THE UNIVERSITY OF BRITISH COLUMBIA

REPORT TO THE BOARD OF GOVERNORS

SUBJECT	**DEVELOPMENT FEE ADJUSTMENTS AND AMENDED DEVELOPMENT AND BUILDING REGULATIONS (UBC VANCOUVER)**
MEETING DATE	**FEBRUARY 12, 2019**

APPROVED FOR SUBMISSION

Forwarded on the Recommendation of the President

Santa J. Ono, President and Vice-Chancellor

DECISION REQUESTED

IT IS HEREBY REQUESTED that *approval be granted for:*

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;*** 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).***

The 2019-2020 Infrastructure Impact Charge (IIC) and Community Amenity Charge (CAC) Plan and proposed annual inflationary adjustments to CAC rates provided for information only.

Report Date	January 8, 2019

Presented By

Michael White, Co-Interim Vice-President External Relations
Peter Smailes, Vice-President Finance & Operations
Andrew Szeri, Provost and Vice-President Academic
Pam Ratner, Vice-Provost and Associate Vice-President Enrolment & Academic Facilities
John Metras, Associate Vice-President Facilities
Grant Miller, Director of Planning, Development Services
Chris Fay, Senior Manager, Policy Planning

EXECUTIVE SUMMARY

Under provincial legislation and Board of Governors policy, UBC has established a municipal-like approval and cost recovery structure for Vancouver campus development. Infrastructure Impact Charges (IICs) and Community Amenity Charges (CACs) are collected for campus infrastructure expenditures based on projected growth, infrastructure need and widely-accepted engineering standards. IICs focus on basic utilities and surface works while CACs focus on provincially mandated community facilities per UBC's Land Use Plan (i.e. community centres and childcare facilities). This report recommends the annual Board approval for the updated 10-year IIC and CAC revenue and expense plans. Over the next ten years, IIC expenditures focus on district energy, water, roadways, electrical and sewer works, and CACs on neighbourhood childcare spaces.

Under Board policy, IIC rates are adjusted annually for inflation to reflect construction costs. However, this policy has never been updated to include CAC adjustments. A separate report to the Property and Finance Committee seeks approval to begin inflationary adjustment for CACs in 2020 in order for UBC to deliver child care and community centre amenities in the coming years.

This report seeks adjustments to current development fees (building permit, alternative solutions and occupancy) to recover the costs of permitting and land development approvals. The Board last approved development fee rates in 2004. The report recommends a 20% increase to UBC building permit fees for projects with construction costs above $50,000, phased in over 2019 and 2020. The proposed increase is necessary to allow UBC to better recover the cost of its regulatory and permitting roles, especially given the significant campus growth and increased project complexity since current rates were approved in 2004. The increase has a nominal effect on project budgets, as confirmed through consultation with UBC Properties Trust and UBC Infrastructure Development. UBC's costs for development approvals remain well below regional averages on a project cost basis, and development fees will still remain at 25% below regional averages.

Attachments

1. Updated IIC and CAC Governance Principles
2. 2019-2020 IIC and CAC Plan
3. Water Pump Station Replacement
4. Development and Building Regulations, December 2018

STRATEGIC CORE AREAS SUPPORTED

a **People and Places** a **Research Excellence** ☐ **Transformative Learning** a **Local / Global Engagement**

DESCRIPTION & RATIONALE

Background

Provincial legislation and Board of Governors policy have established a municipal-like approval and cost recovery structure for all Vancouver campus development.

As part of this structure, the University collects development charges to fund the infrastructure that enables growth. UBC-Vancouver has three types of development charges: 1) Infrastructure Impact Charges (IICs); 2) Community Amenity Charges (CACs); and 3) the UBC Properties Trust-administered cost of sales charge to fund neighbourhood infrastructure. This report focuses on IICs and CACs, which the Board of Governors first approved in 1997.

UBC also has a municipal-like structure for development permitting and approvals. This includes a Development and Building Permit approval process pursuant to Board of Governors Policy 92. The current permit fees, approved by the Board In 2004, are based on the principle of ensuring full cost recovery for UBC services. UBC's current fees are significantly lower than a benchmark of regional comparators; up to 50% lower for large academic or residential projects and do not cover the full costs.

Infrastructure Impact Charges and Community Amenity Charges

UBC's IIC funds enable growth by providing campus-wide infrastructure outside of neighbourhood boundaries. CAC funds provide neighbourhood amenities required by UBC's provincially-approved Land Use Plan.

The IIC and CAC Plan is a detailed 10-Year Plan and a Summary Plan of revenue and project expenses from 1997 to 2041, when planned residential development is projected to complete. Expenditures include typical municipal infrastructure such as water, sewers, transportation, surface works such as park space, childcare spaces, and community centres.

IIC and CAC revenue comes from a per square foot charge on new campus development. The rates are based on: projected growth in UBC's Land Use Plan and Vancouver Campus Plan; comprehensive studies to determine infrastructure need; and widely-accepted engineering standards. These studies are updated regularly to ensure rates provide the necessary funding to support UBC's growth. The table below shows 2019 rates.

2019-2020 IIC and CAC Plan

In 2018, the Administration merged IIC and CAC financing into one formalized line of credit managed by UBC Treasury. This approach improves efficiency and financial management and provides greater certainty in project delivery. It also provides the opportunity to formalize a conservative approach to managing the annual planned IIC and CAC deficit. Existing policy requires limiting the IIC deficit to five years of projected revenue. The new approach, reflected in Attachment One, limits IIC/CAC deficits to three years of projected revenue. Deficits are typical for similar investments in municipalities because the requisite infrastructure is built to accommodate growth in advance of revenues.

Past Board of Governors approvals included separate reporting on the IIC and CAC Plans. Reflecting the revised line of credit described above, this report and subsequent approvals describe one joint IIC/CAC Plan, with separate revenues and expenses reported to ensure transparency.

A senior administration planning committee develops the updated IIC/CAC Plan and presents it to the Board of Governors annually for approval. Attachment Two shows the 2019/20 10-Year Plan, including projected revenues and expenditures, and the Summary Plan listing all projects to 2041.

The 2019/20 IIC/CAC Plan projects $8.5M in revenue and $26.5M in expenses, leaving a rolling $31.3M deficit at year's end. The deficit is managed within UBC's liquidity plan and is well within the new policy of limiting IIC/CAC deficits to three years of projected revenue. The 19/20 expenses are driven by sizable IIC contributions for previous Board-approved projects, including the Wesbrook Mall redevelopment ($5.3M), Bioenergy Facility expansion ($4M), electrical substation switchgear replacement ($3M) and MacInnes Field ($2.4M).

In the next ten years, IIC/CAC projects focus on:

- Roadway improvements, including Wesbrook Mall redesign
- Neighbourhood childcare spaces
- Campus electrical infrastructure
- Sewer, water and district energy capacity improvements
- Surface works, including completing MacInnes Field and enabling the Arts Student Centre project

Of note, $12M in IIC funding is allocated through 2021/22 to replace UBC's water pump station. The main water distribution pump station for UBC's campus is located in the Power House building. The pump station is a critical piece of UBC's water distribution infrastructure for consumption and fire flow. The current Power House building is a high seismic risk with significant deferred maintenance costs. In addition, the site is being considered for alternative

academic uses. A new, relocated pump station provides an opportunity to manage seismic risk and free up the Power House site for future academic growth. The new pump station will be located at the northeast corner of Education Road and University Boulevard, adjacent to the Henry Angus Building. Because the project supports campus growth, the IIC Planning Committee recommends funding the relocation. Attachment 3 describes the project in more detail.

The chart below shows total IIC/CAC allocations from 1997, when the charges were introduced, to the current expected community buildout in 2041.

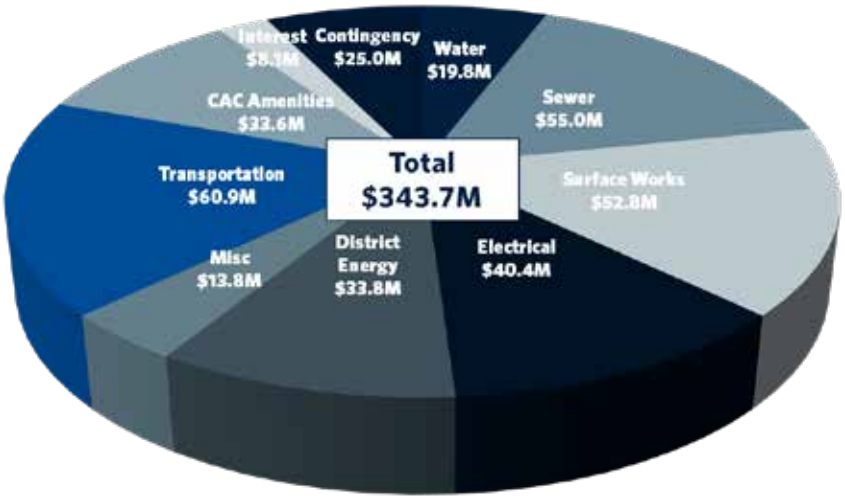


Figure 1 IIC/CAC Allocations 1997-2041

Annual Inflationary Adjustments to IIC and CAC Rates

In November 2001, the Board of Governors approved indexing IIC rates to inflation. Indexation reflects a principled approach of ensuring IIC revenue keeps pace with the cost of building infrastructure to enable UBC's growth. It also reflects best practices in the provincial government's guide to municipal development charges.

The Administration makes the inflationary adjustment each January using Statistics Canada's non-residential construction price index for the Vancouver metropolitan area. That index captures the cost of building infrastructure projects. Reflecting recent construction cost increases, the index results in a 5.8% increase to 2019 IIC rates. This adjustment is lower than other jurisdictions such as Vancouver, where development charges were adjusted 11.0% for 2018 for development projects of similar density to those in UBC's campus neighbourhoods.

This report recommends Board approval to begin the same annual inflationary adjustment for CAC rates. CAC rates have been unchanged since 2003. Over that time, inflation has eroded more than two-thirds of CAC value. Without inflationary adjustments, UBC will be challenged to deliver future neighbourhood child care spaces required in the provincially-approved Land Use Plan. The adjustment will provide ~$3.5M more for community amenities over the next 22 years; the financial section of this report describes the impact in more detail. The annual adjustment will begin January 1st, 2020. This allows in-stream development applications to proceed with the current rates.

