



**SUBJECT** DEVELOPMENT PERMIT BOARD ANNUAL REPORT

**MEETING DATE** NOVEMBER 26, 2018

Forwarded on the Recommendation of the President

**APPROVED FOR SUBMISSION**

Santa J. Ono, President and Vice-Chancellor

**FOR INFORMATION**

**Report Date** October 26, 2018

**Presented By** Philip Steenkamp, Vice-President External Relations  
Michael White, Associate Vice-President Campus + Community Planning

**EXECUTIVE SUMMARY**

The Development Permit Board is a volunteer advisory body 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 supported by staff in Campus + Community Planning.

This is the 15th 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 & 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 2018

Since the annual report submitted to the Board of Governors on December 5, 2017, the Development Permit Board has held three meetings, in March, May and August 2018. Minutes of the Development Permit Board Meetings are posted on the Campus and Community Planning website, [www.planning.ubc.ca](http://www.planning.ubc.ca).

Three new development applications and were reviewed as follows:

- Market Residential (Wall Financial) on Lot 8 in Wesbrook Place for a development comprising a 22-storey building and townhouse units in two low-rise buildings with a gross building area of 235,839 sq.ft. and 182 residential units (unit mix later amended resulting in 218 residential units);
- Temporary Beach Volleyball Courts (UBC Properties Trust) on Lot 1 in Wesbrook Place supporting organized league play managed by Urban Rec in cooperation with the University Neighbourhood Association;
- Faculty/Staff Rental Residential (UBC Properties Trust) on Lot 4 in Wesbrook place for a development comprising 136 units in two interconnected six-storey mid-rise buildings with a gross building area of 122,429 sq.ft.

In 2018, Development Permits approved by the Development Permit Board added 354 dwelling units to the neighbourhood housing stock with a gross buildable area of 358,268 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 2003-2018**

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	--
2018	3	354	358,268	--
<b>TOTALS</b>	<b>75</b>	<b>5,558</b>	<b>6,058,308</b>	<b>572,685</b>

**BENEFITS** The function of the Development Permit Board provides the appropriate oversight for the Learning, Research, Financial, Sustainability & Reputational 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.

**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 Reputational Operational & Cultural Development.

<b>Previous Report Date</b>	December 5, 2017
<b>Decision</b>	Receive Annual Report for information.
<b>Action / Follow Up</b>	
<b>Previous Report Date</b>	September 21, 2017
<b>Decision</b>	Approve the appointment of Jacopo Miro as the UBC Student Member of the Development Permit Board for a term expiring May 2018
<b>Action / Follow Up</b>	
<b>Previous Report Date</b>	June 15, 2017
<b>Decision</b>	Approve the appointment of Bryce Rositch as the Chair of the Development Permit Board for a term expiring May 2020.
<b>Action / Follow Up</b>	
<b>Previous Report Date</b>	December 6, 2016
<b>Decision</b>	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.
<b>Action / Follow Up</b>	