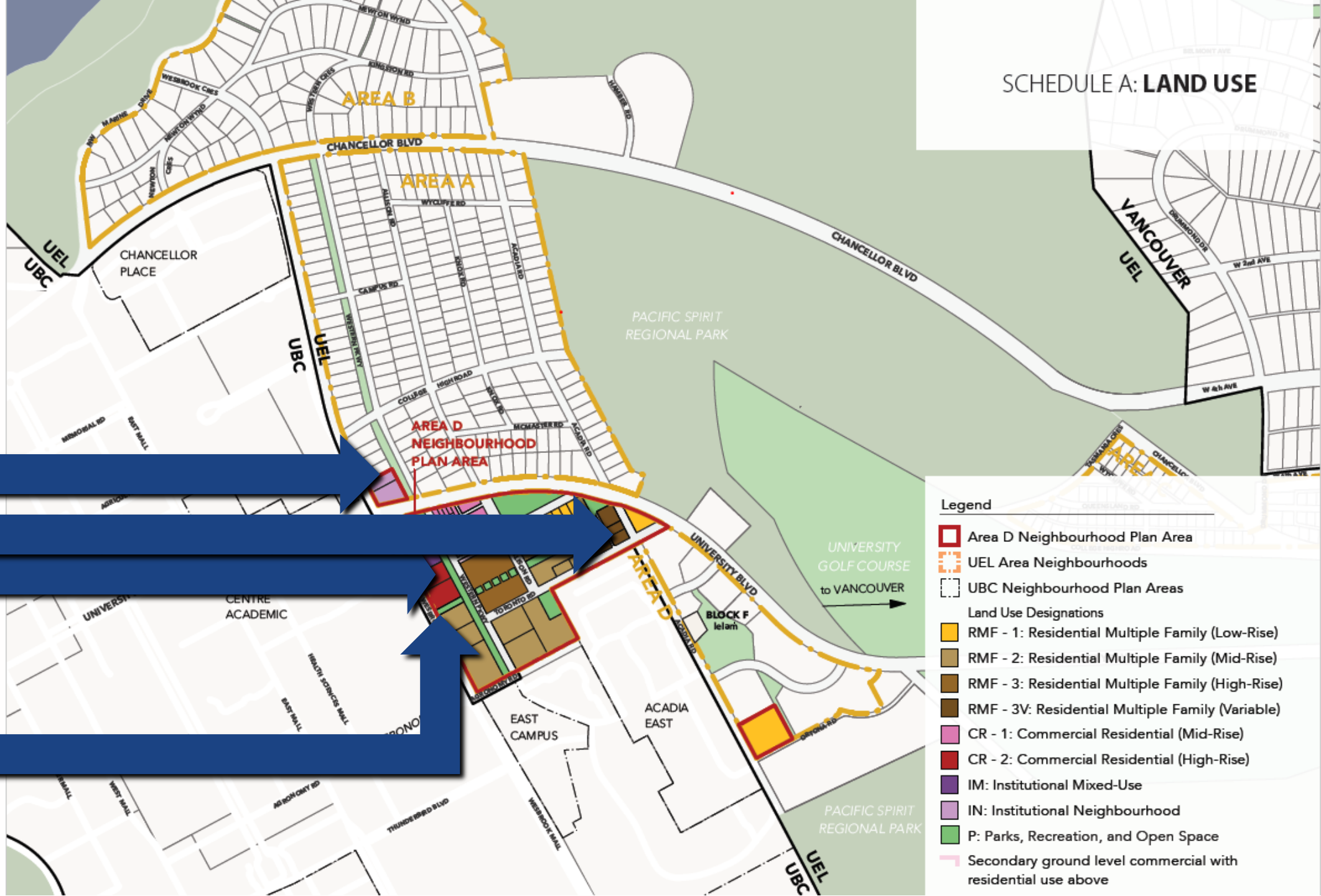
SCHEDULE A: LAND USE

Lutheran (Menno Hall) Site

Toronto Road Site

Regent College Parking Lot

Beta Theta Pi Frat House

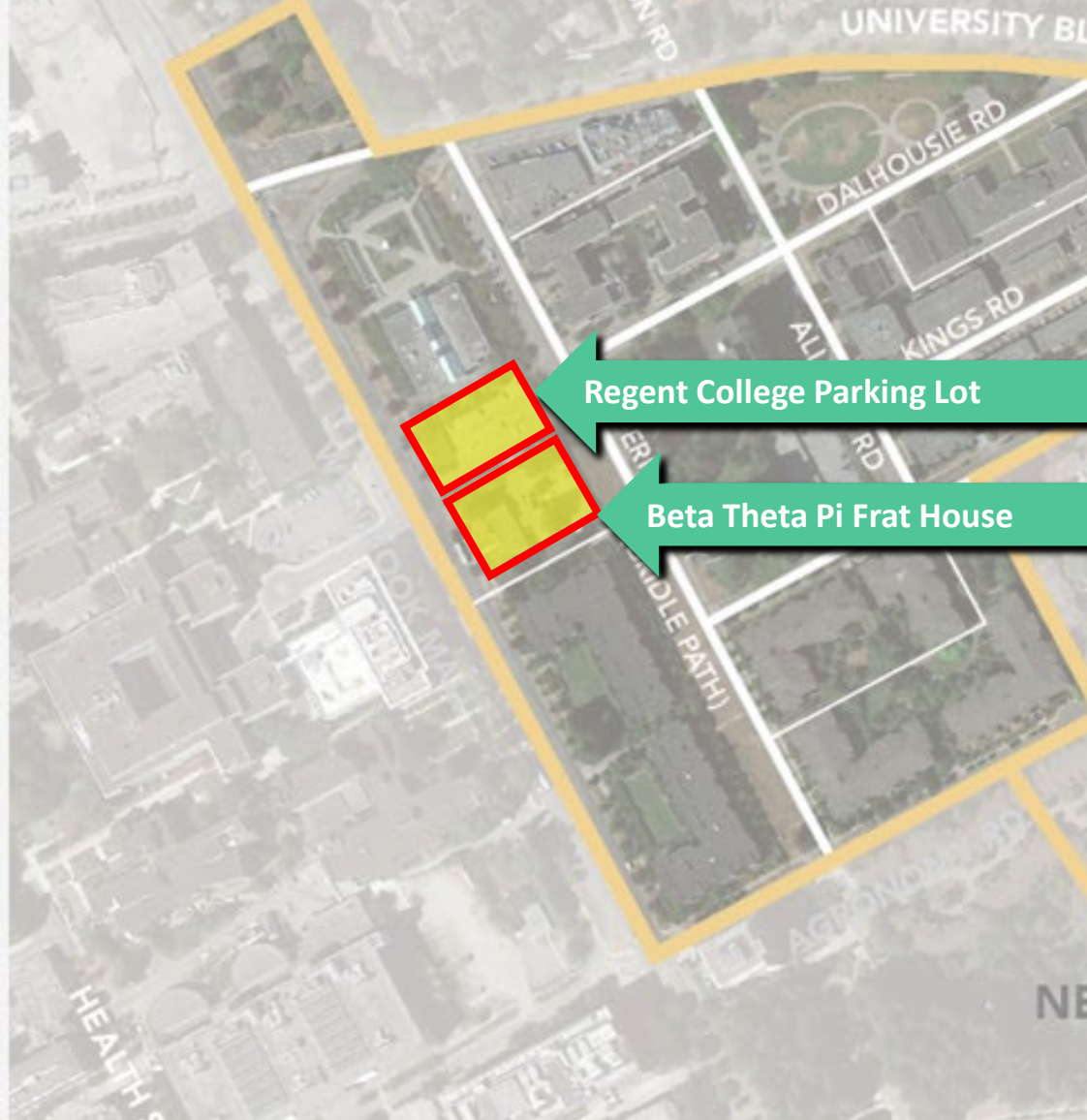


Legend

- Area D Neighbourhood Plan Area
- UEL Area Neighbourhoods
- UBC Neighbourhood Plan Areas
- Land Use Designations
 - RMF - 1: Residential Multiple Family (Low-Rise)
 - RMF - 2: Residential Multiple Family (Mid-Rise)
 - RMF - 3: Residential Multiple Family (High-Rise)
 - RMF - 3V: Residential Multiple Family (Variable)
 - CR - 1: Commercial Residential (Mid-Rise)
 - CR - 2: Commercial Residential (High-Rise)
 - IM: Institutional Mixed-Use
 - IN: Institutional Neighbourhood
 - P: Parks, Recreation, and Open Space
 - Secondary ground level commercial with residential use above



