



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

**Monday, August 21, 2017
3:00 p.m. to 5:00 p.m.**
Vancouver Campus
President's Office Boardroom
Walter C. Koerner Library, 7th Floor
1958 Main Mall

In Attendance Ms. Sandra Cawley, Chair
Ms. Patricia French
Dr. Charles Menzies
Mr. Martin Nielsen
Dr. Philip Steenkamp
Mr. Michael White

Regrets None

Staff
Grant Miller
Director of Planning: Development Services
Chris Fay
Manager, Policy Planning
Joanne Proft
Associate Director, Community Planning

Board Secretary Ms. Reny Kahlon

REMARKS

The Chair of the Land Use Committee called the August 21, 2017 meeting of the Land Use Committee to order.

She reminded Committee members of their obligation to declare any potential conflicts of interest in relation to items arising on Land Use Committee agendas, as per the Terms of Reference for the Committee.

During Committee introductions, Ms. Patricia French advised the Committee of her previous and anticipated future involvement in preliminary Stadium Road Neighbourhood planning process discussions, and Mr. Martin Nielsen advised the Committee of his extensive involvement with several completed projects on the Vancouver campus.

Members of the University community in attendance at the meeting introduced themselves to the Committee.

In her remarks, the Chair noted that the Land Use Committee has stated the intent to focus discussion on ways in which land use planning (at both campuses) can more strongly support the University's academic mission and strategic goals, with the Committee (through the Property Committee) acting in the role of strategic advisor to the Board of Governors.

She added that the LUC can support the University's new UBC Strategic Plan by providing advice on aspects of land use, sustainability (including the maintenance of UBC's leadership role), and the creation of an innovative, vibrant and safe mixed-use campus with the ability to respond flexibly to ongoing technological and societal changes, and to engage effectively with potential industry and community partners. While primarily focused on Policy 92 Land Use Rules, the Land Use Committee can also provide increased leadership to the development and implementation of land use planning at the University more broadly, on both campuses.

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee approves the Agenda for the August 21, 2017 meeting of the Land Use Committee.*

CARRIED

The following resolution was moved and seconded:

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

CARRIED

1. UBC LAND USE

Further to the Committee's intent to support the University's strategic plan through effective land use planning, the Committee received a presentation reviewing the history and the physical, legislative and policy context of University land use planning.

Available capacity for academic and residential development and planning priorities to 2025 were also reviewed, with emphasis on the importance of effective community consultation.

During the presentation, Committee members requested information about assumptions underlying capacity projections, and raised questions about the social and ecological sustainability of continued development on the Vancouver campus. It was noted for the Committee's information that analysis of expansion capacity is intended to provide context for upcoming land use discussions, during which land use planning decisions would be taken.

The Committee was advised that identification of potential rapid transit corridors and stations on campus has been undertaken during current land use planning, ensuring that the University will be prepared for future transit opportunities as they arise.

The Committee was also advised that University housing priorities (types, density, tenure, etc.) will be considered during land use planning, in response to direction arising from the University's strategic plan.

It was noted for the Committee's information that the Land Use Plan for the Vancouver campus includes requirements for community amenities and services in residential areas.

2. STADIUM ROAD NEIGHBOURHOOD – PLANNING PROCESS UPDATE

The Committee Chair commented that the Stadium Road Neighbourhood provides the University with an opportunity to solidify UBC's position as a global sustainability and innovation leader while demonstrating the benefits that can arise from a thoughtful mixed-use campus plan. She also emphasized the Board's strong support for housing affordability.

The Committee received a presentation providing an overview of the Stadium Road Neighbourhood land use planning context, planning considerations, potential outcomes, anticipated phases/timing of community consultation and required approvals, as well as next steps.

It was confirmed for the Committee that inclusion of commercial outlets has not been predetermined – a variety of approaches to achieving the stated objectives of the Land Use Plan (including sustainability, diversity and vibrancy) will be considered during the planning process.

Staff assured the Committee that providing sufficient opportunity for consultation with and input from the University community will be a priority throughout the planning process.

The Committee was advised that adjustment to the size or location of the existing stadium will require provincial and Board approval of Land Use Plan amendments prior to Board approval of the Stadium Road Neighbourhood Plan.

NEXT MEETING AND TERMINATION

The Committee was advised that two meetings would be scheduled by the Board Secretariat, one to allow for consideration of UBC's [Residential Environmental Assessment Program](#) (REAP) alignment with the revised BC Building Code (fall 2017), and the second to provide opportunity for additional discussion of land use planning in relation to UBC's strategic plan (spring 2018).

The following resolution was moved:

IT IS HEREBY RESOLVED that *the August 21, 2017 meeting of the Land Use Committee is terminated.*

CARRIED