

UNIVERSITY ENDOWMENT LANDS: Community Planning & Growth

Ministry of Community, Sport and Cultural Development



UEL Factsheet Series: #3

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University Endowment Lands: Community Planning and Growth

Metro Vancouver (Greater Vancouver Regional District) comprises 21 municipalities, one treaty First Nation (Tsawwassen) and Electoral Area A. As unincorporated areas, the **University Endowment Lands** and the **Point Grey Campus Lands** of UBC are part of Metro Vancouver's Electoral Area A. Vancouver provides regional context for community planning but does not do community planning in UEL and UBC. The UEL Official Community Plan and UBC's Land Use Plan both include regional context statements to link with Metro Vancouver's regional growth strategy.

WHO IS RESPONSIBLE FOR COMMUNITY PLANNING IN THE UEL?

Community planning and development control in the UEL area are administered in a manner very similar to how local governments carry out these functions, with the exception of the Minister, rather than a locally-elected body, being the political decision maker. Community input to land use decisions is provided through an elected Community Advisory Council and an Advisory Design Panel that consists of appointed professional members as well as elected community representatives.

While the Minister is the ultimate lawmaker for the UEL area, most day-to-day decisions on planning and development matters are delegated to the UEL Manager. Subdivisions are approved by the Ministry of Transportation and Infrastructure.

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DID YOU KNOW...

Planning authority for the Point Grey Campus Lands of the University of British Columbia is delegated by the Province to the University.

DID YOU KNOW...

Under legislation, the Minister of Community, Sport and Cultural Development is the overall land use planning and development control authority for the UEL.

The Minister derives planning and development authority for the UEL under the *University Endowment Land Act* and from the planning provisions of the *Local Government Act*, and the building regulation provisions of the *Community Charter* and *Building Standards Act*.

DID YOU KNOW, IN THE UEL...

Land use designations:

identify areas in which various uses are permitted and set out provisions governing height, setbacks and other features of a building.

Development permits: are site-specific and focus on the form and character of a particular development. In the UEL area, unlike most local jurisdictions, construction of a single-family home requires a development permit that is issued by the UEL Manager, subject to an appeal to the Minister.

Building permits: are issued by the UEL Administration for new developments so that the proposed construction is in keeping with the British Columbia Building Code and other regulations.

Want to learn more about UEL's Official Community Plan? Visit the UEL's website at:

www.universityendowmentlands.gov.bc.ca

(click on "community")



THE OFFICIAL COMMUNITY PLAN

As with most other communities in B.C., the **Official Community Plan** (OCP) is the higher level strategic document (enacted by the Minister as a bylaw) that provides the UEL area with its "land use vision and goals". What does the UEL's Official Community Plan do?

- ◆ It sets out the broad policies and objectives sought by the community, including intended land uses in the area.
- ◆ It seeks to sustain environmental quality, maintain neighbourhood character and expand livability options within the context of an administration that seeks citizen participation and provides services efficiently.
- ◆ It references the role of the elected Community Advisory Council (established in the last update to the OCP in 2005) and the Advisory Design Panel to provide advice to the UEL Manager.

An Official Community Plan or OCP provides the longer term vision for a community. Under the Local Government Act, an OCP is a statement of objectives and policies to guide decisions on planning and land use management within the area covered by the plan.

DEVELOPMENT CONTROL BYLAWS

- ◆ The key implementation measures in planning and development are **land use designations (zoning)**, **development permits** and **building permits**. In the UEL area, these are all provided for in the *Land Use, Building and Community Administration Bylaw*.
- ◆ Other tools, such as municipal construction standards for the public realm adopted in the 2016 Works and Services Bylaw, are authorized under the *University Endowment Land Act* and local government legislation.

