



THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

UBC Development Permit Board Meeting

Minutes

Date:	Wednesday, May 9, 2018
Time:	5:00 – 6:15 p.m.
Place:	Wesbrook Community Centre, Room 201, 3335 Webber Lane
Members present:	Bryce Rositch (Chair) John Metras (Vice Chair) Andre Gravelle Kyle Bruce Jacopo Miro Michael White (ex-officio)
Staff:	Grant Miller and Karen Russell, Campus and Community Planning
Guests:	Approx. 10 Guests/Observers
Presenters:	Craig Shirra, UBC Properties Trust Richard Findlay, Richard Findlay Landscape Architects

1.0 Call to Order by Chair and Approval of Agenda

The Chair declared a quorum was present and called the meeting to order at 5:00 pm. The Agenda was adopted as circulated.

2.0 Approval of Minutes from the March 14, 2018 meeting.

The Minutes from the March 14, 2018 meeting were adopted.

3.0 Development Permit Applications

DP18011T: Wesbrook Place Lot 1 - Temporary Beach Volleyball Courts

Karen Russell (KR) introduced the project context for the installation of eight (8) temporary beach volleyball courts on a portion of Lot 1 in the Wesbrook Place Neighbourhood and an overview of the policy documents that guided this development (Land Use Plan, Wesbrook Place Neighbourhood Plan, and Development Handbook). Major themes of the public consultation comments were summarized and the variances requested on this project were introduced. The courts would be used May to September four evenings a week.

Project Manager, Craig Shirra, of UBC Properties Trust, presented the site plans and introduced the rest of the applicant team including Richard Findlay, of Richard Findlay Landscape Architect Inc., who presented the landscape design.

The following comments were provided by Board members:

Confirmation of yearly renewal 2012-16 Annual Permit:

- . Yes, the applicant was required to renew the permit yearly.

Consideration of alternative locations:

- Alternative sites were not considered. The undeveloped site is reserved for a future elementary school, and has only been used for construction/farm parking over the years. The current proposal is more distant from residential uses than the previous location on the east side of the neighbourhood.

Enforcement of music/waste control. Who is responsible?:

- Agreement between Urban and Rec and UBC Properties Trust will refer to the operational rules and conditions outlined in the report. Urban Rec will be expected to enforce them.
- During league play, complaints regarding noise can be made to Urban Rec representatives coordinating the event. Garbage receptacles will be brought to the site and all trash will be removed by Urban Rec at the end of the night. Outside of league play hours, we need to look to the UNA for enforcement.

UNA Enforcement

- The UNA will be working with Urban Rec to manage the bookings for the site.
- Clarity is required on the role of the UNA in the enforcement of the site rules. The space will be managed by the UNA. The UNA should have responsibility for bookings and is the equivalent of a municipal contact if there are any complaints about the use of the space.

UNA Management of Bookings

- The courts will be reserved for Urban Rec league play on Monday to Thursday 5:00PM – 8:00PM. Outside of league play, the UNA's booking system will be amalgamated with UBC Athletics. The UNA will manage the courts during the day on weekdays and weekends for programmed booking and community usage.

Clarification on community demand for the courts during the day. Will there be room for the community if they are programmed for summer camps?

- Discussions with community groups are preliminary so community demand cannot be confirmed. If camps are programmed, they would only be scheduled on weekdays, and the courts will be available for community use on the weekend.

Has tournament play been considered at this site?

- Urban Rec already has a tournament site elsewhere in Vancouver and has not expressed an interest in this site for that purpose. Requests may come from other volleyball groups. These bookings will be considered on a case-by-case basis and managed by the UNA.

Confirm the number of players to expect during league play.

- Up to 16 teams of 5 players expected, for approximately 80 players per evening.

How many staff will be on hand during league play? Is it sufficient?

- One (1) volunteer staff position should be sufficient given the number of courts and players expected. Paid urban rec representatives will also be occasionally on site.

How high are the berms? Could they be sculpted/terraced to facilitate spectator seating.

- Follow UBC Technical Guidelines to maintain a mowable 2:1 slope. Terraced berms would not be easy to maintain.

Public Comment:

No concern regarding the current proposal however the speed and quantity of traffic on Ross Drive is a concern.

One port-a-potty has been provided, however the Wesbrook Community Centre will need to monitor usage of their bathroom/changing room. Increased costs for maintenance is something to be considered and will be monitored.

Chair Summary

Board approves the application with the conditions noted in the report adding the following conditions regarding:

- Smoking prohibition
- Establishment of a clear enforcement protocol; and contact information if there is a disturbance in the neighbourhood
- Clarify with the UNA the protocol and responsibility for booking and management of the courts for both the community and UBC Athletics
- End of season report back on bookings, management, and summary of complaints received.

The following motion for Lot 1 in the Wesbrook Place Neighbourhood was moved, seconded and CARRIED:

That the Development Permit Board recommend that the Director, Campus and Community Planning issue a temporary Development Permit, expiring on September 30, 2018, to permit recreational Beach Volleyball on Lot 1 in Wesbrook Place, subject to the following conditions:

1. **That no music be allowed during Urban Rec use of the site and that any noise generated by the Beach Volleyball activities not exceed the Quiet Zone criteria in the City of Vancouver Noise Bylaw (i.e. 55dbA);**
2. **That motor vehicle parking for beach volleyball participants be permitted in the construction parking area on Lot 1 and the Wesbrook Village parkade and that on-street parking in the neighbourhood be prohibited.**
3. **That the applicant provide temporary grass turf for the use of residents in a nearby location to the satisfaction of the Director of Planning; and**
4. **That appropriate stormwater management measures be undertaken to prevent sand from entering the stormwater system to the satisfaction of the Associate Director, Municipal Engineering.**
5. **Smoking will be prohibited**
6. **Establishment of a clear enforcement protocol and contact information if neighbours are disturbed.**

7. Clarify with the UNA the protocol and responsibility for booking and management of the courts for both the community and UBC Athletics

8. Provide an end of season report on bookings, management, and summary of complaints received

The project was Moved, Seconded, and carried by a vote of 5-0.

4.0 DP Board Information Items

4.1 Presentation of the Draft Green Building Plan and REAP Version 3.1

Director of Sustainability and Engineering, John Madden, of Campus and Community Planning, presented an update on the draft Green Building Plan and REAP Version 3.1 and introduced the Campus and Community Planning Green Building Manager, Penny Martyn, who responded to some of the Board questions.

- Staff noted that commissioning is making its way into REAP as a mandatory credit.
- Student Research Project/Innovation credits are taken advantage of with very little substance. Tailor the next REAP to focus more on the energy credits.
- Health and Wellness issues should be included: e.g. more coverage for outdoor bicycle parking; open and glazed stairwells near the lobby to encourage use.

4.2 Major Development Permit Application Updates:

At the previous Board meetings, there was a request for updates on how Board comments and concerns have been incorporated into the projects considered by the Board. The following project updates were presented and discussed:

4.2.1 DP18001 Wesbrook Place Lot 8 – Ivy on the Park

- *No Comments*

4.2.2 DP17007 Wesbrook Place Lot 10 – Research Park

- **How has the design changed to take a whole/natural systems approach.**
 - The current iteration of the design is taking advantage of the topography and site to reduce potable water usage. C+CP is generally pleased with the proposed stormwater management
- **Are there facilities geared towards older children.**
 - Facilities are suitable for adults and older children, e.g. climbing rock, slack line
 - Community garden pathways were widened to allow greater accessibility.

5.0 Adjournment

Meeting adjourned at 6:15 pm

Minutes submitted by Steven Lecocq