



Board of Governors | Property Committee
Land Use Committee
MINUTES

Thursday, January 31, 2019
10:30 a.m. to 11:30 a.m.

UBC Vancouver
Robert H. Lee & Family Boardroom
The Robert H. Lee Alumni Centre
6163 University Boulevard

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

Regrets None

Supported By
Peter Smailes, Vice-President Finance & Resources
Dr. Andrew Szeri, Provost and Vice-President Academic
John Metras, Associate Vice-President Facilities
Chris Fay, Manager, Policy Planning
Grant Miller, Director of Planning Development Services
UBC Properties Trust Aubrey Kelly, President & CEO
Interim Board Secretary Ms. Shelley Milne

REMARKS

The Chair called the January 31, 2019 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 as circulated the Agenda for the January 31, 2019 meeting of the Land Use Committee.*

CARRIED

The following resolution was moved and seconded:

IT IS HEREBY RESOLVED that *the Land Use Committee approves as circulated Minutes of the August 23, 2018 meeting of the Land Use Committee.*

CARRIED

1. **DEVELOPMENT FEE ADJUSTMENTS AND AMENDED DEVELOPMENT AND BUILDING REGULATIONS (UBC VANCOUVER)**

The Committee received and discussed a presentation that provided information about the background and context of the approval request, reviewed drivers underlying recommended development fee adjustments, and outlined proposed next steps.

Additional information was provided about the cost-recovery structure under which permitting staff operate, and the University's approaches to institutional development fees and market residential development fees.

The Committee was advised that variations in construction costs and annual benchmarks are built into modelling; a reserve is utilized to balance annual variations.

The Committee was advised that the Administration is proposing a five-year review cycle for development fees and implementation of indexing for Infrastructure Impact Charges (IICs); CACs are indexed and inflation is built into permitting fees. Fees for UBC-hired external consultants (when required to support more complex projects) are built into the developer's project costs.

The Committee was advised that permitting staff rely on industry cost guides and have not noted any irregularities in bids put forward by developers. Formal audits are not part of the department's standard practice.

The Committee Chair encouraged the Administration to ensure that a clear, transparent process is in place for implementation of development fee increases.

The following resolution was moved and seconded:

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

- i. Adjustments to Development Fees (Building Permit, Alternative Solutions and Occupancy) to recover processing costs, with a phased implementation from 2019 to 2020, as described in Attachment 4 to the report; and,***
- ii. Amended Development and Building Regulations, dated December 2018 as endorsed by the Board of Governors' Land Use Committee, to adjust Development Fees (Building Permit, Alternative Solutions and Occupancy).***

CARRIED

The Committee was advised that costs related to services and other infrastructure at UBC Okanagan will restrict future development on that campus.

FOLLOW UP: Administration to provide at the next meeting of the Land Use Committee a ten-year plan for replacement and new growth services/infrastructure, including projected costs and options for funding.

2. OTHER BUSINESS

The next Land Use Committee meeting, will be scheduled for June or September 2019, to allow the Administration time to prepare responses to the issues raised at this meeting.

TERMINATION

The following resolution was moved:

IT IS HEREBY RESOLVED that *the January 31, 2019 meeting of the Land Use Committee is terminated.*

CARRIED