The table below shows 2019 IIC and CAC rates. The rates remain comparable to those in similar regional municipalities like the City of Vancouver.

Development Type	2019 IIC Rates (2018 rates) $/sq ft	2019 CAC Rates $/sq ft
Academic	$0	$0
Market Housing	$39.39 ($37.23)	$3.25
Non-Market Housing (faculty/staff) Ancillary Units (student housing, athletics)	$6.69 ($6.32)	$0
Commercial	$39.49 ($37.32)	$0
Industry Research	$5.25 ($4.96)	$0
Parking Structure	$5.29 ($5.00)	$0

Development Fee Upates

The Board of Governors approved UBC's current development fees in 2004. As in a municipality, fees for development, building and streets and landscape permits are intended to recover UBC's costs of its regulatory and permitting responsibilities. The fees have not changed for 15 years, and have not kept pace with academic and residential development on campus, nor with the growing complexity of UBC projects.

The Administration undertook a comprehensive development fee review through 2018. The review was guided by the following principles:

- Ensure development fees reflect UBC's costs, and the costs are fair;
- Minimize impact on small projects;
- Scale fees in proportion to project complexity;
- Reflect market conditions for construction costs; and
- Recognize the unique budget pressure on academic projects.

The development fee review concluded that UBC's costs for its regulatory and permitting roles now exceed permit revenue. In addition, overall permit volume has gone up substantially since 2010, with increased demand for building inspections, complex applications with phased occupancy in large academic projects, and a fivefold increase in requests for alternative solutions to building code requirements. Finally, with respect to benchmarking, the review showed UBC's current building permit fees are up to 50% below the regional average of comparable municipalities.

In order to approach cost recovery, a 20% increase to existing building permit fees is proposed. This adjustment allows UBC to better recover processing and approval costs.

Building permit fees generate nearly 80% of UBC development fee revenue. As in all municipalities, UBC's building permit fees are an escalating percentage of construction costs. This reflects the fact that building permits are the "preferred development fee" because they are collected when projects reach their highest certainty of cost and completion. To minimize the impact on smaller projects, the building permit fee increase would only apply to projects with construction budgets greater than $50,000.

To address a significant gap identified between the regional benchmark and UBC's alternative solution and provisional/partial occupancy fees, the report also recommends increasing both to $500 per application. Attachment 4 shows these fee adjustments.

To provide project certainty and reflect municipal best practices, the proposed building permit fee adjustments would be phased in, with a 10% increase March 1, 2019, and a susbequent 10% January 1, 2020. The Board of Governors Policy 92 Land Use Committee supports this approach, which would be implemented through Board adoption of the revised Development and Building Regulations in Attachment 4.

The proposed fee adjustments have a nominal impact on academic and residential project budgets. The increase in building permit fees will represent approximately 0.1% of construction costs in most cases. UBC's building permit fees will remain relatively low, at 25% below the regional average.

BENEFITS
Learning, Research, Financial, Sustainability & Reputational

IICs and CACs provide infrastructure funding to support campus growth. Along with development fees, these are an important component of the University's unique municipal-like governance. This governance provides invaluable certainty and flexibility to UBC's development of its Vancouver campus in support of the University's academic mission.

RISKS
Financial, Operational & Reputational

Infrastructure investments are typically made to enable growth, and so precede revenues received from development. This results in current-year IIC/CAC Plan deficits, which is typical in municipalities.

To manage financial risk, IIC and CAC deficits do not exceed three years of forecasted revenue. A contingency is also held in both plans against future revenues until Neighbourhood Plans are completed and revenue from future development is assured.

COSTS
Capital & Lifecycle Operating

IICs and CACs provide capital funding for growth-related infrastructure. Operating funding is absorbed within existing budgets by infrastructure operators.

Like in a municipality, development fees support UBC's staffing and consultant costs to fulfill the University's regulatory role for development approvals. The proposed fee adjustments reflect the increased volume and complexity of projects since the Board's 2004 approval of the current rates. These fee adjustments allow UBC to better recover costs and have a marginal impact on capital project budgets, increasing the Building Permit as a percentage of construction cost by 0.1% in most cases.

FINANCIAL
Funding Sources, Impact on Liquidity

The Board of Governors approves the IIC and CAC Plans as part of UBC's annual operating budget. IIC and CAC Plan deficits are limited to three or fewer years of projected revenue and managed within UBC's liquidity plan.

The proposal to adjust CAC rates for inflation is projected to provide approximately $3.5M in incremental CAC revenue through 2041, when current neighbourhood development plans are complete. Because third-party developers pay CACs directly, this revenue is offset by a very slight decrease in prepaid lease sale values. This lease revenue would otherwise be endowed, so there is also a projected $2M impact in endowment investment opportunity costs from the incremental CAC revenue (assuming 3% annual inflation and current endowment returns). Recent UBC land value increases have more than offset this projected impact.

UBC has a unique development cost regime for market housing. CACs are the only charge third-party developers pay UBC directly; IICs and the cost of sales charges are netted from prepaid lease sales. UBC and Properties Trust will communicate the annual CAC adjustments clearly to third-party developers as part of the development process.

The provincial government has previously declined to pay IIC charges for academic projects involving provincial funding on the Vancouver campus. This is at odds with the province providing for these costs when charged by municipalities, such as at UBC's Okanagan campus. The Administration will continue to investigate mechanisms of addressing infrastructure needs related to academic growth, infrastructure repair and rehabilitation to meet this ongoing long-term need.

SCHEDULE

Implementation Timeline

IIC and CAC Plan expenses will occur according to the Board-approved 10-Year Plan. Inflationary adjustments to CAC rates will begin January 1, 2020. Adjustments to development fees will begin March 1, 2019 with a 10% Building Permit fee increase and an increase to $500 for alternative solutions and provisional/partial occupancy fees. The remaining 10% Building Permit fee increase will occur January 1, 2020.

CONSULTATION

Relevant Units, Internal & External Constituencies

IIC and CAC Plans are developed in consultation with staff and external partners including the University Neighbourhoods Association. A Planning Committee with the following senior staff members oversees IIC Plan development:

- Associate Vice-President Campus and Community Planning (Chair)
- Vice-Provost and Associate Vice-President Enrolment and Academic Facilities (Vice Chair)
- Vice-President Students
- Associate Vice-President Facilities
- Comptroller
- Treasurer
- Managing Director, Energy and Water Services
- Managing Director, Infrastructure Development
- Managing Director, Student Housing and Hospitality Services
- CEO, UBC Properties Trust (*ex officio*)

The development fee adjustment recommendation was reviewed by UBC stakeholders responsible for capital projects including Infrastructure Development and UBC Properties Trust, and by the Board of Governors Land Use Committee.

UBCPT COMMENTS

Complete for all reports that include a property component

Review Date	January 8, 2019	Signed off by	Aubrey Kelly, President & CEO

UBCPT acknowledges the benefits to UBC in making the changes outlined in this report. We have long been champions of keeping costs of development low and predictable as a means of maximizing the lease proceeds that flow to the Endowment. The proposed indexing of CAC charges and the increased permit fees would only make slight impacts on development proformas and associated benefits are outlined in this report. UBCPT will ensure that developers are informed of these charges as each site is offered for lease, to ensure continued certainty of costing.

Previous Report Date	February 15, 2018
Decision	Approved 2018-2019 Infrastructure Impact Charge (IIC) and Community Amenity Charge (CAC) Plans as part of UBC's 2018-2019 Operating Budget approval.
Action / Follow Up	Board approved IIC and CAC Plan as proposed.

Previous Report Date	February 14, 2017
Decision	Approved 2017-2018 Infrastructure Impact Charge (IIC) and Community Amenity Charge (CAC) Plans as part of UBC's 2017-2018 Operating Budget approval.
Action / Follow Up	Board approved IIC and CAC Plan as proposed.

Attachment One

GUIDING PRINCIPLES – INFRASTRUCTURE IMPACT CHARGES/COMMUNITY AMENITY CHARGES

INTEGRATION

Infrastructure Impact Charges (**IICs**) and Community Amenity Charges (**CACs**) support UBC's strategic mission and academic priorities. To do so, IIC/CAC Plans must be consistent with UBC's academic, capital, liquidity and land use plans.

GROWTH-RELATED COSTS

Infrastructure and amenity costs required for new development should be paid by those who will use and benefit from the infrastructure.

EQUITY

New infrastructure and amenity costs should be balanced between different types of development based on impact, recognizing that ability to pay varies by development types.

NEUTRAL ON INVESTMENT

IICs/CACs must pay for the infrastructure required for growth but not deter UBC or developers from investing in projects.

CERTAINTY

IIC/CAC rates must be stable to assist planning of development projects. At the same time, sufficient IICs/CACs must be available to meet UBC's infrastructure construction needs in a timely manner.

EFFICIENCY

IICs/CACs must be practical to be effective. To ensure practicality, the campus will be treated as one complete infrastructure system and revenues collected in one area will be used in others.

TRANSPARENCY

Information on which IICs/CACs are based will be publicly available and reported on regularly, including to the UBC Board of Governors.

RISK MANAGEMENT

Infrastructure and amenity costs often precede growth, so the IIC/CAC account may be in a deficit position. To manage financial risk, the deficit will be funded by a financing facility provided by Treasury to Campus and Community Planning under an IIC/CAC internal line of credit arrangement. Pursuant to that arrangement, the deficit balance of the financing facility will never exceed three years of projected IIC/CAC revenue.

