

SUBJECT	DEVELOPMENT PERMIT BOARD ANNUAL REPORT
MEETING DATE	DECEMBER 5, 2017

Forwarded to the Board of Governors on the Recommendation of the President

**APPROVED FOR
SUBMISSION**



 Santa J. Ono, President and Vice-Chancellor

	For Information
Report Date	November 7, 2017

Presented By Philip Steenkamp, Vice President, External Relations
 Michael White, Associate Vice President, Campus and Community Planning

EXECUTIVE SUMMARY

The Development Permit Board was established by the Board of Governors to play a key role in the project review process for the neighbourhood areas on UBC’s Vancouver campus. The Development Permit Board makes decisions on development permits, where approved neighbourhood plans are in effect. The Board of Governors makes decisions on capital projects on academic land. The Development Permit Board is a volunteer advisory body appointed by the Board of Governors and is supported by staff in Campus and Community Planning. This is the fourteenth annual report to the Board of Governors.

INSTITUTIONAL STRATEGIC PRIORITIES SUPPORTED

- Learning
 Research
 Innovation
 Engagement
 (Internal / External)
 International
 or Operational

**DESCRIPTION &
RATIONALE**

Policy #92, Land Use and Permitting, establishes procedures to administer campus and community planning, development project review and building code compliance. One of the Policy #92 Land Use Rules is the Development and Building Regulations, where the requirements to obtain permits are established. The Development Permit Board terms-of-reference were approved by the Board of Governors in 2002 and are amended from time-to-time.

The Development Permit Board reviews development applications for projects where a Neighbourhood Plan has been approved. The Board of Governors makes decisions on capital projects on academic land and authorizes the Director of Planning to issue permits for academic projects. The Development Permit Board meets in open public sessions that have been formally advertised. It assesses proposed projects on a site-by-site basis, ensuring that the projects comply with neighbourhood plans, green building guidelines, and the development handbook.

Decisions of the Development Permit Board, including conditions, are forwarded to the Director of Planning who issues development permits on behalf of the University. The Board of Governors receives annual reports on the Development Permit Board's activities.

Development Permit Board Activities 2017

Since the annual report submitted to the Board of Governors on December 6, 2016, the Development Permit Board has held two meetings, in July and October 2017. Minutes of the Development Permit Board Meetings are posted on the Campus and Community Planning website, www.planning.ubc.ca.

Three new development applications were reviewed as follows:

- Market Residential (Polygon) on consolidated Lots 7 & 8 in Wesbrook Place for a development comprising a 14-storey high rise, 5/6-storey low rise, and 3storey townhouse units with a gross building area of 315,145 sq.ft. and 267 residential units;
- Mixed Market and Faculty Staff Rental Residential (UBC Properties Trust) on Lot 11 in Wesbrook Place for a development comprising a 14-storey tower and 3-storey townhouse units with a gross building area of 160,769 sq.ft. and 173 residential units;
- Neighbourhood Park (UBC Properties Trust) on Lot 10 in Wesbrook place for a 107,643 sq. ft. park in the centre of the newly subdivided residential area located on land formerly occupied by BC Research in the southeast quadrant of the Wesbrook Place. The park will be connected to Wesbrook Place amenities by four greenways.

In 2017, Development Permits approved by the Development Permit Board added 440 dwelling units to the neighbourhood housing stock in a gross buildable area of 475,914 sq.ft.

The annual totals for the permits approved by the Development Permit Board since its inception are presented in the following table.

Summary Table of Development Permit Board Activity 2003-2017

CALENDAR YEAR	DPS APPROVED	RESIDENTIAL UNITS	RESIDENTIAL (GROSS SF)	OTHER (GROSS SF)
2003	12	600	638,933	150,457
2004	7	185	299,535	128,205
2005	6	299	401,426	--
2006	6	452	512,549	602
2007	6	358	491,698	54,087
2008	5	367	333,138	38,713
2009	1	72	84,093	17,654
2010	5	325	325,009	56,500
2011	4	387	314,009	27,754
2012	6	328	309,017	21,900
2013	4	311	422,763	--
2014	4	249	286,735	25,070
2015	3	363	299,750	41,960
2016	3	468	505,471	9,783
2017	3	440	475,914	--
TOTALS	75	5,204	5,700,040	572,685

BENEFITS The function of the Development Permit Board provides the appropriate oversight for the administration of the system of land use and development controls within the campus neighbourhoods where neighbourhood plans have been approved. The process provides certainty for residents, developers and the wider campus community.

Learning, Research,
Financial,
Sustainability &
Reputational

RISKS The University must ensure that development projects are not inconsistent with the UBC Land Use Plan, the legal planning document approved by the Minister of Community Sport and Cultural Development.

Financial,
Operational &
Reputational

Previous Report Date September 21, 2017

Decision Approve the appointment of Jacopo Miro as the UBC Student Member of the Development Permit Board for a term expiring May 2018

Action / Follow Up

Previous Report Date June 15, 2017

Decision Approve the appointment of Bryce Rositch as the Chair of the Development Permit Board for a term expiring May 2020.

Action / Follow Up

Previous Report Date December 6, 2016

Decision Receive Annual Report for information and extend the appointment of Prof. Andrew Irvine as the Chair of the Development Permit Board for a term expiring May 2017.

Action / Follow Up

Previous Report Date April 14, 2016

Decision Approve revised terms of reference and appoint new UBC Student Member, David Sametz, to a one year term expiring May 2017.

Action / Follow Up