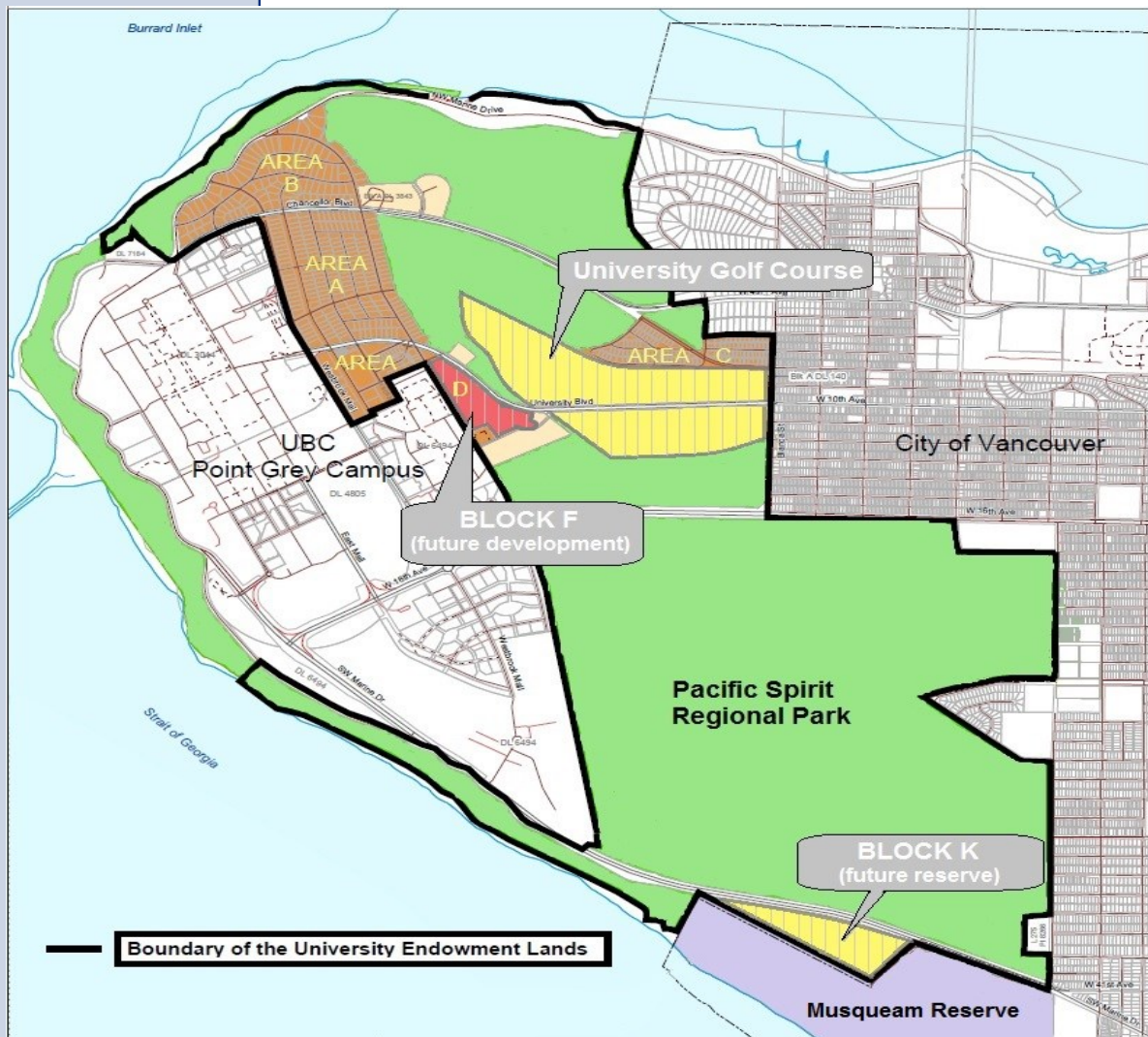
DID YOU KNOW...

The other major parcel transferred to the Musqueam First Nation, the University Golf Course, is subject to a provision that the area remain as a golf course until 2083.

DEVELOPMENT OF MUSQUEAM FIRST NATION LANDS

Under the Musqueam Reconciliation, Settlement and Benefits Agreement Act of 2008, the Province transferred ownership of three blocks of land (~81 ha) within the UEL to the Musqueam First Nation (see map below). A development planning process for the parcel known as “Pacific Spirit Park Block F” commenced in 2012. In November 2016, zoning for a comprehensive development on Block F was approved.

Lands Transferred to the Musqueam First Nation



LOOKING AHEAD...

In a dynamic urban setting, growth and change are a continuous process requiring effective and consistent monitoring and action to meet the needs of an evolving community. The UEL Administration and the community will be challenged by expected levels of development activity.

“In a dynamic urban setting, growth and change are a continuous process requiring effective and consistent monitoring and action to meet the needs of an evolving community”

- ◆ As the Block F development builds out, it will represent a real change to the UEL community physically and socially — significant population increase (approximately 2,300), added amenities (community park; community centre) and new building types.
- ◆ Other private parcels of land in the UEL may be the subject of larger development proposals in the future (only one is currently active — expansion of existing Regent College facility).
- ◆ UEL’s single-family housing areas continue to undergo significant change as a result of increased land values and demographic shifts. The desire for larger homes with more amenities is having an impact on adjacent properties and the area as a whole.

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