Attachment Two: IIC-CAC 2019/20 Plan

Legend:

- New projects
- Planned Projects
- Completed projects
- Projects no longer required

IIC & CAC SUMMARY PLAN (2019-20)		Approved Budget from 2018-19	IIC & CAC To Date Actual as at 30-Nov-18	Estimate to Completion	Forecast 2019-20	Change in Budget From Previous Yr. [Over/(Under)]
Project ID	Description	(a)	(b)	(c) = (d) - (b)	(d)	(e) = (d) - (a)
Revenues						
	Market Housing and Commercial	$253,142,782	$103,355,886	$185,880,045	$289,235,931	$36,093,149
	Campus Housing and Ancillaries	$23,638,227	$18,303,528	$17,133,324	$35,436,852	$11,798,625
	Non-Market Housing	$10,537,187	$4,813,799	$14,220,624	$19,034,423	$8,497,236
	Total IIC & CAC Program Revenues	**$287,318,196**	**$126,473,214**	**$217,233,992**	**$343,707,206**	**$56,389,010**
	Transfers-In: LOC from Treasury (2.5% interest)	$2,500,000	$2,500,000	$0	$0	($2,500,000)
	Total IIC & CAC Program Revenues & Transfers-In	**$289,818,196**	**$128,973,214**	**$217,233,992**	**$343,707,206**	**$53,889,010**
Expenditures						
Water						
W32	Totem Park at Marine Drive	$424,000	$254,125	$169,875	$424,000	$0
W37	Main Mall (U Blvd to Stores Rd)	$247,500	$0	$247,500	$247,500	$0
W39	Agronomy Road (Main Mall to West Mall)	$171,000	$0	$171,000	$171,000	$0
W41	Crescent Road north of Belkin Art Gallery	$88,000	$0	$88,000	$88,000	$0
W43	Memorial Road (small section north of Auditorium Annex)	$34,000	$0	$34,000	$34,000	$0
W44	Triumf (between ISAC1 and ISAC2)	$160,000	$0	$160,000	$160,000	$0
W45	North of Research Ponds in South Campus	$513,000	$0	$513,000	$513,000	$0
W46	Hospital Lane - Hospital Parking Lot	$145,000	$0	$145,000	$145,000	$0
W29-NMSP	Material Recycling Looping	$477,800	$193,858	$283,942	$477,800	$0
W47	Future Water Projects (to be confirmed with Master Servicing Plan updates)	$1,000,000	$0	$1,000,000	$1,000,000	$0
W48	Water Pump Relocation	$0	$100,000	$11,900,000	$12,000,000	$12,000,000
W49	Upgrade Main at Wesbrook/UBlvd (aligned with T26)	$0	$0	$350,000	$350,000	$350,000
W38	Stores Rd (Main Mall to West Mall)	$300,534	$300,534	$0	$300,534	$0
W35	West Mall (U Blvd to Bio Sci Rd)	$165,000	$50,000	$0	$50,000	$0
W34	East Mall (Agr Road and U Blvd)	$175,000	$182,637	$0	$182,637	$0
W31	Hospital Lane - Hospital Parking Lot	$100,000	$88,941	$0	$88,941	$0
W33	U Blvd (Main Mall to East Mall)	$162,000	$167,391	$0	$167,391	$0
W36	Main Mall (Stores Rd to Agronomy Rd)	$171,000	$175,914	$0	$175,914	$0
W42	Memorial Road (small section north of OAB)	$63,000	$65,096	$0	$65,096	$0
W9-OMSP	Wesbrook Mall to Western Pkwy	$35,804	$35,804	$0	$35,804	$0
W12-OMSP	Thunderbird Stadium - included upgrade for ice sports facility	$471,522	$471,522	$0	$471,522	$0
W15-OMSP	Thunderbird road relocation	$1,211,217	$1,211,217	$0	$1,211,217	$0
W17-OMSP	Agronomy replacement Health Sc to Wesbrook	$373,083	$373,083	$0	$373,083	$0
W19-OMSP	Marine Dr., East Mall & Wesbrook Mall (not required)	$281,335	$281,335	$0	$281,335	$0
W20-OMSP	Marine Res. Ph. 1 relocation	$105,496	$105,496	$0	$105,496	$0
W21-OMSP	Strangway Bldg relocation	$119,582	$119,582	$0	$119,582	$0
W22-OMSP	AERL	$87,908	$87,908	$0	$87,908	$0
W23-OMSP	Swing Space	$32,349	$32,349	$0	$32,349	$0
W24-OMSP	Food Nutrition & Health	$119,060	$119,060	$0	$119,060	$0
W25-OMSP	Sauder, Marine Phase II	$131,589	$131,589	$0	$131,589	$0
W27-OMSP	MOA relocation	$195,759	$195,759	$0	$195,759	$0
Total		**$7,561,538**	**$4,743,199**	**$15,062,318**	**$19,805,516**	**$12,350,000**
Sanitary						
S33	East Mall (north of Stores Road)	$102,000	$0	$102,000	$102,000	$0
S35	West Mall (Stadium to Thunderbird)	$891,000	$0	$891,000	$891,000	$0
S36	Wesbrook Mall (Pavilion Rd to16th Avenue intersection)	$494,000	$0	$494,000	$494,000	$0
S37	SW Marine Drive Phase 2 and 3 (extension of S11)	$1,455,000	$0	$2,000,000	$2,000,000	$545,000
S39	Triumf outlet pipe for South Campus	$1,063,000	$0	$1,063,000	$1,063,000	$0
S40A	Wesbrook Crescent Chancellor to NW Marine Phase 1	$1,048,000	$0	$3,200,000	$3,200,000	$2,152,000
S40B	Wesbrook Crescent Chancellor to NW Marine Phase 2	$0	$0	$3,000,000	$3,000,000	$3,000,000
S11	SW Marine Drive Phase II & III	$2,865,000	$48,556	$2,816,444	$2,865,000	$0
S31	West Mall Upgrade - future growth, and low grades	$2,085,000	$437,243	$1,647,757	$2,085,000	$0
S32	Nurseries Road - construction at up and down stream pipes	$726,000	$483,565	$242,435	$726,000	$0
S41	Future Sanitary Projects (to be confirmed with updated Master Servicing Plan)	$5,000,000	$0	$5,000,000	$5,000,000	$0
S38	West Mall Upgrade (extension of S31)	$500,000	$371,163	$0	$371,163	$0
S2	Wesbrook - N of University (N007-N012) with Theological Neighbourhood	$448,258	$448,258	$0	$448,258	$0
S4	Wesbrook - S of University (N014-N021) Regrade	$456,506	$456,506	$0	$456,506	$0
S5	Agronomy (N027-N022) Service to new research	$272,333	$272,333	$0	$272,333	$0
S7	SW Marine Phase I (S002-S048) - Includes flow meter, incinerator/GVRD sani. connection	$727,340	$727,340	$0	$727,340	$0
S9	Wesbrook near Chancellor (N004-N002) *(required)* - ***Part of S1***	$82,582	$82,582	$0	$82,582	$0
S21	Sewer, storm and watermain extensions along Engineering Rd.	$239,715	$239,715	$0	$239,715	$0
S22	Marine Dr., East Mall & Wesbrook Mall	$638,523	$638,523	$0	$638,523	$0
S23	MOA relocation *(Incomplete - hold back)*	$218,353	$218,353	$0	$218,353	$0
S24	Marine Res. Ph. 1 relocation	$14,487	$14,487	$0	$14,487	$0
S25	Thunderbird re-alignment	$344,643	$344,643	$0	$344,643	$0
S25-2	TEF 3 Sanitary Sewer Project (Max $93,176)	$56,444	$56,444	$0	$56,444	$0
S26	AERL	$29,986	$29,986	$0	$29,986	$0
S27	Food Nutrition & Health	$49,862	$49,862	$0	$49,862	$0
S29	Marine Drive Sanitary (to Vanier Pumphouse)	$148,082	$148,082	$0	$148,082	$0
Total		**$19,956,115**	**$5,067,642**	**$20,456,636**	**$25,524,278**	**$5,697,000**

