

UNIVERSITY ENDOWMENT LANDS: Regulation & Enforcement

Ministry of Community, Sport and Cultural Development



UEL Factsheet Series: #9

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University Endowment Lands: Regulation and Enforcement

An important function performed in local communities is the **regulation of activities** that are not already covered by the scope of policing. Such regulation covers a wide range of activity, including **land use, buildings, parking, noise, animal control** and **special events** (such as filming). Regulation (and accompanying enforcement) are challenging in any community as they can directly limit residents in their activities and use of their property. In the UEL area, regulation and enforcement is the responsibility of the **UEL Administration**, operating under the delegated authority of the Minister of Community, Sport and Cultural Development.

In the UEL area, responsibility for **bylaw adoption and amendment** rests solely with the **Minister of Community, Sport and Cultural Development**, and such laws are made by Ministerial Order subject to referral and notification requirements.



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DID YOU KNOW...

Within the **City of Vancouver**, the regulation of activities is carried out by the City under the *Vancouver Charter* through the use of City bylaws and enforcement staff.

Activities on the **UBC campus**, including activities in the University Neighbourhoods Association (UNA) area, are ultimately the responsibility of the University Board of Governors using its powers under the *University Act*.



REGULATORY BYLAWS

Most of the UEL's regulatory provisions are contained in one bylaw, the ***Land Use, Building and Community Administration Bylaw***. This omnibus bylaw covers a wide range of issues, including: community administration; land use/zoning; signage; building code and building; electrical; plumbing and gas permits; business and dog licenses; and parking regulations and requirements. The ***Official Community Plan Bylaw*** is adopted under a separate bylaw (see Factsheet #3). The ***Works and Services Bylaw***, adopted in June 2016, regulates the standards for work conducted on the public realm in the UEL, such as underground pipes, roads, curbs and sidewalks, whether by UEL staff or by developers. This bylaw establishes standards and financial security provisions for such work.

ENFORCEMENT

Development permits, which are required for single-family as well as other developments, and building permits, are enforced through **UEL planning staff** and **building inspectors**. The UEL also issues permits for special events, such as marathons and filming activities in the area. **Parking regulation** is primarily to ensure the commercial area has parking turnover to support businesses and that the residential areas close to UBC are not occupied by student vehicles. UEL Administration does not have ticketing authority; vehicles are towed.



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DID YOU KNOW...

The **Block F development**, approved through Ministerial Order in November 2016, updates UEL's three bylaws and adds two more bylaws, all of which will regulate how this project is developed and operated.

DID YOU KNOW...

A restrictive covenant, placed on land title, provides another regulatory tool for the UEL Administration.

DID YOU KNOW...

Unlike most municipalities, the UEL requires development permits for single family major renovations and new house construction. This requires greater process and staff time than adjacent jurisdictions.

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...ENFORCEMENT (continued)

The UEL has more **limited local bylaw enforcement powers** than a municipality. The UEL does not have bylaw officers or the authority to issue municipal tickets to enforce bylaws. By policy, the UEL Administration focuses its formal enforcement activities on cases where there appears to be a threat to human health or safety. In rare and extreme cases, the UEL Administration would elevate enforcement to the courts through the Ministry of Justice. Bylaw regulations relating to parking are enforced by use of the **Corps of Commissionaires**, under contract. There is no provision for penalty fees for parking infractions in the UEL, only towing. The Ministry of Transportation and Infrastructure is responsible for **parking enforcement** on the roads they operate within the UEL.

“As the community grows, there will be pressure for more fulsome regulation and enforcement of bylaws”

LOOKING AHEAD...

As the community grows, there will be pressure for more fulsome regulation and enforcement of bylaws. This will raise questions not only about enforcement resources and capacity, but also about the value of additional tools such as financial penalties and ticketing authority. How best to balance community and individual interests will remain an ongoing challenge.