



August 25, 2020

Claire Huxtable,
CAC Chair,
Suite #300 – 5755 Dalhousie Road,
Vancouver, BC V6T 1W4

Dear Ms. Huxtable,

Re: Opportunity to improve UEL DP 8/18

Thank you for your email of August 12, 2020 and attached letter to Minister Selina Robinson.

In accordance with the legal requirements of the *University Endowment Land Act*, the Minister has delegated responsibility for administration of the University Endowment Lands (UEL) to the Manager. This includes decision-making authority for development permit applications. The Minister has retained authority to hear appeals of development permit decisions, and therefore it would be inappropriate for the Minister to involve herself in a development permit application where decision-making has been delegated and a decision by the Manager has not yet been made. Accordingly, the Minister has asked that I respond to your letter.

The University Endowment Lands (UEL) has a clear process for development permit (DP) applications. That process was adopted in bylaw following consultation with the UEL community and reflects the importance of striking a balance between the interests of the property owner, neighbours and the broader community.

The DP process allows for community input, through written comment received during the 30-day period, and, where applications are referred to the Advisory Design Panel (ADP), through the neighbourhood representatives, such as yourself, on the ADP. In this process, the property owners, through their agents, also have a right to present their views. The Manager must consider all aspects of an application: the design, the community input, the recommendation of the ADP and the bylaws when making a decision, and the process must be administratively fair for all parties involved. So long as a DP application is before the Manager (e.g. the property owner continues with the application), it must be dealt with under the existing bylaws.

In your capacity as the ADP neighbourhood representative and your role on the Community Advisory Council, you have made it clear that you are not satisfied with the current state of the

UEL's bylaws with respect to rental protection. The appropriate method for addressing that larger issue is through changes to the bylaws. As you are aware, in relation to the Area D Neighbourhood Plan, bylaw amendments are being developed for the Minister to consider that could improve rental protection and housing options for the UEL. That process is underway and must follow required steps, including the process, referrals and timelines established in the *University Endowment Land Act* and the UEL bylaws. I would expect that draft bylaw amendments to implement the new Area D Neighbourhood Plan will be shared with the community, through the Community Advisory Council, this fall.

Best Regards,



Jonn Braman, Manager
University Endowment Lands

cc: Honourable David Eby, MLA, Vancouver – Point Grey
Jen McCutcheon, Electoral Area A Representative