Regent College & Beta Theta Pi

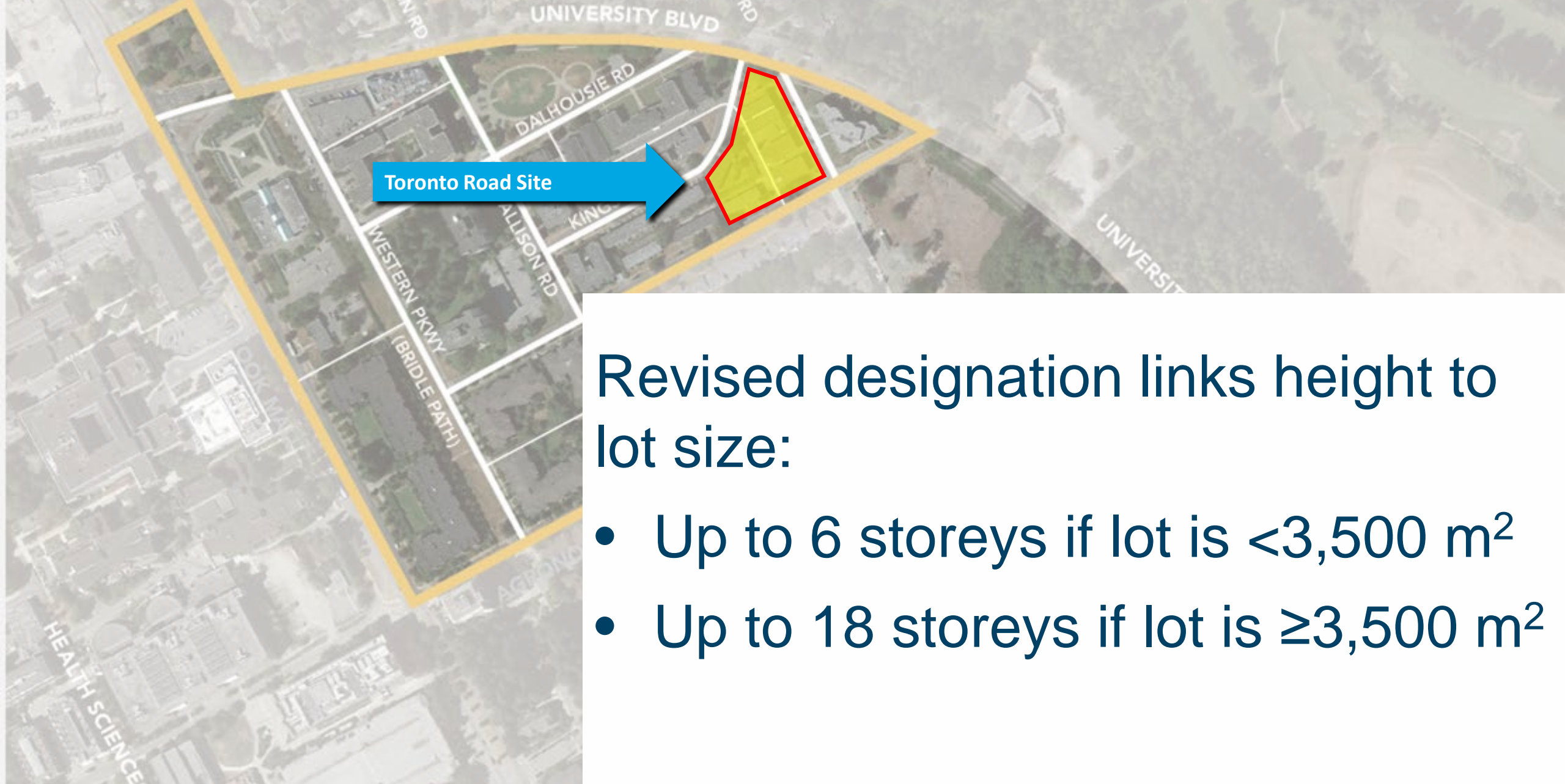


- Sites are underutilized
- Feedback supported increased density on edge of Area D along Wesbrook
- Revised designation enables mixed-use up to 18-storeys
- See policies 4.2.5 and 4.2.7

