



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

**Friday, May 11, 2018
9:00 a.m. to 11:00 a.m.**

**UBC Robson Square
Telus Boardroom
800 Robson Street**

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

Regrets None

Interim Board Secretary
Ms. Amandeep Breen

Staff
John Madden, Director
Sustainability and Engineering
Penny Martyn, Manager, Green Building
Grant Miller, Director of Planning Development Services
Joanne Proft, Associate Director
Community Planning
Ralph Wells, Community Energy Manager

UBC Properties Trust
Aubrey Kelly, President & CEO

REMARKS

The Chair of the Land Use Committee called the May 11, 2018 meeting of the Land Use Committee to order.

Members and others in attendance introduced themselves to the group.

In her opening remarks the Chair spoke to the Committee's role, providing strategic advice to the Board of Governors (through the Property Committee) around land use planning on the Vancouver Campus, supporting the University's academic mission and strategic and sustainability goals.

Committee members were reminded 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.

It was agreed that the order of agenda items would be amended.

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee approves the Agenda for the May 11, 2018 meeting of the Land Use Committee, as amended.*

CARRIED

Ms. Patricia French asked that the August 2017 minutes be amended to include her anticipated future involvement in preliminary Stadium Road Neighbourhood planning process discussions.

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee approves the Minutes of the August 21, 2017 meeting of the Land Use Committee, as amended.*

CARRIED

**1. DEVELOPMENT & BUILDING REGULATIONS AND DEVELOPMENT HANDBOOK
HOUSEKEEPING AMENDMENTS**

Proposed housekeeping amendments to UBC's Development & Building Regulations and the Development Handbook (as circulated) were reviewed for the Committee.

The Committee was advised that the mandatory 30-day public consultation period closed on May 9, 2018; only one comment was received during that time, a positive response to adjusted Class 2 bicycle requirements.

The Committee was advised that proposed amendments to the development permit appeal process have been reviewed by both University Counsel and external counsel, and are in alignment with accepted municipal practices.

Committee members discussed the Committee's responsibility to confirm that process has been followed as required, noting that it is also within the Committee's purview to consider the content of the Development Handbook and other documents related to Policy #92 (Land Use & Permitting) and to make recommendations to the Board of Governors.

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee:*

- i. Confirm that the process to amend the Development & Building Regulations and Development Handbook is consistent with Policy #92 (Land Use & Permitting); and,***
- ii. Recommend to the Board of Governors that the amended Development & Building Regulations and Development Handbook be approved.***

CARRIED

2. STADIUM ROAD NEIGHBOURHOOD PLAN UPDATE

The Committee received a presentation reviewing Stadium Road Neighbourhood Plan principles, key directions, scenarios under consideration, and anticipated schedule.

The Committee was advised that anticipated Land Use Plan amendments will require a public hearing and provincial approval.

During the presentation, the ongoing issue of resident complaints about noise from play areas at Chancellor Place was raised; Committee members strongly encouraged the Administration to consider design strategies for sound dissipation in the Stadium Road Neighbourhood.

Planned allocation of space for commercial and transit uses was discussed, along with preliminary options for stadium design; Committee members expressed support for a smaller, more intimate stadium footprint.

The Committee was advised that the planning team is spending a significant amount of time considering environmental issues and identifying strategies to achieve both financial and sustainability objectives. Dr. Menzies commented that conventional measures taken to address ecological impacts of expanding development are often insufficient, and suggested that additional financial tradeoffs may be required to support ecological sustainability. He also suggested incorporating public/social amenities as an alternative to commercial uses. Ms. French added that these comments echoed feedback she has noticed are arising more frequently during public consultation.

3. GREEN BUILDING PLAN UPDATE

The Committee received a presentation that provided an overview of the draft Green Building Plan, its purpose and vision, and individual components of the Plan. The presentation also reviewed proposed amendments to the Residential Environmental Assessment Program (REAP), and the anticipated timeline for each step of the REAP renewal process.

The Green Building Plan is intended to be a strategic framework document; the five-year implementation/action plan will identify specific mechanisms by which to deliver the plan, with implications for institutional technical guidelines and residential REAP requirements. Work to ensure alignment with broader campus planning guidelines and the Water Action Plan is also ongoing.

It was noted for the Committee's information that the biodiversity component of the Green Building Plan will address some of the concerns raised during discussion of the Stadium Road Neighbourhood.

The Committee was advised that consultation with UBC Infrastructure Development and UBC Properties Trust is being undertaken to ensure full understanding of life-cycle costs and other implications for on-campus development of the Green Building Plan.

The Committee Chair drew attention to the impacts of passive house construction (thick walls, mechanical siting requirements) on saleable square footage within developments, adding that flexibility and/or incentives will likely be required to encourage developers in the preferred direction. She also suggested the adoption of initiatives to educate buyers on UBC's sustainability standards.

It was noted that UBC has a unique capacity to integrate post-occupancy evaluation into the Green Building Plan, informing future development on campus and more broadly. It was suggested that consideration of internal development team capacity by the Board of Governors would be helpful in achieving this additional step of the development process.

The Committee expressed support for an accelerated REAP renewal timeline.

4. OTHER

The Committee was advised that Campus + Community Planning has been considering strategies for stabilizing department financing, in collaboration with UBC's Finance department and others. The Committee Chair suggested that an annual development fee review process could be implemented going forward; timing of notice of increases to development partners could be included in that process.

