

Ministry of Community, Sport and Cultural Development
BRIEFING NOTE FOR MINISTER

Ref #: 157253

FOR INFORMATION

Date: January 9, 2015

Title: Block F - Application for UEL Official Community Plan and Bylaw Amendments

Issue: The University Endowment Lands Administration (UEL) is anticipating re-submission of an application by Colliers International to amend the UEL Official Community Plan (OCP) and Bylaw for the 21.4 acre Block F. If the submission meets the procedural requirements and addresses concerns raised by the UEL, the application will be referred to key stakeholders and consultation with the community will proceed, ultimately leading to a formal decision made by the Minister. As the revision has not yet been received, firm timelines cannot yet be established.

This briefing note is provided for information only; no Ministerial decision is needed at this time.

Background: Colliers International, on behalf of the Musqueam Capital Corporation (the Applicant), submitted an application for rezoning to change the OCP and Bylaw that was accepted for consideration by UEL Administration on December 9, 2013. Subsequently the UEL Administration embarked on a comprehensive review of the application, including referral to the UEL Community Advisory Council (CAC) and an appointed Advisory Design Panel (ADP), which provide advice to the UEL Manager on development/design matters. The application was referred to other key stakeholders, including Ministry of Transportation and Infrastructure, Translink, Vancouver School Board and UBC Planning.

On February 5, 2014, the UEL Administration wrote to the Applicant and flagged matters including density, building site coverage, community amenities including a park as ones that would require further consideration. On June 9, 2014, the UEL Administration completed its review and sent the Applicant a detailed list of comments and concerns.

From June through December 2014, UEL Administration had more than twelve substantive meetings with the Musqueam team, seeking to refine the proposal and address those concerns -- which would ultimately lead to submission of a revised application. These discussions are continuing in January 2015.

UEL Administration also met with the CAC working group twice during this period to solicit further input, and has provided brief updates on the progress at regular CAC meetings. Details on revisions of the proposal have not been provided to the CAC, in keeping with common municipal practice, as the Applicant has not reached any conclusions at this stage.

Mandate Considerations: The Block F rezoning application arises from the transfer of Block F in fee simple to the Musqueam First Nation in 2008 through the "Musqueam Reconciliation, Settlement and Benefits Agreement" and associated implementation legislation.

Liquefied Natural Gas Considerations: N/A

Fiscal Considerations: The “Musqueam Reconciliation, Settlement and Benefits Agreement” requires that the property owner bear the cost of off-site works and services. s. 13 s. 16 s. 17
s.13,s.16,s.17

Discussion: The Applicant is working through issues with the view to submitting a revised proposal in early 2015. Recently, the Applicant has informed the UEL of some substantive shifts in thinking about the proposal that could require additional time to evaluate. However the Applicant has stated an interest in proceeding with re-submission at the earliest opportunity. The UEL Administration will endeavour to meet the Applicant’s desire for a timely conclusion to the rezoning process, provided that does not compromise the integrity of the process, including consultation requirements, nor fetter any future rezoning decision by the Minister.

s.13,s.16,s.17

s.13,s.17

Process

The UEL process for consideration of OCP and zoning bylaw amendments includes:

- receipt of the application and any additional technical information s.13,s.17
- circulation of the application to the UEL CAC and ADP for comments s.13,s.17
- technical planning and engineering analysis s.13,s.17
- response to the Applicant on the development proposal s.13 s.17
- UEL work with the Applicant to address technical and community concerns s.13,s.17
- acceptance of a revised proposal s.13,s.17
- referral of a revised proposal to agencies (ie. UBC, MOTI, Metro Vancouver) and stakeholders;
- community meeting on a revised development proposal and possibly further improvements;
- s.13,s.17
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- Minister's approval or rejection of OCP and Zoning Bylaw amendments.

The framework for evaluation of the application includes provincial legislation and guidelines, UEL OCP and Bylaw, best practices for planning, design and engineering, and net community benefit.

Next Steps

s.13,s.17

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Ministry of Community, Sport and Cultural Development
BRIEFING NOTE FOR MINISTER

Ref #: 157272

FOR DISCUSSION

Date: January 19, 2015

Title: UEL Governance – s.13,s.16,s.17

Issue: S.13,s.16,s.17
s.13,s.16,s.17

Background:
s.13,s.16,s.17

s.13,s.16,s.17 *and Engagement*
• s.13,s.16,s.17

s.13,s.16,s.17

○ in 2013/14, taxes were reduced 34% to align with Budget Estimates values; s.13.s.16.s.17
s.13,s.16,s.17

s.13,s.16,s.17

Discussion:

s.13,s.16,s.17

s.13,s.16,s.17

Key Next Steps

s.13,s.16,s.17

s.13,s.16,s.17

Honourable Coralee Oakes, Minister

Date:

Approved / Not Approved

Contact: Jay Schlosar, Assistant Deputy Minister, LGD
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s.13,s.16,s.17

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Withheld pursuant to/removed as

s.16;s.13;s.17