**Regent College &
Beta Theta Pi**



Toronto Road Site



Toronto Road Site

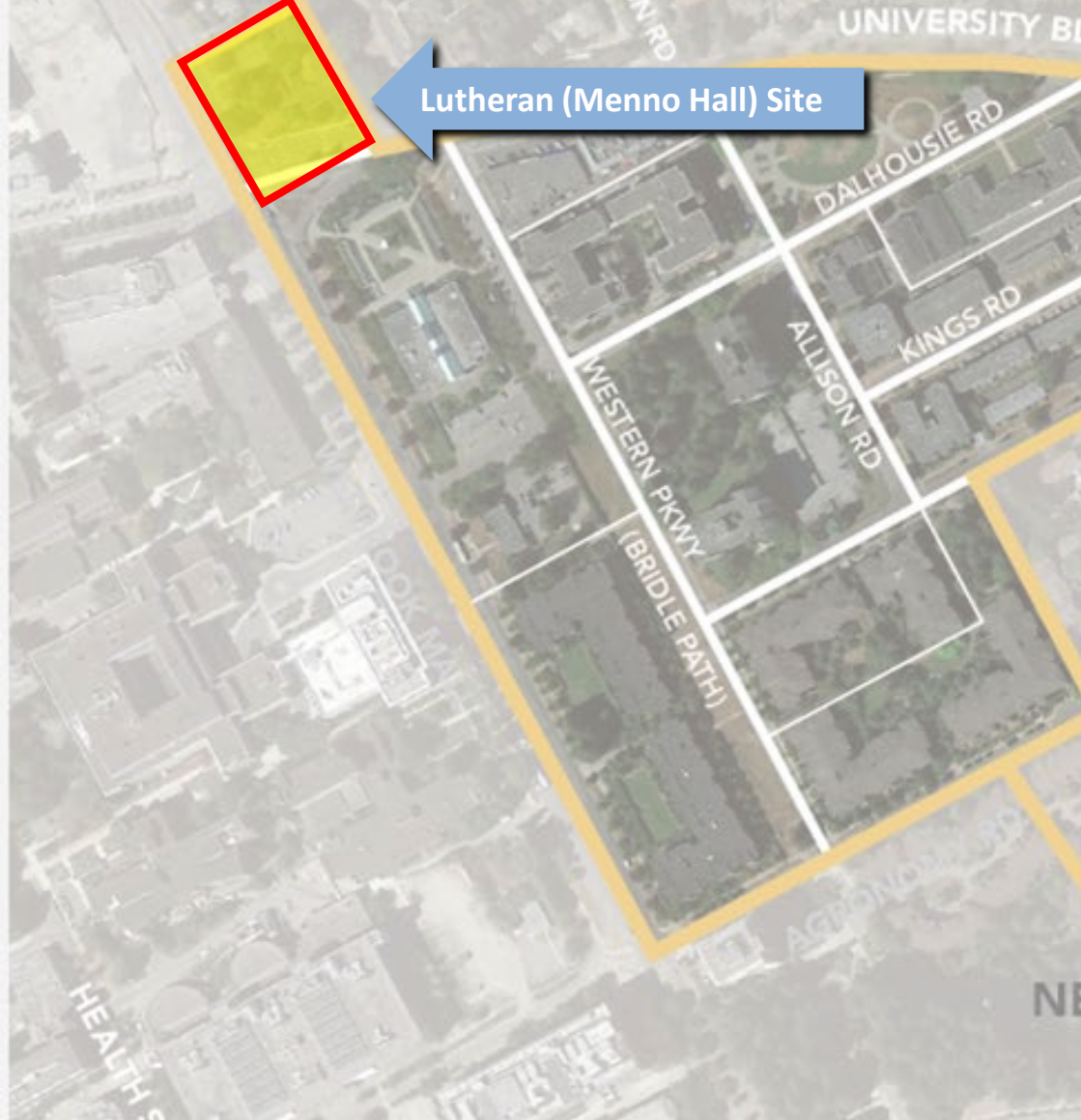
Revised designation links height to lot size:

- Up to 6 storeys if lot is $<3,500 \text{ m}^2$
- Up to 18 storeys if lot is $\geq 3,500 \text{ m}^2$

Toronto Road Site



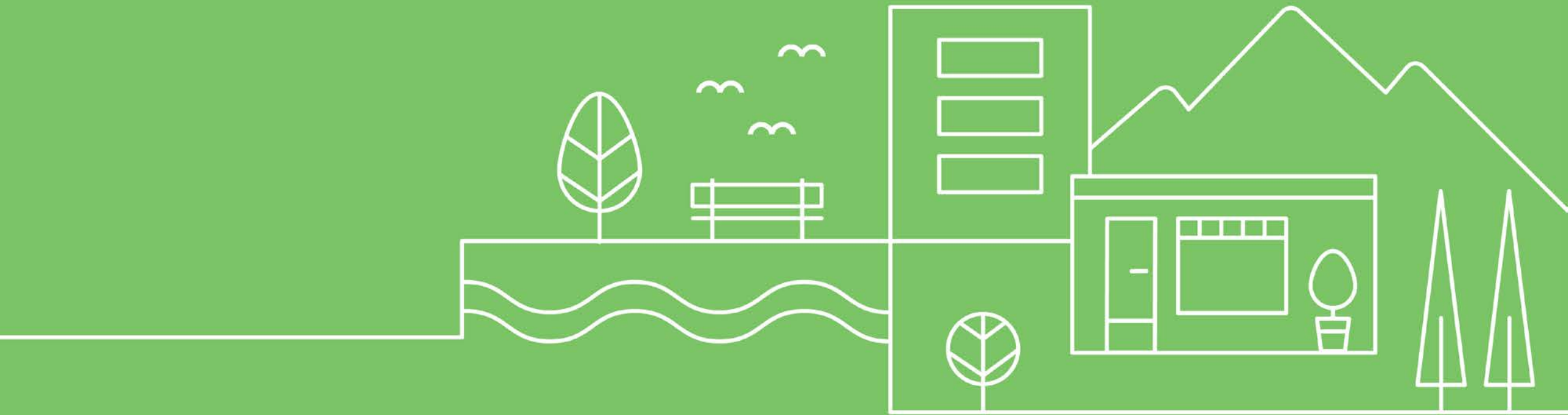
Lutheran
(Menno Hall) Site



- Revised land use designation supports up to 6 storeys
- New policy 4.2.6 to ensure:
 - sensitive transition to adjacent homes
 - potential density linked to rental and/or affordable housing