Following formal consideration by the UBC Properties Trust Board, the Land Use Committee will consider any forthcoming fee recommendations. Committee members asked that a broader overview be provided at that time, including a business case for any proposed one-time increase and an outline of a predictable, incremental system for future increases.

Also discussed was provision of community amenities through UBC's development cost charges.

FOLLOW UP

- Administration to provide business case for any proposed one-time development fee increase and an outline of a predictable, incremental system for future development fee increases

NEXT MEETING AND TERMINATION

The Committee was advised that additional amendments and fee proposals will be coming forward for review; meetings to consider those items will be scheduled as required.

For discussion at the next meeting of the Land Use Committee (to be scheduled by the Board Secretariat for August 2018, pending availability of Committee members):

- Request for approval of REAP 3.1 following community consultation
- Review of Stadium Neighbourhood Plan design and planning progress

The following resolution was moved:

IT IS HEREBY RESOLVED that *the May 11, 2018 meeting of the Land Use Committee is terminated.*

CARRIED



Board of Governors | Property Committee
Land Use Committee
MINUTES

Thursday, August 23, 2018
11:15 a.m. to 12:45 p.m.

Vancouver Campus
President's Office Boardroom
7th Floor, Walter C. Koerner Library
1958 Main Mall

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

Regrets Ms. Patricia French
Dr. Charles Menzies

Interim Board Secretary
Ms. Amandeep Breen

Staff

John Madden, Director, Sustainability and Engineering
Penny Martyn, Manager, Green Building
Grant Miller, Director of Planning Development Services
Joanne Proft, Associate Director, Community Planning
Ralph Wells, Community Energy Manager

UBC Properties Trust

Paul Young, Director, Planning & Design

REMARKS

Land Use Committee Chair Ms. Sandra Cawley called the August 23, 2018 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 August 23, 2018 meeting of the Land Use Committee.*

CARRIED

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee approves Minutes of the May 11, 2018 meeting of the Land Use Committee.*

CARRIED

**1. UBC GREEN BUILDING ACTION PLAN:
PATHWAY TO A NET POSITIVE CAMPUS AND REAP UPDATE**

The Committee received an overview of the component areas of the Green Building Action Plan and its overall vision. The presentation also included a review of proposed amendments to UBC's Residential Environmental Assessment Program (REAP 3.1).

The Committee was advised that UBC requested feedback to the Green Building Action Plan from peer reviewers (including consultants, provincial government and others); comments referred to the plan as 'progressive' in both breadth and scope, setting 'leading edges' in areas such as climate adaptability, health and wellbeing, and energy.

Reviewers also noted that the Green Building Action Plan is finding a balance between energy performance at the building scale with district energy systems that provide low-carbon energy. The Committee was advised that this is a topic that UBC would like to pursue with the BC Energy Step Code Council, which is also considering the issue of balancing the two.

The Committee was advised that in a number of component areas, historical and baseline data is readily available. In emerging areas, identification of metrics by which to gauge progress is being undertaken in consultation with internal UBC expertise.

The Committee Chair encouraged the Administration to implement communication to the UBC community about UBC's leadership in this area, offering suggestions for action and fostering an atmosphere of 'friendly competition' to inspire additional progress. It was agreed that information about these types of initiatives currently underway at UBC would be provided to the Property Committee on September 13, 2018.

The Committee was advised that where seismic upgrades and building maintenance requirements present opportunities to improve the thermal performance of buildings, that work is being done.

The Committee discussed the tension between the aspirational life-cycle goals of the Green Building Action Plan and UBC's current capital project approval process, which is generally focused on capital budgets. The Committee Chair suggested that the Property Committee would be interested in reviewing the business case for potential operating cost savings resulting from additional upfront investment.

The Committee was advised that REAP is also making a significant contribution to progressive development at the UBC Vancouver campus. A REAP summary document for the information of Governors was requested.

The Committee received information about data collection, establishment of building performance baselines and benchmarking that will allow the University to gauge progress in the coming years.

It was noted for the Committee that proposed REAP amendments were available for public comment as required. The document posted for public review (Attachment 3a) was circulated to the Land Use Committee, along with a document reflecting changes resulting from public feedback (Attachment 2 - Appendix B) and the final REAP document to be presented to the Board of Governors for approval (Attachment 1 - Appendix A).

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee recommends that the Property Committee approve:*

- i. the Green Building Action Plan (GBAP) for the UBC Vancouver campus as a framework for action; and,*
- ii. amendments to UBC's Residential Environmental Assessment Program (REAP 3.1) to achieve improved building sustainability performance.*

CARRIED

2. STADIUM ROAD NEIGHBOURHOOD PLAN

The Committee received and discussed a presentation reviewing Stadium Road Neighbourhood Plan options and associated challenges and opportunities. The Committee was also shown ground-level view renderings of the options.

The Committee was advised that the Administration is considering dedicating a portion of net new revenue that could be generated through increased tower heights to preservation of ecological areas adjacent to the development.

The Committee encouraged the Administration to strengthen the presentation of the natural ecological area that could be created if existing trees were removed. It was also suggested that trees along 16th Avenue should be added to renderings. The additional views considered at this meeting will also be provided for presentation to the Property Committee.

3. OTHER

The Committee briefly considered timing for the next Land Use Committee meeting, to be scheduled by the Board Secretary.

The following resolution was moved:

IT IS HEREBY RESOLVED that *the August 23, 2018 meeting of the Land Use Committee is terminated.*

CARRIED