

Meeting Minutes

Land Use Committee 2014



Board of Governors | Property Committee
Land Use Committee
MINUTES

Thursday, September 4, 2014
2:30 p.m.-4:00 p.m.
Vancouver Campus
6328 Memorial Road [map](#)
Room 100
Old Administration Building

In Attendance Mr. Ken Cameron, External Appointee
Ms. Celeste Haldane, BoG
Mr. Christopher Roach, BoG

Administration
Mr. Joe Stott
Mr. Michal Jaworski
Ms. Reny Kahlon

Mr. Pascal Spothelfer, Vice-President
Communications & Community Partnership
Mr. Michael White, Associate Vice-President
Campus + Community Planning
Mr. Richard White, External Appointee

Regrets None

1. CALL TO ORDER AND INTRODUCTIONS

Members of the Land Use Committee briefly introduced themselves to the rest of the group.

The Committee received an explanation of the legislative, regulatory, and taxation structures governing property development in University Neighbourhoods, and of the roles and responsibilities of the UBC Board of Governors, the University Neighbourhoods Association, and UBC Properties Trust in this context.

2. APPROVAL OF THE AGENDA

The Committee agreed that, in the interests of providing sufficient time for review of the amendment items currently before the Committee, discussion at this meeting would be introductory and informal.

The Committee will meet on September 9, 2014, to formally consider the resolutions outlined on the Agenda for this meeting.

3a. LAND USE RULES: PROPOSED AMENDMENTS | DEVELOPMENT HANDBOOK

The Committee received information about UBC's internal neighbourhood development approval process and a high-level review of the proposed amendments to the Development Handbook.

Results of the public consultation were also presented for information.

Noted for the Committee's information was an additional revision (an update to the limit on ground floor retail space), to be made prior to presenting the documentation to the UBC Board of Governors for approval; the change was included in the consultation process.

3b. LAND USE RULES: PROPOSED AMENDMENTS | RESIDENTIAL ENVIRONMENTAL ASSESSMENT PROGRAM (REAP) V 3.0

The Committee received a high-level review of the evolution of environmental assessment guidelines as they relate to development in the University Neighbourhoods, and of the proposed amendments currently before the Committee.

Results of the public consultation were also presented for information.

In response to questions from Committee members, information was provided about community response to other neighbourhood development consultations at UBC.

5. OTHER BUSINESS

The Committee briefly discussed a timeline for the provision of the Committee's 2014 annual report to the UBC Board of Governors.

ADJOURNMENT

IT IS HEREBY RESOLVED that *the closed September 4, 2014 meeting of the Land Use Committee is adjourned.*

CARRIED



Board of Governors | Property Committee
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Tuesday, September 9, 2014
7:30 a.m. to 8:30 a.m.

Vancouver Campus
Admin Bldg Boardroom
Botanical Garden
6804 South West Marine Drive

In Attendance **Chair Ms. Celeste Haldane**
Mr. Ken Cameron
Mr. Christopher Roach
Mr. Pascal Spothelfer
Mr. Michael White
Mr. Richard White

Staff
Mr. Joe Stott

Board Secretary
Ms. Reny Kahlon

Regrets None

1. CALL TO ORDER AND APPROVAL OF THE AGENDA

The Chair of the Land Use Committee called the meeting to order.

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee approves the Agenda for the September 9, 2014 meeting of the Land Use Committee as circulated.*

CARRIED

2. APPOINTMENT OF CHAIR AND VICE-CHAIR

It was agreed that the Land Use Committee would forward to the Board of Governors for approval the recommendation that Ms. Celeste Haldane serve as Chair of the Land Use Committee, and that Mr. Christopher Roach serve as Vice-Chair of the Land Use Committee.

3. APPROVAL OF MINUTES

A Committee member requested that Minutes of the March 28, 2013 meeting of the Land Use Committee be amended ('Land Use Planning Group' should be 'Land Use Committee').

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee approves the Land Use Committee as amended Minutes of the Land Use Committee meeting held on March 28, 2013 and as circulated Minutes of the Land Use Committee meeting held on September 4, 2014.*

CARRIED

4a. LAND USE RULES: PROPOSED AMENDMENTS | DEVELOPMENT HANDBOOK

The Committee received a review of proposed amendments to the Development Handbook, as outlined in the circulated material.

Committee members requested and received additional information about the consultation process and about the University's response to comments received from a community member.

The Committee asked that the community member be formally notified that his comments were taken into consideration at this meeting.

The Committee also discussed the transfer of density that took place through the process of amending UBC's Land Use Plan and the Wesbrook Neighbourhood Plan; public hearings were included in that process.

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee recommends that the Board of Governors:*

- i. Confirm that the process to amend the Development Handbook is consistent with Policy #92 (Land Use & Permitting); and,***
- ii. Approve the amended Development Handbook dated July 2014 (replacing the October 2009 version), which includes a revision to development area schedule SC4.5(f) to permit a maximum of 10,000m² of ground floor retail space.***

CARRIED

4b. LAND USE RULES: PROPOSED AMENDMENTS | RESIDENTIAL ENVIRONMENTAL ASSESSMENT PROGRAM (REAP) v 3.0

The Committee received a review of amendments proposed for the REAP program, including the purpose of the amendments and information about the consultation process undertaken.

Also discussed briefly were the district energy requirements outlined in v 3.0.

The Committee agreed that the current name of the program does not accurately reflect the comprehensive scope of REAP assessment, and asked staff to add consideration of the program's name to the next program update.

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee recommends that the Board of Governors:*

- i. Confirm that the process to amend the Residential Environmental Assessment Program is consistent with Policy #92 (Land Use & Permitting); and,***
- ii. Approve the amended Residential Environmental Assessment Program v 3.0.***

CARRIED

6. OTHER BUSINESS

The Committee requested information about the number of business licenses active on UBC's Vancouver campus now, as compared to 10 years ago.

ADJOURNMENT

IT IS HEREBY RESOLVED that *the closed September 9, 2014 meeting of the Land Use Committee is adjourned.*

CARRIED