Lutheran (Menno Hall) site

Ministerial Order

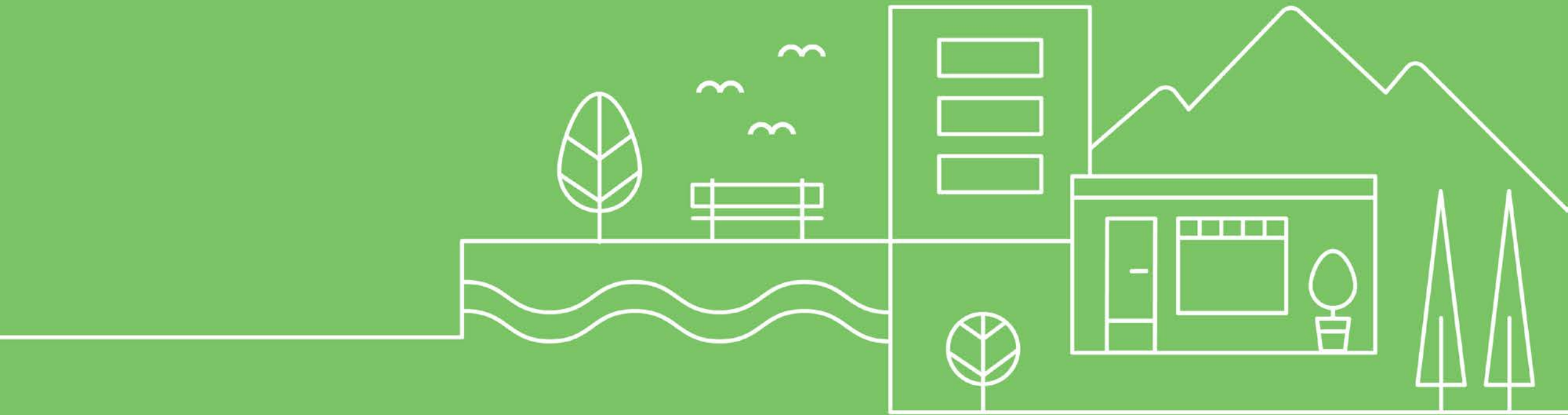


Ministerial Order

- Method of amending UEL bylaws
- How to read the document:
 - Cover page
 - 3 appendices (1 for each bylaw being amended)
- Bylaw consolidation occurs after Ministerial Order is signed



Proposed OCP Amendments



Summary of Proposed Amendments

- Incorporate the Plan into OCP as Appendix 1
- Update the OCP and maps to align with the Plan

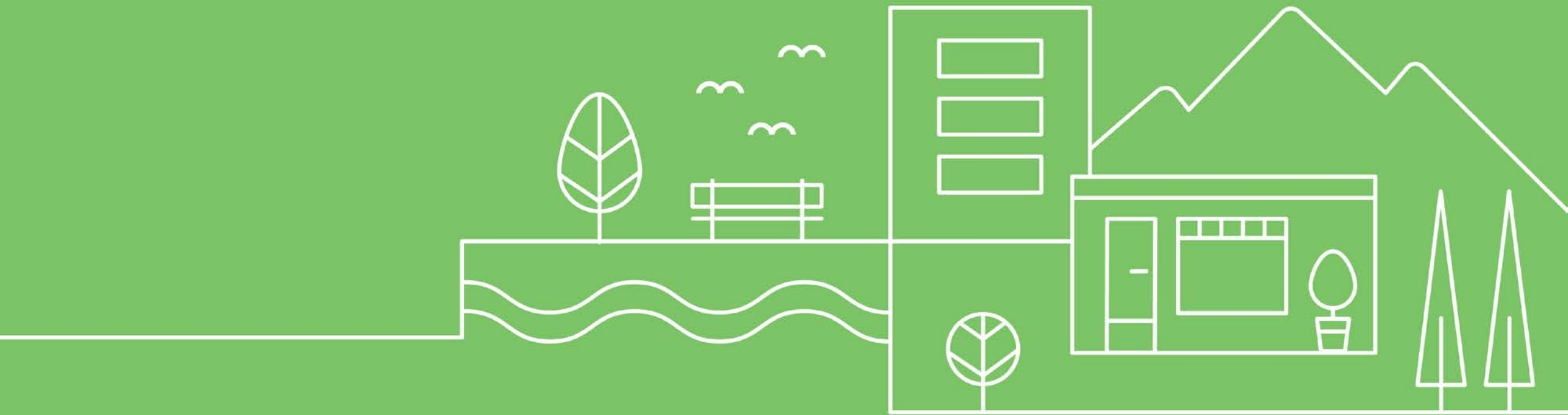


Example OCP Amendment

Current s.7 of OCP	Area D Plan	Proposed Amendment
<ul style="list-style-type: none">• Identifies Development Approval Information Areas (DPAs)• Sets out special conditions and objectives of designation• Guides future land use applications	<ul style="list-style-type: none">• Includes all of the areas identified as DPAs• Is intended to guide future land use applications	<ul style="list-style-type: none">• Section 7.0 renamed as “Area D Neighbourhood Plan”• Previous contents of Section 7.0 are deleted and replaced with text describing the Plan’s purpose and applicability