Stormwater						
ST22-1	North Campus Retention Facility	$5,000,000	$0	$5,000,000	$5,000,000	$0
ST22-2	Mid Campus Retention Facility	$5,000,000	$2,799,245	$2,200,755	$5,000,000	$0
ST22-3	South Campus Retention Facility	$5,000,000	$0	$5,000,000	$5,000,000	$0
ST22-4	Perimeter Interaquifer Drainage	$6,843,925	$0	$6,843,925	$6,843,925	$0
ST23	16th Avenue Storm - restriction of 30m of 300mm dia., replacement for 600mm dia.	$100,000	$0	$100,000	$100,000	$0
ST25	TRUIMF - constriction both up and down stream pipes	$162,000	$0	$162,000	$162,000	$0
ST26	Chancellor - constriction caused by sedimentation due to inverts and pipe sizes (400 -- > 600)	$153,000	$0	$153,000	$153,000	$0
ST27	Wesbrook Mall and Marine Drive Stormwater	$250,000	$116,010	$133,990	$250,000	$0
ST28	Cliff Erosion Mitigation NW Marine Drive	$1,000,000	$0	$2,500,000	$2,500,000	$1,500,000
ST1	N. Catchment - Chancellor N100-N11 (Growth 20%) (one third complete)	$194,843	$194,843	$0	$194,843	$0
ST2	N. Catchment - NW Marine Trunk (Growth 43%)	$980,655	$980,655	$0	$980,655	$0
ST4	S. Catchment - Wesbrook Mall (Growth 10%)	$34,666	$34,666	$0	$34,666	$0
ST5	S. Catchment - 16th Avenue (Growth 15%)	$562,063	$562,063	$0	$562,063	$0
ST8	S. Catchment - Wesbrook Mall D44-D67 (Growth 40%) *(In progress) - UBCPT Servicing Cost*	$86,335	$86,335	$0	$86,335	$0
ST11	S. Catchment - South of Marine Drive Outfall; S. Catchment - Marine Drive Biofiltration (Growth 60%)	$97,042	$97,042	$0	$97,042	$0
ST13	Chancellor (Wesbrook Military) turning circle east of East Mall	$453,480	$453,480	$0	$453,480	$0
ST14	MOA relocation	$1,074,898	$1,074,898	$0	$1,074,898	$0
ST15	Marine Res. Ph. 1 relocation	$43,535	$43,535	$0	$43,535	$0
ST16	Thunderbird re-alignment	$352,345	$352,345	$0	$352,345	$0
ST17	Life Sciences	$127,562	$127,562	$0	$127,562	$0
ST19	AERL	$27,027	$27,027	$0	$27,027	$0
ST20	Food Nutrition & Health	$122,215	$122,215	$0	$122,215	$0
ST21-1	Sauder, Marine Phase II	$70,084	$70,084	$0	$70,084	$0
ST21-2	Beaty Biodiversity	$243,635	$243,635	$0	$243,635	$0
Total		**$27,979,309**	**$7,385,639**	**$22,093,671**	**$29,479,309**	**$1,500,000**
Surface Works (Street Restoration, Public Realm, Lighting, etc.)						
P61	Thunderbird Plaza	$550,000	$203,300	$346,700	$550,000	$0
P60	Wayfinding	$3,700,000	$275,275	$3,424,725	$3,700,000	$0
P22	Pathway - McMillan/Totem Residence	$200,000	$0	$200,000	$200,000	$0
P30	MacMillan Courtyard - Social	$0	$0	$500,000	$500,000	$500,000
P33	Large Commons -Library Gardens Terrace	$2,000,000	$1,825,362	$174,638	$2,000,000	$0
P36	Campus Entryways -Gateways North & South Approaches	$1,950,000	$6,165	$1,943,835	$1,950,000	$0
P37	Campus Entryways -Gateways Eastern Approaches (3)	$1,950,000	$0	$1,950,000	$1,950,000	$0
P47	Pathway - Eastmall Pedestrian Laneway South	$360,000	$0	$360,000	$360,000	$0
P49	Volkoff Pathway	$0	$0	$480,000	$480,000	$480,000
P50	Pathway - Walter Gage Pathway	$940,000	$0	$940,000	$940,000	$0
P51	Pathway - St. Andrews Walk	$480,000	$487,920	($7,920)	$480,000	$0
P55	Education Road Pathway	$0	$0	$250,000	$250,000	$250,000
P56	Pathway - CIRS pathway	$330,000	$0	$330,000	$330,000	$0
P58	Commons public realm (4 Commons)	$5,000,000	$2,000,000	$4,000,000	$6,000,000	$1,000,000
P59	Public Art	$2,500,000	$1,256,859	$1,243,142	$2,500,000	$0
P62	MacInnes Field	$2,400,000	$0	$2,400,000	$2,400,000	$0
P63	Future Surface Works (to be confirmed with updated Master Servicing Plan)	$5,000,000	$0	$5,000,000	$5,000,000	$0
P64	Public Art Installation Support	$0	$0	$150,000	$150,000	$150,000
P31	Outdoor Social/Learning - Biological Sciences Learning Courtyard Accessibility	$400,000	$400,000	$0	$400,000	$0
P26	Outdoor Social/Learning Engineering Quad Social (Cheese Factory)	$530,000	$265,000	$0	$265,000	$0
P25	Outdoor Social/Learning -Engineering Quad Learning (WWW)	$260,000	$288,981	$0	$288,981	$0
P13	Pathway -Sustainability Street	$500,000	$499,790	$0	$499,790	$0
P41	U Blvd: E Mall to Main Mall	$3,000,000	$3,009,386	$0	$3,009,386	$0
P42	U Blvd: M Mall to West Mall	$1,120,000	$1,052,861	$0	$1,052,861	$0
P35	Large Commons -Fairview Square -The Grove	$1,750,000	$1,750,000	$0	$1,750,000	$0
P38	Main Mall: U Blvd to Crescent	$5,530,000	$5,530,000	$0	$5,530,000	$0
P38-1	Main Mall and University Blvd Intersection	$2,400,000	$2,400,000	$0	$2,400,000	$0
P39	Main Mall: U Blvd to Fairview	$2,580,000	$2,580,000	$0	$2,580,000	$0
P40	Main Mall: Fairview to Agronomy	$1,810,000	$1,810,000	$0	$1,810,000	$0
P6	Construct greenways (5 km)	$485,948	$485,948	$0	$485,948	$0
P8	Other - e.g., library landscaping	$955,751	$955,751	$0	$955,751	$0
P9	Ropes course	$22,617	$22,617	$0	$22,617	$0
P10	AERL	$159,996	$159,996	$0	$159,996	$0
P11	Swing Space	$7,874	$7,874	$0	$7,874	$0
P24	Outdoor Social/Learning -Buchanan Courtyard Social (West)	$750,000	$750,000	$0	$750,000	$0
P32	Large Commons -Library Gardens Walkway - Learner's Walk	$1,086,783	$1,086,783	$0	$1,086,783	$0
Total		**$50,708,971**	**$29,109,868**	**$23,685,120**	**$52,794,989**	**$2,380,000**
Transportation						
T29	Wesbrook Mall / diesel bus terminal intersection and road improvements	$2,000,000	$1,082,676	$917,324	$2,000,000	$0
T3	Wesbrook Mall & University Blvd - Intersection improvements and traffic signals	$750,000	$44,865	$705,135	$750,000	$0
T23	Wesbrook / Chancellor intersection improvement	$500,000	$0	$500,000	$500,000	$0
T26	Wesbrook Mall Rebuild - from University Blvd to Agronomy	$4,000,000	$313,467	$4,686,533	$5,000,000	$1,000,000
T26-Cons	Wesbrook Mall	$7,250,000	$1,441,008	$6,808,992	$8,250,000	$1,000,000
T28	Gage South Infrastructure and public realm (incl new McInnis Field and Aquatic	$8,000,000	$7,990,342	$0	$7,990,342	($9,658)
T6&P57-Cons	East Mall/University Commons/North Gage	$14,050,000	$7,305,813	$6,744,187	$14,050,000	$0
T22	East Mall / Chancellor Roundabout and gateway feature	$2,000,000	$0	$2,000,000	$2,000,000	$0
T31	Future Transportation Projects (to be confirmed with updated transportation studies)	$10,000,000	$0	$10,000,000	$10,000,000	$0
T32	UBlvd/MacInnes Parkade	$0	$0	$1,232,000	$1,232,000	$1,232,000
T20	16th Avenue Pedestrian Crossings	$600,000	$580,857	$0	$580,857	$0
T30	Cycling infrastructure improvements (East Mall and Stadium Road)	$0	$24,663	$0	$24,663	$0
T1	Wesbrook Mall 16th Ave to SW Marine Drive	$1,500,000	$1,551,005	$0	$1,551,005	$0
T25	Wesbrook / Agronomy intersection improvements	$250,000	$160,269	$0	$160,269	$0
T4	Thunderbird - East Mall to Wesbrook	$1,250,000	$1,250,000	$0	$1,250,000	$0
T5	Thunderbird - Wesbrook Mall to Osoyoos Crescent	$500,000	$500,000	$0	$500,000	$0
T11	Marine Dr., Mid-Campus & Chancellor	$1,453,749	$1,453,749	$0	$1,453,749	$0
T12-2	University Boulevard - Phase 1 (include $500K deferred planning costs and $1M public	$9,500,548	$9,207,436	$0	$9,207,436	$0
T14	Marine Res. Ph. 1 relocation	$27,093	$27,093	$0	$27,093	$0
T15	AERL	$25,172	$25,172	$0	$25,172	$0
T16	Food Nutrition & Health	$27,837	$27,837	$0	$27,837	$0
T18	Roundabout on 16th Avenue	$1,509,503	$1,472,003	$0	$1,472,003	$0
T19-1	Sauder, Marine Phase II	$41,129	$41,129	$0	$41,129	$0
T19-2	Beaty Biodiversity	$188,490	$188,490	$0	$188,490	$0
T8-Cons	Roadwork-diesel bus loop, East Mall, Wesbrook Mall, and Core Road Rehabilitation	$1,906,919	$890,588	$0	$890,588	$0
Total		**$60,080,440**	**$34,137,455**	**$26,785,179**	**$60,922,633**	**$2,222,342**

