



Board of Governors | Property Committee  
**Land Use & Operational Sustainability Committee**  
**MINUTES**

**Friday, May 26, 2023**  
**1:04 PM to 1:33 PM**  
**VIDEOCONFERENCE**  
Approved: March 3, 2025

**Chair** Ms. Miranda Lam  
**Vice-Chair** Ms. Anthonia Ogundele  
**Members In Attendance** Ms. Robin Ciceri, Vice-President External Relations  
Ms. Patricia French  
Mr. Martin Nielsen  
Mr. Michael White  
Associate Vice-President Campus & Community Planning  
**Regrets** Mr. John Metras, Associate Vice-President Facilities

**Governors in Attendance**  
Mr. Kareem Hassib  
**Board Secretary**  
Ms. Karen Hakkarainen

Committee Chair Miranda Lam called the open session of the May 26, 2023 Land Use & Operational Sustainability Committee meeting to order at 1:04 p.m. She respectfully acknowledged the ancestral and unceded territories of the Musqueam and the Syilx Okanagan Nation upon which UBC's campuses are located, as well as the other Indigenous lands on which UBC activities take place and from which members were attending.

The Board Secretary reviewed attendance and confirmed quorum.

### **1. Approval of Agenda**

The Chair asked if Committee members had amendments to the open Agenda; none were requested.

The following resolution was moved, seconded, and **CARRIED**:

**IT IS HEREBY RESOLVED that the Land Use & Operational Sustainability Committee approves as circulated the Agenda for the May 26, 2023 meeting of the Land Use & Operational Sustainability Committee.**

The Chair asked if Committee members had any actual, potential or apparent conflicts of interest to declare with respect to any of the items on the Agenda. None were raised.

### **2. Approval of Minutes**

The Chair asked if members had noted any errors or omissions in the Minutes. None were raised.

The following resolution was moved, seconded, and **CARRIED**:

**IT IS HEREBY RESOLVED that the Land Use & Operational Sustainability Committee approves as circulated Minutes of the November 16, 2022 meeting of the Land Use & Operational Sustainability Committee.**

### **3. Proposed Policy Amendment: Residential Environmental Assessment Program (REAP Version 3.3) and Neighbourhood Climate Action Plan Update**

Responsible Executive: Robin Ciceri, Vice-President External Relations

The Committee received a presentation reviewing the proposed Residential Environmental Assessment Program (REAP) amendments and the anticipated process and timeline for development of the final Neighbourhood Climate Action Plan, as set out in the circulated briefing.

It was noted for the Committee's information that a target of net zero operational emissions by 2030 is included among the proposed amendments to the UBC Vancouver Land Use Plan, to be considered at the Committee's next meeting.

The Administration provided the following additional information in response to questions from the Committee:

- REAP Version 3.3 is not prescriptive with respect to the type of energy source incorporated in building design. REAP does set low-carbon emission targets that are expected to drive designers toward electric options. The Administration is working closely with the supplier for the district energy system with the goal of reducing carbon emissions for that system as well.
- REAP Version 3.3 includes a smoke-filtration requirement for building ventilation systems that strives to balance performance standards with the University's overall goal of low-energy-use, low-emission buildings.
- REAP Version 3.3 includes a requirement for temperature modulation systems that are able to respond effectively to a broader range of high and low temperatures.

Committee members offered the following additional comments:

- A member acknowledged the progress being made through ongoing iterations of REAP, adding that for some, the complexity of the REAP document may pose a barrier to understanding the requirements of the program.
- It was suggested that a restriction on gas hookups would provide clearer direction to developers.
- The Administration was encouraged to approach public engagement with the goal of including broad representation from a variety of diverse UBC communities.

The Committee was advised that REAP amendments would come into effect on June 29, 2023, upon approval from the Board of Governors.

The following resolution was moved, seconded, and **CARRIED**:

**IT IS HEREBY RESOLVED that the Land Use & Operational Sustainability Committee recommends to the Property Committee approval of amendments to the Residential Environmental Assessment Program (REAP) in the form set out in Appendix A to the briefing, consistent with UBC's Green Building Action Plan and the Board of Governors' Land Use Policy (UP12).**

#### 4. Other Business

There was no other business.

The open session adjourned at 1:33 p.m.

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#### ACTION ITEMS

May 2023

Status

None identified.

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