



Board of Governors | Property Committee  
Land Use Committee  
**MINUTES**

Monday, November 14, 2016  
8:30 a.m. to 10:00 a.m.  
Vancouver Campus  
Room 751  
Walter C. Koerner Library  
1958 Main Mall

**In Attendance** Ms. Sandra Cawley, Chair  
Ms. Veronica Knott  
Mr. Martin Nielsen  
Dr. Philip Steenkamp  
Mr. Michael White  
Mr. Richard White

**Board Secretary**  
Ms. Reny Kahlon

**Regrets** None

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## REMARKS

The Chair of the Land Use Committee called the November 14, 2016 meeting of the Land Use Committee to order.

The following resolution was moved and seconded:

**IT IS HEREBY RESOLVED that *the Land Use Committee approves the Agenda for the November 14, 2016 meeting of the Land Use Committee.***

**CARRIED**

### 1. APPOINTMENT OF CHAIR AND VICE-CHAIR

The following resolution was moved and seconded:

**IT IS HEREBY RESOLVED that *the Land Use Committee appoints Ms. Sandra Cawley as Chair, and Ms. Veronica Knott as Vice-Chair, of the Land Use Committee.***

**CARRIED**

### 2. ORIENTATION

Members received an orientation to land use planning at UBC, as regulated by the [Municipalities Enabling and Validating Act](#), the [Land Use Plan](#) for the Vancouver campus (formerly the OCP), and [Policy 92 \(Land Use & Permitting\)](#).

Also reviewed was the role of the Land Use Committee within the framework of Policy 92 and the Board-approved [Vancouver Campus Plan](#) (institutional properties) and [UBC neighbourhood plans](#) (market residential properties).

New members were advised that the authority of the Land Use Committee with respect to the [Land Use Rules](#) established under Policy 92, including the Development Handbook, will be under consideration at this meeting. Following approval from the Board of Governors for a new or amended residential neighbourhood plan (NP), the Land Use Committee is asked to consider and approve any revisions to the Land Use Rules required to align the Rules and the NP.

Committee members discussed UBC's consultation and appeal processes in comparison to standard municipal processes.

### **3. LAND USE RULES: PROPOSED AMENDMENTS – DEVELOPMENT HANDBOOK**

The Land Use Committee was advised that amendments are intended to bring the Handbook into alignment with Wesbrook Place Neighbourhood Plan revisions, and that the proposed amendments to the Development Handbook (UBC's equivalent to municipal zoning regulations) were publicly posted for the required 30-day period. There were no public/community comments submitted in response.

The Committee received information about UBC's robust public consultation process that resulted in Board of Governors' approval of [amendments to the Wesbrook Place Neighbourhood Plan](#) and the circulated 'Plan of Land Uses – P10' in April 2016.

The Committee was provided with an overview of the planned buildout, including building heights, location of towers and townhouses, and interface with the public realm.

The following resolution, as amended, was moved and seconded:

**IT IS HEREBY RESOLVED that *the Land Use Committee recommends that the Board of Governors approve the amended Development Handbook (Attachment 1), to be consistent with the "Plan of Land Uses – P10" in the Wesbrook Place Neighbourhood Plan, as amended in April 2016, allowing conversion of five development sites from a six-storey building form to towers (14 to 18-storeys) with townhouses by:***

- a) Deleting area schedules SC3D and SC3E;***
- b) Amending area schedule SC3C to include townhousing and allow tower heights of 14- to 18-storeys; and***
- c) Adding new area schedule SC2B to allow townhousing together with 14-storey towers.***

**CARRIED**

#### 4. OTHER

Committee members considered the role of the Land Use Committee in relation to the University's overall strategic plan, and agreed that the Land Use Committee should meet frequently enough to provide meaningful feedback to the Board of Governors on areas of confluence between land use planning and strategic goals.

Members also expressed interest in considering a broad range of options and possibilities for land use planning at the Okanagan campus.

It was agreed that the Board Secretary would schedule a meeting of the Land Use Committee as appropriate to allow the Land Use Committee to contribute to discussion around planning for the Stadium neighbourhood (between June and September 2017).

#### NEXT MEETING AND ADJOURNMENT

Consideration will be given to the date of the next meeting of the Land Use Committee, expected to be in the summer 2017.

The following resolution was moved:

**IT IS HEREBY RESOLVED that *the November 14, 2016 meeting of the Land Use Committee is adjourned.***

**CARRIED**