Electrical						
E25	Additional works to be confirmed in Campus Electrical Supply Study	$10,250,000	$0	$10,250,000	$10,250,000	$0
E25-1	UNY-Substation Switchgear Replacement	$6,750,000	$0	$6,750,000	$6,750,000	$0
E25-2	New Feeder Lines	$4,500,000	$0	$4,500,000	$4,500,000	$0
E26	Study - Upgrade Campus Electrical Supply from 44 - 62 MVA	$900,000	$851,006	$0	$900,000	$0
E28	UNY-Substation Third Transformer	$5,500,000	$0	$5,500,000	$5,500,000	$0
E25-3	Pre-Ducting for New Lines (Agronomy, West Mall)	$1,900,000	$673,424	$0	$673,424	$0
E27	Gage South Hydro SRW Relocation	$450,000	$435,643	$0	$435,643	$0
E1	New University Boulevard - New Feeder	$679,506	$679,506	$0	$679,506	$0
E9	Vanier/Food Services	$613,492	$613,492	$0	$613,492	$0
E3-1	West Campus - New Feeder & Relocation	$1,333,612	$1,333,612	$0	$1,333,612	$0
E3-2	West Mall - Relocation (move E8 to E3)	$492,327	$492,327	$0	$492,327	$0
E4	UNY - Substation Upgrades	$622,194	$622,194	$0	$622,194	$0
E5	East Campus - 69 KV Line Relocation	$177,454	$177,454	$0	$177,454	$0
E6	South Campus - New Substation	$151,480	$151,480	$0	$151,480	$0
E10-1	4KV Conversions (FIMP)	$289,969	$289,969	$0	$289,969	$0
E10-2	Medical Blocks A, B & C	$835,088	$835,088	$0	$835,088	$0
E10-3	Chemistry & South Campus 4KV (incl. Fisheries)	$1,300,216	$1,300,216	$0	$1,300,216	$0
E10-4	Federal Agriculture/Food Sc.	$198,129	$198,129	$0	$198,129	$0
E11	Underground 69KV to 16th Ave; Underground OH Service	$2,255	$2,255	$0	$2,255	$0
E13	East Campus - Fraternity Village	$347,768	$347,768	$0	$347,768	$0
E14	69kV Pole Relocation	$16,982	$16,982	$0	$16,982	$0
E15	Strangway Bldg relocation	$635,189	$635,189	$0	$635,189	$0
E16	Thunderbird re-alignment	$998,339	$998,339	$0	$998,339	$0
E17	Life Sciences	$762,276	$762,276	$0	$762,276	$0
E18	Life Sciences - 4 kV substation	$605,253	$605,253	$0	$605,253	$0
E19	Swing Space	$32,349	$32,349	$0	$32,349	$0
E20	Food Nutrition & Health	$28,983	$28,983	$0	$28,983	$0
E21	Replace/upgrade cables at UNY (Main substation)	$207,185	$207,185	$0	$207,185	$0
E22	Mid-Campus Electrical Duct Relocation	$880,902	$880,902	$0	$880,902	$0
E23	MOA relocation	$23,426	$23,426	$0	$23,426	$0
E24	Beaty Biodiversity	$147,298	$147,298	$0	$147,298	$0
Total		**$41,631,673**	**$13,341,746**	**$27,000,000**	**$40,390,739**	**$0**
Natural Gas						
N19	West Mall at Hawthorne Lane and Commons Block	$65,000	$0	$65,000	$65,000	$0
N2	North Campus - Pressure Upgrade - Phase I	$115,000	$59,517	$0	$59,517	$0
N4	North Campus - Pressure Conversion - Phase II	$175,000	$125,000	$0	$125,000	$0
N14-2	Beaty Biodiversity	$42,557	$42,557	$0	$42,557	$0
N1	North Campus - upgrade and takeover, VST upgrade	$53,516	$53,516	$0	$53,516	$0
N3	North Campus - Piping Upgrades - Wesbrook Loop/Press Zone	$314,969	$314,969	$0	$314,969	$0
N8	Marine Dr., West Mall, Korea House	$69,389	$69,389	$0	$69,389	$0
N9	Marine Res. Ph. 1 relocation	$41,293	$41,293	$0	$41,293	$0
N10	Life Sciences	$48,347	$48,347	$0	$48,347	$0
N11	AERL	$95,667	$95,667	$0	$95,667	$0
N12	Swing Space	$32,349	$32,349	$0	$32,349	$0
N14-1	Sauder, Marine Phase II	$1,359	$1,359	$0	$1,359	$0
N15	Terasen Gas Relocation in Chancellor	$187,596	$187,596	$0	$187,596	$0
Total		**$1,242,042**	**$1,071,558**	**$65,000**	**$1,136,558**	**$0**
District Energy						
DE 13	Future ADES connections (to be confirmed with future capital projects)	$2,000,000	$0	$10,000,000	$10,000,000	$8,000,000
DE 14	BRDF Expansion	$0	$0	$5,000,000	$5,000,000	$5,000,000
DE 15	Aquatic Centre/Exchange Housing loop	$1,200,000	$195,393	$1,854,607	$2,050,000	$850,000
DE 16	Gage Road Loop	$0	$0	$630,000	$630,000	$630,000
DE 17	Tbird Blvd/West Mall Expansion (Phase 1/2); placeholder subject to technical analysis	$0	$0	$0	$0	$0
DE 18	Tbird Blvd/West Mall Expansion (Phase 3); placeholder subject to technical analysis	$0	$0	$0	$0	$0
DE 9	Steam to Hot Water Conversion	$10,000,000	$10,000,000	$0	$10,000,000	$0
DE 12	Gage South ADES connections	$243,960	$243,960	$0	$243,960	$0
Steam 1	Power House (part of a $6.2M generator/cogenerator and partially funding of boiler,	$1,700,158	$1,700,158	$0	$1,700,158	$0
Steam 2	Agronomy and Health Sciences - extensions to Life Sci & Chem-Bio	$896,267	$896,267	$0	$896,267	$0
Steam 3	Agronomy and Health Sciences - Trunk System for Life Sci & Chem-Bio	$518,986	$518,986	$0	$518,986	$0
Steam 4	University Boulevard (Main Mall/West Mall) - Extensions to Academic Building	$1,297,596	$1,297,596	$0	$1,297,596	$0
Steam 6	MOA relocation	$779,526	$779,526	$0	$779,526	$0
Steam 7	Strangway Bldg relocation	$325,277	$325,277	$0	$325,277	$0
Steam 10-1	Sauder, Marine Phase II	$359,581	$359,581	$0	$359,581	$0
Steam 10-2	Beaty Biodiversity	$28,658	$28,658	$0	$28,658	$0
DE 11	UBlvd ADES connections	$0	$0	$0	$0	$0
Total		**$19,350,010**	**$16,345,404**	**$17,484,607**	**$33,830,010**	**$14,480,000**
Solid Waste						
SW1	Relocation of Materials Recovery Facility	$1,144,440	$0	$1,144,440	$1,144,440	$0
SW2	Expansion of MRF	$468,180	$0	$468,180	$468,180	$0
SW3	Equipment - bins, containers, etc.	$2,000,000	$74,800	$1,925,200	$2,000,000	$0
SW5	Waste Compactors	$250,000	$0	$250,000	$250,000	$0
SW6	Upgrade compactor at Material Recovery Facility	$150,000	$0	$150,000	$150,000	$0
SW7	Waste/Recycling enclosures	$2,400,000	$50,000	$2,350,000	$2,400,000	$0
SW8	Expansion of In Vessel composting facility	$1,600,000	$0	$1,600,000	$1,600,000	$0
SW4	In Vessel Composting (Total cost $1.2M)	$250,000	$250,000	$0	$250,000	$0
Total		**$8,262,620**	**$374,800**	**$7,887,820**	**$8,262,620**	**$0**
Planning, Services and Financing Costs						
PS5	Electrical model upgrade	$150,000	$0	$150,000	$150,000	$0
PS7	Future master servicing planning model updates	$3,000,000	$0	$3,000,000	$3,000,000	$0
PS6	Electrical campus supply study	$150,000	$150,000	$0	$150,000	$0
PS1	Consultant exp. (Urban Systems / Holland Barrs)	$47,756	$47,756	$0	$47,756	$0
PS2	Couriers/Operational supplies & expense/Professional exp	$350	$350	$0	$350	$0
PS3	Thunderbird Re-alignment (Water, Sanitary, Storm, Roadways, Landscaping)	$157,534	$157,534	$0	$157,534	$0
PS4	MOA relocation	$21,695	$21,695	$0	$21,695	$0
Total		**$3,527,335**	**$377,335**	**$3,150,000**	**$3,527,335**	**$0**

CAC						
CAC5	Wesbrook Place Community Centre - Childcare	$4,790,000	$0	$4,790,000	$4,790,000	$0
CAC4	EC4 Childcare (Vista Point Daycare)	$1,000,000	$1,000,000	$0	$1,000,000	$0
CAC6	Childcare	$9,900,000	$0	$9,900,000	$9,900,000	$0
CAC7	Acadia Community Centre	$3,000,000	$0	$0	$0	($3,000,000)
CAC2-1	Wesbrook Place Community Centre	$13,400,000	$13,559,157	$0	$13,559,157	$159,157
C1	Hawthorne Place Community Centre Costs	$3,008,766	$2,939,224	$0	$2,939,224	($69,542)
C4	Shared Community Facility - Basketball Court	$30,794	$30,794	$0	$30,794	$0
CAC1	Vancouver Child Care Expansion	$1,100,000	$1,100,000	$0	$1,100,000	$0
CAC3	UNA Skateboard Park	$300,000	$300,000	$0	$300,000	$0
Total		**$36,529,560**	**$18,929,175**	**$14,690,000**	**$33,619,175**	**($2,910,385)**
Pre-2003 Costs						
Pre-2003-1	Treasury Expenses	$9,736	$9,736	$0	$9,736	$0
Pre-2003-2	Project 8986 - Update of IICs (Max reached)	$50,000	$50,000	$0	$50,000	$0
Pre-2003-3	Project 8984 - Technical Guidelines	$248,814	$248,814	$0	$248,814	$0
Pre-2003-4	Municipal - Disney Clean Project	$45,828	$45,828	$0	$45,828	$0
Pre-2003-5	Utilities Watermain Project (Max - old rates reached)	$310,465	$310,465	$0	$310,465	$0
Pre-2003-6	Custodial Equipment	$250,000	$250,000	$0	$250,000	$0
Pre-2003-7	Custodial - Floor mats & paper towel dispensers	$100,000	$100,000	$0	$100,000	$0
Pre-2003-8	Gardeners - Benches	$50,000	$50,000	$0	$50,000	$0
Pre-2003-9	Cliff Remediation Project	$400,000	$400,000	$0	$400,000	$0
Total		**$1,464,844**	**$1,464,844**	**$0**	**$1,464,844**	**$0**
Transfer to Maintenance						
	Transfer to Deferred Maintenance (2001-2012)	$5,619,684	$5,619,684	$0	$5,619,684	$0
	Transfer back to IIC Program (include interest income) (2012)	($6,205,281)	($6,205,281)	$0	($6,205,281)	$0
	Interest Income from Deferred Maintenance	**($585,597)**	**($585,597)**	**$0**	**($585,597)**	**$0**
	Total IIC & CAC Program Expenditures (before Interest)	**$277,708,859**	**$131,763,067**	**$178,360,350**	**$310,172,410**	**$35,718,957**
Interest (Income)/Expense						
	Interest (Income)/Expense	$626,962	5,085,087.37	2,984,225.91	$8,069,313	$7,442,351
	Total Interest (Income)/Expense	**$626,962**	**$5,085,087**	**$2,984,226**	**$8,069,313**	**$7,442,351**
	Total IIC & CAC Program Expenditures (net of interest)	**$278,335,821**	**$136,848,154**	**$181,344,576**	**$318,241,723**	**$43,161,309**
SUMMARY		**Approved Budget from 2018-19**	**YTD Actual**	**Estimate to Completion**	**Forecast 2019-20**	**Over/(Under) Budget**
	IIC & CAC Revenue	**$287,318,196**	**$126,473,214**	**$217,233,992**	**$343,707,206**	**$56,389,010**
	Transfers-In	**$2,500,000**	**$2,500,000**	**$0**	**$0**	**($2,500,000)**
	IIC & CAC Expenditures	**($277,708,859)**	**($131,763,067)**	**($178,360,350)**	**($310,172,410)**	**($32,463,551)**
	Interest Income/(Expense)	**($626,962)**	**($5,085,087)**	**($2,984,226)**	**($8,069,313)**	**($7,442,351)**
	Contingency for Potential Reduced Floorspace	**($26,200,000)**	**$0**	**($25,000,000)**	**($25,000,000)**	**$1,200,000**
	IIC & CAC Balance	**($14,717,625)**	**($7,874,941)**	**$10,889,416**	**$465,483**	**$15,183,108**