Proposed LUB Amendments



Summary of Proposed Amendments

- Incorporation of RRTZ
- Fast-tracking BC Energy Step Code
- Home Occupation as a conditional use
- Adaptable Dwelling Units
- Bicycle parking
- Noise guidelines
- EV parking and charging
- New Rental Protection Schedule
- Design Guideline Consolidation



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Example LUB Amendment

Current Bylaw	Area D Plan Policies	Proposed Amendments
<ul style="list-style-type: none">• RRTZ not enabled	<ul style="list-style-type: none">• Policy 5.2.14 specifies a minimum of 1-1 replacement of existing rental units through RRTZ• Policy 5.2.17 specifies a minimum of 20% of any additional new housing units through RRTZ	<ul style="list-style-type: none">• Definitions for “Residential Rental Tenure Housing” and “Residential Rental Tenure Zoning” are added• New sections added to applicable land use districts requiring that at least 20% of the units included within a new multiple dwelling development shall be provided as Residential Rental Tenure Housing secured through Residential Rental Tenure Zoning

Proposed Works & Services Bylaw Amendment

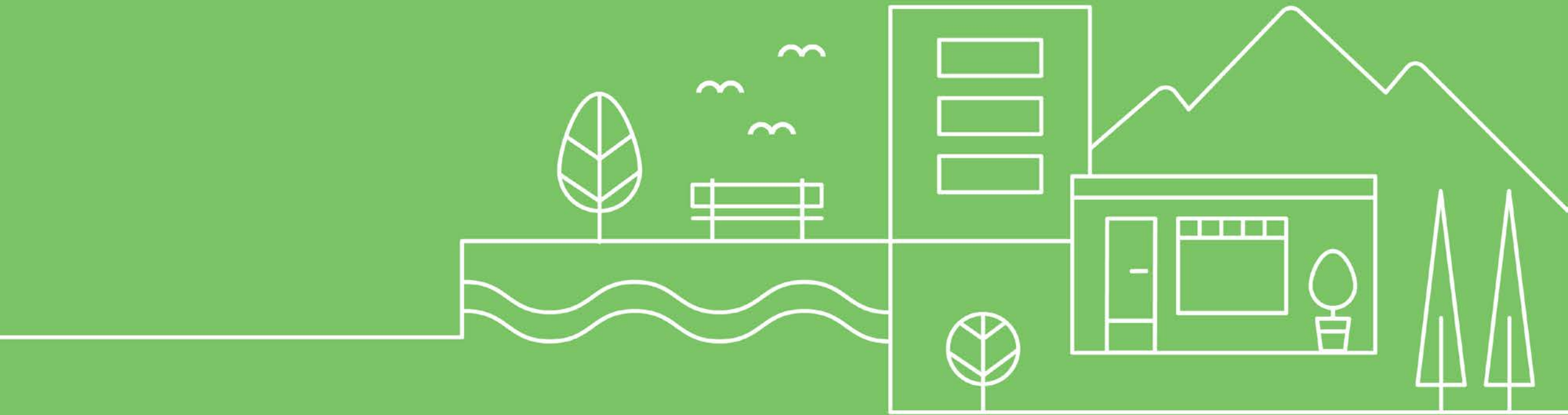


Works & Services Bylaw Amendment

Schedule F of Current Bylaw	Area D Plan Amendments to LUB	Proposed Amendment
<ul style="list-style-type: none">Makes reference to the UEL Block F Design Guidelines as “Appendix 5” to the LUB	<ul style="list-style-type: none">Would rename Appendix 5 to Appendix 3	<ul style="list-style-type: none">Would update the reference to the UEL Block F Design Guidelines as “Appendix 3”



Next Steps



Next Steps

- Referral to ADP
- UEL staff to attend October 19 CAC meeting
- CAC written comment requested **by October 23rd**
- All comments will be presented to the Minister
- Ministerial decision will be pursuant to s. 12 of the UEL Act



Thank you!
Please direct comments to
PlanUEL@gov.bc.ca