IIC/CAC Consolidated 10-year Summary Plan

As of:
November 30, 2018

		0		1	2	3	4	5	6	7	8	9	10
	Prior Years Actuals	2018/19 Actuals	2018/19 Forecast	2019/20 Plan	2020/21 Plan	2021/22 Plan	2022/23 Plan	2023/24 Plan	2024/25 Plan	2025/26 Plan	2026/27 Plan	2027/28 Plan	2028/29 Plan
Revenue:													
Market Housing Revenue (UBCPT) - Prepaid Lease	91.08	13.01	4.11	7.33	13.35	10.45	11.86	18.28	7.08	19.79	10.57	10.74	7.67
Market Housing Revenue (UBCPT) - Rental	0.23	-	-	-	-	-	-	-	-	-	-	-	-
Non-Market Housing & Commercial (UBCPT)	4.81	-	1.70	-	0.33	1.46	2.31	1.91	-	0.74	1.66	0.40	0.40
Campus Housing (Totem Infill, Housing Hubs) and Ancillaries	17.34	0.00	-	1.12	3.37	-	-	2.81	2.81	1.40	1.40	1.40	1.40
Financing - Deposits/(Repayments)	2.50												
Total Revenue	**115.96**	**13.01**	**5.81**	**8.45**	**17.05**	**11.91**	**14.17**	**22.99**	**9.89**	**21.93**	**13.64**	**12.55**	**9.48**
Rolling 3-year forecasted revenue (Current year + 2 years forward)			*44.32*	*37.41*	*43.14*	*49.08*	*47.06*	*54.82*	*45.47*	*48.12*	*35.67*	*31.51*	*27.04*
Expenditures:													
Water													
W29, W32, W44, W45, W48 (Water Pump), W49	(0.80)	(0.10)	(0.23)	(1.35)	(6.51)	(5.28)							
Sanitary													
S32 (Triumf), S40A/B (N Campus), S34 (S Campus) S11/S37/S35 (West Mall to S Camp	(0.53)	-	(0.39)	(0.40)		(5.76)	(5.60)						
S31 (West Mall to Chancellor Blvd)	(0.81)	-				(1.65)							
Stormwater													
ST22-2 (Mid Campus Retention)	(2.80)	-			(2.20)								
ST22-1 (North Campus Retention), ST22-3 (South Campus Retention)							(5.00)	(5.00)					
ST23 (16th Ave), ST27 (West Mall & Marine Drive)	(0.12)	-	(0.13)			(0.10)							
ST28 (Cliff Mitigation)								(2.50)					
Surface Works													
P62 (MacInnes Field)				(2.40)									
P61, P51, P49, P55, P36 (Tbird Plaza, St Andrews Walk, Volkoff, Education, MacMillan)	(1.65)	-	(0.82)			(0.25)		(0.50)					
P59 (Public Art)	(1.26)	0.01	(0.13)	(0.18)	(0.18)	(0.18)	(0.18)	(0.18)	(0.18)	(0.18)			
P60 (Wayfinding)	(0.26)	(0.02)	(0.14)	(0.15)	(0.15)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)
P58 (Commons Public Realm)	(2.00)	-			(2.00)			(2.00)					
P33 (Library Square)	(1.83)	0.00	(0.17)										
P36, P37 (Gateways)		(0.01)	(0.11)	(0.88)		(0.95)		(1.95)					
Transportation													
T22 (East Mall/Chancellor)							(2.00)						
T26-Cons (Wesbrook Mall)	(1.39)	(0.05)	(0.98)	(5.33)				(0.50)					
T6-Cons (North Gage)	(0.34)	(0.36)	(0.50)	(6.24)									
T32 (UBlvd/MacInnes Parkade)			(1.23)										
Electrical													
E25-1 , E25-2, E28 (UNY Substation and Feeder Lines)			(0.75)	(3.00)	(3.00)				(0.50)	(3.50)	(6.00)		
E27 (Gage South SRW relocation)	(0.44)	-											
E26 Study - Upgrade Campus Electrical Supply from 44 - 62 MVA	(0.73)	(0.12)	(0.00)	(0.03)	(0.01)								
Natural Gas													
N19			(0.07)										
District Energy													
DE14 (BRDF Expansion)			(0.50)	(4.00)	(0.50)								
DE15 (Aquatic/Exchange Loop), DE16 (Gage Road Loop)	(10.24)	(0.20)	(1.85)		(0.63)								
Solid Waste													
SW3, SW5, SW7		(0.05)	-					(2.40)					
Planning													
PS7 (Master Servicing Plan Updates)				(0.12)					(2.88)				
Prior Years IIC Expenses	(57.34)												
CAC													
Wesbrook Place Community Centre	(10.23)	-	(3.33)										
Wesbrook Place Community Centre - Childcare	-	-	(2.40)	(2.40)									
EC4 Childcare (Vista Point Daycare)	-	(1.00)	-										
Future Childcare	-	-							(2.48)				(2.48)
Acadia Community Centre	-	-											
Total Expenses	**(126.49)**	**(1.95)**	**(13.74)**	**(26.49)**	**(15.19)**	**(14.38)**	**(12.99)**	**(15.24)**	**(6.25)**	**(3.89)**	**(6.21)**	**(0.21)**	**(2.69)**
Surplus/(Deficit)	**(10.53)**	**11.07**	**(7.93)**	**(18.03)**	**1.87**	**(2.47)**	**1.18**	**7.75**	**3.64**	**18.04**	**7.43**	**12.33**	**6.79**
Interest Income/(Expense)	(4.83)	(0.26)	(0.10)	(0.69)	(1.05)	(1.09)	(1.15)	(1.04)	(0.88)	(0.54)	(0.07)	0.14	0.36
Net Surplus/(Deficit)	**(15.36)**	**10.81**	**(8.04)**	**(18.72)**	**0.82**	**(3.57)**	**0.03**	**6.71**	**2.76**	**17.50**	**7.36**	**12.47**	**7.15**

	Prior Years Actuals	2018/19 Actuals	2018/19 Forecast	2019/20 Plan	2020/21 Plan	2021/22 Plan	2022/23 Plan	2023/24 Plan	2024/25 Plan	2025/26 Plan	2026/27 Plan	2027/28 Plan	2028/29 Plan
IIC & CAC Balance, Beginning (Cash basis)	-	**(15.36)**	**(4.55)**	**(12.58)**	**(31.31)**	**(30.49)**	**(34.05)**	**(34.03)**	**(27.32)**	**(24.55)**	**(7.05)**	**0.31**	**12.78**
Surplus/(Deficit)	(15.36)	10.81	(8.04)	(18.72)	0.82	(3.57)	0.03	6.71	2.76	17.50	7.36	12.47	7.15
Contingency ($26.2m for potential reduced floorspace)													
IIC & CAC Balance, Ending (Cash basis)	**(15.36)**	**(4.55)**	**(12.58)**	**(31.31)**	**(30.49)**	**(34.05)**	**(34.03)**	**(27.32)**	**(24.55)**	**(7.05)**	**0.31**	**12.78**	**19.93**
Add: Wesbrook Community Centre accrual	(3.33)	(3.33)											
Add: Vista Point Daycare accrual	(1.00)	-											
IIC & CAC Balance, Ending (Accrual basis)	**(19.68)**	**(7.87)**	**(12.58)**	**(31.31)**	**(30.49)**	**(34.05)**	**(34.03)**	**(27.32)**	**(24.55)**	**(7.05)**	**0.31**	**12.78**	**19.93**

Attachment Three

Water Pump Station Relocation

Project Description

Currently the main water distribution pumps for the Point Grey Campus are located within the Power House and deliver fire flow for all buildings located in the high pressure zone that are not equipped with booster pumps (see Figure 1). Thanks to the Academic District Energy System, the Power House is no longer producing heat for the campus and the site of the building is being considered for alternative uses. In addition, the Power House as it currently stands, is an identified seismic risk for the University. As a result of these issues, a new, relocated pump station is planned.

The in-fill site between the Henry Angus Building and the Somerset Studios at University Boulevard has been approved by the New Building Siting Committee as suitable for the Water Pump Station (see Figure 1). The two-storey pump station will accommodate a pump house with allowance to increase the overall pump capacity as future campus needs dictate, a gas metering station and an emergency generator. The new building will align with adjacent buildings to frame the adjacent public realm and reinforce the experience of University Boulevard as a key ceremonial route on campus.

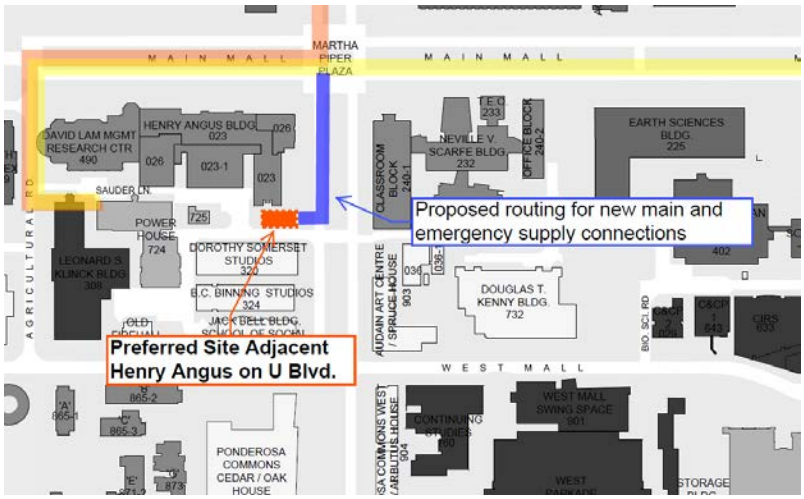
Project Rationale

The relocation of the Power House water pump station is being undertaken for several reasons.

1) Seismic Resilience - The new station will improve the seismic resilience of the campus by removing the critical risk that the water distribution system would not be functional due to the collapse of the Power House. The Seismic Resilience Plan update report delivered to the Board of Governors in September, 2017 identified the current location of the pump station within the Power House as a “significant vulnerability to the water supply” because the Power House was found to be at high risk of collapse during a seismic event. The report concluded that “decommissioning the Power House and relocating the water pumps to a new location is a primary recommendation”.

2) Fire Protection Reliability - The new pump station will ensure that buildings within the high pressure water distribution zone have adequate fire protection capabilities by replacing existing end-of-life infrastructure.

3) Powerhouse Site Redevelopment - The new pump station will allow for decommissioning of the Power House, making the site available for development of the planned Sauder School of Business expansion.


MAIN MALL
MARTHA PIPER PLAZA
MAIN MALL
DAVID LAM MGMT RESEARCH CTR 490
HENRY ANGUS BLDG 023
026
023-1
023
SAUDER DR
POWER HOUSE 724
725
LEONARD S. KLINCK BLDG 308
DOROTHY SOMERSET STUDIOS 320
E.C. BINNING STUDIOS 324
JACK BELL BLDG. SCHOOL OF SOCIAL
AGRICULTURAL RD
CLASSROOM BLOCK 240-1
NEVILLE V. SCARFE BLDG 232
OFFICE BLOCK 240-2
EARTH SCIENCES BLDG 225
402
Proposed routing for new main and emergency supply connections
AUDAIN ART CENTRE / SPRUCE HOUSE 903
036
DOUGLAS T. KENNY BLDG 732
BIO SCI RD
CIRS 633
Preferred Site Adjacent Henry Angus on U Blvd.
WEST MALL
865-2
865-3
PONDEROSA COMMONS CEDAR / OAK HOUSE
CONTINUING STUDIES 900
WEST MALL SWING SPACE 901
STORAGE

APPENDIX 2
Proposed Location & Massing
Pump Station
January 26, 2018
Drawn by: UBC Energy & Water
120

Attachment Four

THE UNIVERSITY OF BRITISH COLUMBIA

DEVELOPMENT & BUILDING REGULATIONS

Development Services, Campus and Community Planning
Revised: December 2018

TABLE OF CONTENTS

PREFACE **3**

DEFINITIONS **4**

PART 1: DEVELOPMENT REGULATIONS **6**

1.0 DEVELOPMENT REGULATIONS 6
1.1 Land Use Plan, Neighbourhood Plans and the Vancouver Campus Plan 6
1.2 Fees & Charges 6
1.3 Development Permits Required 6
1.4 Minor and Major Institutional Projects 6
1.5 Development Permit Application 6
1.6 Authority 7
1.7 Development Review Committee 7
1.8 Development Approval Process 7
1.9 Amendments 8
1.10 Time Limits 8
1.11 Appeals 8
1.12 Development and Design Controls 9
1.13 Streets and Landscape Permits Required 9
1.14 Excavation and Backfill Permit Required 9

PART 2: BUILDING REGULATIONS **10**

2.0 BUILDING REGULATIONS 10
2.1 Applicable Regulations 10
2.2 Authority Having Jurisdiction 10
2.3 Fees & Charges 10
2.3.1 General 10
2.3.2 Building Permit Fees 10
2.3.3 Refunds 10
2.4 Permits 10
2.4.1 Building Permits 10
2.4.2 Other regulatory Clearance Prior to issuance of Building permit 11
2.4.3 Trade Permits 11
2.4.4 Service Shut-downs and Service Connection Permits 12
2.4.5 Hydrant Permits 12
2.4.6 Occupancy Permits 12
2.4.7 Time Limits 12
2.4.8 Ticketing, Fines and Penalties 12
Penalties 13
2.5 Building Permit Application 13
2.5.1 Major Projects (>$2.5 Million, except UBC and UBC Renewal) 13
2.5.2 Other Projects 14
2.6 Application to Existing Buildings 14

2.6.1 Degree of Upgrading Required 14
2.6.1.1 Structural Upgrading 14
2.6.1.2 Structural Analysis 14
2.6.1.3 Structural Survey 14
2.6.2 Seismic Upgrading 15
2.7 Appeals 15
2.8 Alternative Solutions 15
2.9 Interpretations & Bulletins 15
2.10 Inspections and Field Reviews 16
2.10.1 Building Inspections 16
2.10.2 Plumbing/Sprinkler/Mechanical Inspections 16
2.10.3 Electrical Inspections 17
2.10.4 Fire Department Inspections 17
2.10.5 Other Inspections 17
2.11 Changes to the Code and/or Regulations 17
2.12 Building Code – Climatic Data 17

SCHEDULES 18

SCHEDULE A: 18
SCHEDULE B: SCHEDULE OF FEES 19
Building Permits 19

FORMS 21

PREFACE

The University of British Columbia (UBC) is established by the British Columbia *University Act* which gives the Board of Governors of the university the power to manage, govern and control development on the university campus.

This document applies to the UBC Vancouver campus, covering both institutional and non-institutional development.

In the fall of 1992 the Board of Governors adopted the 1992 British Columbia Building Code and its subsequent revisions and amendments as the applicable building code for use on the UBC Vancouver campus. (Pursuant to the *Fire Services Act*, the BC Fire Code applies to all parts of the Province of British Columbia, including UBC.)

In October 2009, the UBC Board of Governors approved Policy #92, Land Use and Permitting. These Development and Building Regulations are 'Land Use Rules', adopted pursuant to Policy #92. Their purpose is to provide a municipal-like regulatory structure for the development of institutional and non-institutional development lands at the UBC Vancouver campus.

In 2010, the UBC Board of Governors adopted the UBC Vancouver Campus Plan, in three volumes, which provides guidance for UBC Vancouver's academic lands.

In January 2011, the UBC Board of Governors adopted the UBC Land Use Plan, which was approved through powers conferred on UBC by the Municipalities Enabling and Validating Act, Part 10, 2010. The Land Use Plan was adopted by Ministerial Order on March 1, 2011. The Land Use Plan provides a vision and goals for future development, broad land use considerations and objectives for more detailed planning.

These Development and Building Regulations will be updated from time to time in accordance with Policy #92. The up-to-date version of this document is available at the Campus and Community Planning website.

These Development and Building Regulations are consistent with the Land Use Plan. If a particular section of these Development and Building Regulations is found to be inconsistent with the Land Use Plan, or otherwise held to be invalid by a Court of competent jurisdiction, then the inconsistent or invalid section is deemed to be severed and the remainder of these Development and Building Regulations is deemed to have been adopted without the severed section. If any section of these Development and Building Regulations are found to be at variance from any other Land Use Rule, then these Development and Building Regulations shall prevail.

For additional information you may reach us at:

Development Services, Campus and Community Planning
The University of British Columbia,
2210 West Mall,
Vancouver, B.C., V6T 1Z4

Telephone : 604-822-8228 FAX: 604-822-6119
Email: info.planning@ubc.ca

DEFINITIONS

Words and terms in italics in this document are defined in the BC Building Code, the BC Plumbing Code or are as follows:

Applicant	is the person applying for and obtaining a permit under these Development and Building Regulations and/or the Development Handbook.
Authority having jurisdiction	means the governmental body responsible for the enforcement of any part of the BC Building Code or the official or agency designated by that body to exercise such as function.
Board	is the Board of Governors of the University of British Columbia as established by the *University Act*.
Building Area (for Development Permit purpose only, see BC Building Code definition for Building Permit Application)	is the sum of all horizontal areas of each storey within the exterior stud face of all exterior and basement walls (including the floor area of the floor below for areas which have a ceiling height of greater than 3.7 m and are likely to be used for additional living space), but excluding: Open residential balconies, sun decks, patios, porches, and roof gardens; Areas used exclusively for parking of vehicles and bicycles within the standards set out in the *Development Handbook* areas used exclusively for loading, and for electrical and mechanical equipment; Habitable areas with ceilings less than 1.2 m above finished grade; Amenity areas such as day care, recreation, and meeting rooms to a max. 10% of the total gross floor area; Up to 3.7 m2 of in-suite storage space per dwelling; and areas of undeveloped floors above the highest storey to which there is only hatch access. An allowance for increased exterior wall thickness responding to credits in green building design guidelines, such as LEED (Leadership in Environmental Design) and REAP (Residential Environmental Assessment Program) will be made in calculating the building area for the purposes of Development Permits.
Campus Plan	is the University of British Columbia Vancouver Campus Plan 2010 as adopted by the UBC Board of Governors and as amended from time to time.
Community Amenity Charge (CAC)	a charge assessed on new development to assist the University in paying for the capital costs of expanding, relocating, and constructing community buildings, and facilities for the benefit existing and future residents of the university's neighbourhoods. The charge may be applied to pay for community centres, day care facilities, recreation centres, Kid's Clubs etc.
Contract Value	is the current monetary worth of the work described on the permit application and includes finishes, roofing, electrical, plumbing, drains, heating, air conditioning, fire extinguishing systems, elevators and other equipment or materials, construction management, contractor's profit and overhead, applicable taxes, insurance, the current monetary worth of contributed labour and materials and a reasonable value for site works and improvements not included in other permits.
Construction site management plan	Documents including drawings, maps and procedure statements that indicate the extent of the construction site, hoarding, parking and loading, emergency access, tree protection measures, and location of the office of the site superintendent.

Development Handbook	is the Land Use Rule (approved pursuant to Policy # 92) that supports Neighbourhood Plans and the Development Permit process and establishes development controls, equivalent to municipal zoning bylaws, for new development on non-institutional development lands at UBC.
Infrastructure Impact Charge (IIC)	a charge to assist the University in paying for the capital cost of expanding, extending, relocation or upgrading growth related infrastructure, including but not limited to water, sanitary, drainage, roads and pathways infrastructure and parks and recreation facilities, public realm, electrical distribution, natural gas, steam and solid waste management facilities.
Institutional Development	is development related to the main academic mission of UBC such as teaching, research, cultural expression, and support facilities.
Land Use Plan	Is the Plan adopted by the Minister pursuant to the Municipalities Enabling and Validating Act (No. 3), as amended from time to time.
Neighbourhood Plan (NP)	interprets and applies the Land Use Plan policies and development requirements to the specific Neighbourhood Plan areas identified in Schedule C of the Land Use Plan as a framework for development approval. *Non-Institutional Development* in an area targeted for neighbourhood planning will occur only after completion of a Neighbourhood Plan.
Non-Institutional Development	includes family housing, rental housing other than student housing, and commercial developments generally intended for non-university users.
Place and Promise: the UBC Strategic Plan	is a visionary document prepared by UBC through widespread community consultation, which establishes UBC's core commitments of student learning, research excellence and community engagement. In support of these commitments, UBC is to provide a fulfilling environment in which to work, learn, and live, and explore and exemplify all aspects of economic, environmental, and social sustainability.
Public Realm	is all property on the *UBC Vancouver site* beyond the line of construction hoarding or, if no hoarding exists beyond a line 3 meters from the face of a building and all property not part of a registered lease.
Service Company	is the UBC Department of Building Operations for steam, water, gas, sanitary sewers, storm sewers, and electricity and the UBC Information Technology Department for telephone, communications and cable television (except to certain leased sections of the *UBC Vancouver site* where B.C. Hydro is the *service company* for electricity and where Telus is the *service company* for telephone services and where Shaw Cable TV is the *service company* for cable television).
UBC Vancouver Site	is all of the lands owned by the University of British Columbia generally described as the Point Grey Campus as shown on the attached Schedule A and includes, but is not necessarily limited to, properties contained within with the following District Lots: D.L. 3044, D.L. 3045 A, D.L. 4804, D.L. 4805, D.L. 48806, D.L. 4897, D.L. 6494, and D.L. 7184, New Westminster District.

PART 1: DEVELOPMENT REGULATIONS

1.0 DEVELOPMENT REGULATIONS

1.1 Land Use Plan, Neighbourhood Plans and the Vancouver Campus Plan

The Development Permit process contained in the UBC Development and Buildings Regulations regulates development on the *UBC Vancouver Site*. The purpose of the Development Permit process is to ensure that projects proposed on the *UBC Vancouver Site* are consistent with the UBC Land Use Plan, Neighbourhood Plans, and Vancouver Campus Plan and the intent thereof.

1.2 Fees & Charges

Development Permit fees are payable in accordance with the Development Permit Fee Schedule, located in Schedule B of these Development and Building Regulations. The Fee Schedule in effect at the time of a permit application applies. Development Permit fees are not refundable.

1.3 Development Permits Required

A Development Permit is required for any project that involves a new building whether permanent, semi-permanent, temporary, an addition to an existing building, or the moving of an existing building where such building or addition exceeds 10 m2 in gross floor area. A Development Permit is also required for a project which involves significant changes to the exterior appearance of existing buildings and any change to the *UBC Vancouver Site* such as street access, loading docks, fencing, landscaping, street furniture, site lighting or anything similar that would impact the built environment. Minor amendments to plans that result from a development proposal are incorporated through the development permit process.

Development Permits are not required for construction fences and sheds or for renovations to an existing building where: (a) there is no impact on the building envelope and (b) there is no change of use. For greater certainty, a Development Permit is required for any renovation that involves a change in use.

1.4 Minor and Major Institutional Projects

Projects not requiring plan amendments and not having significant impact on the campus built environment may be classified as a minor project. The Director of Planning, on the basis of submissions, may approve a Development Permit for minor projects, where the information provided is sufficient to adequately describe the project.

All other projects are considered major. Major projects or projects of particular significance shall be approved either by the Board of Governors (*Board* 2) or by recommendation for approval from the Development Permit Board before a Development Permit will be issued.

1.5 Development Permit Application

Development Permit applications shall be submitted to the Development Services Division of Campus and Community Planning. Development Permit application requirements are listed under “Development Permit” located in the Forms section of the Campus and Community Planning website. All information must be submitted for an application to be considered complete and to be accepted for review.

Incomplete applications will not be processed.

1.6 Authority

The Director of Planning and the Manager, Development Services shall review the information submitted and based on that information may:

- Determine that no Development Permit is required
- Determine whether the project conforms to or requires a modification to the Land Use Plan, Neighbourhood Plans, or the Vancouver Campus Plan
- Determine whether the project can be considered a minor project
- Determine the appropriate process to be followed in reviewing the application
- Request that additional information be provided
- Determine whether an amendment can be considered a minor amendment
- Recommend a minor amendment to an application for a major project

The Director or Manager may consult with the Development Review Committee before reaching a decision.

1.7 Development Review Committee

A Development Review Committee chosen by, and consisting of the Director of Planning; the Manager, Development Services; the Urban Designer; Landscape Architect; the Associate Director Municipal Engineering; the Transportation Engineer; the Mechanical Engineer, Energy and Water Services; the Manager, Green Building; Fire Chief, VFRS Fire Protection Office; Risk Management Services; Chief Building Official; Director, Facilities Planning; Director, Parking and Access Control; Architect, Building Operations; Director of Planning & Design, UBC Properties Trust; or designates and other members or designates and other members as may be determined from time to time, shall meet on a regular basis in accordance with a schedule to be established in January of each year, or as required to review Development Permit applications. The Committee provides recommendations to the Director of Planning.

1.8 Development Approval Process

In general, the *institutional* Development Permit approval process has the following steps:

1. Project initiated in the context of University priorities and requirements
2. Development Permit application submitted
3. Advisory Urban Design Panel and Development Review Committee review of proposal, and public meeting
4. Project amended as necessary
5. Board of Governors approval (*Board* 2)
6. Permit issued with or without conditions

In general the *non-institutional* Development Permit approval process has the following steps:

1. Development Permit application submitted
2. Public notification and Advisory Urban Design Panel and Development Review Committee Review
3. Public Open House
4. Project amended as necessary
5. Project referred to the UBC Development Permit Board for consideration in an open public session
6. Permit issued with or without conditions

All conditions of the Development Permit shall be satisfied prior to the issuance of a Building Permit. Payment of Infrastructure Impact Charges (IIC), Community Amenity Charges (CAC) and regional charges to be conveyed to Greater Vancouver Sewerage & Drainage District shall be received by Campus and Community Planning prior to the issuance of a Building Permit. Charge rates and applicability are listed in the IIC and CAC Schedule located on the Campus and Community Planning website.

Development Permit Applications for minor projects (e.g. small additions, exterior building cladding) will be reviewed and if necessary a design review and technical review will be conducted. If the application is acceptable a Development Permit will be issued.

1.9 Amendments

A Development Permit application is required to amend proposed changes to the design, and alter the detail, scope, or intent of the project, during subsequent design development phases or during construction.

1.10 Time Limits

A Development Permit expires 12 months from the date of issuance, unless an application has been received for a subsequent permit or an extension has been requested in writing and has been approved by the Director of Planning.

1.11 Appeals

Subject to the procedure set out in this section 1.11, an applicant who is subject to a decision of the Director of Planning made under Section 1.6 of these regulations is entitled to appeal the decision to the Associate Vice President, Campus and Community Planning.

The applicant's appeal submission must state in writing the:

- applicant's name;
- subject real property;
- decision being reconsidered; and
- grounds, rationale and desired outcome for the reconsideration.

An applicant must file the written appeal submission, if at all, within 30 calendar days of the date of the decision being appealed, by mailing or otherwise delivering the written submission to the Office of the Associate Vice President, Campus and Community Planning. A submission by email will not be accepted. The date the appeal submission is received is the date of delivery to or receipt by the Office.

The Associate Vice President, Campus and Community Planning, will:

- schedule a hearing within 30 calendar days of receiving the written appeal submission, and
- publish a public notice of the hearing on Campus and Community Planning's website at least 10 calendar days prior to the date of the hearing, and the notice will contain the date, time and place of the hearing, a link to the written appeal submission and such other information as the Associate Vice President wishes to add to the notice.

At the hearing the applicant may make an oral submission or rely on the written submission or both. The applicant may be represented by legal counsel or an agent authorized in writing by the applicant. The Associate Vice President may ask questions of the applicant (and of their representative if applicable) and may request additional information. In addition to the applicant and/or their representative, any interested individual may attend the hearing and may speak for not more than five minutes on the subject matter of the reconsideration.

The Associate Vice President may make a decision:

- orally at the close of the hearing, or
- within 10 calendar days of the hearing,

and in any event the Associate Vice President will deliver reasons to the applicant for the decision in writing and publish the written reasons on Campus and Community Planning's website within 10 calendar days of the hearing.

Without limiting the unfettered discretion of the Associate Vice President to make a decision on the merits of the appeal, the Associate Vice President may dismiss a reconsideration if:

- the written appeal submission is not received within 30 calendar days of the date of the decision that is proposed to be appealed;
- the applicant does not provide written grounds and rationale for the appeal;
- the appeal submission repeats identical grounds, rationale or principles upon which a previous appeal has already been decided in respect of the same real property; or
- the applicant or representative fails to respond to the Associate Vice President's questions or requests for additional information.

The Associate Vice President's decision is final and binding and is not subject to review or further reconsideration or appeals.

1.12 Development and Design Controls

Development Permit applications for projects on UBC's institutional lands will be evaluated against the University's applicable development policies and guidelines contained in the *Design Guidelines Vol 3 of the Vancouver Campus Plan*. Projects shall also comply with any site specific Design Briefs prepared by Campus and Community Planning

Development Permit applications for projects on UBC's non-institutional development lands will be evaluated against the *Land Use Plan, ,* relevant *Neighbourhood Plan* and the *Development Handbook*.

1.13 Streets and Landscape Permits Required

For streets, sidewalks of landscape construction, or for any construction activity outside the project boundary as defined by a Development Permit, a separate Streets and Landscape Permit from the Associate Director, Municipal Engineering will be required.

1.14 Excavation and Backfill Permit Required

For connections to underground utilities or for any drilling associated with foundation wall anchors or excavation associated with site access ramp, not included a Streets and Landscape Permit, an Excavation and Backfill Permit from the Associate Director, Municipal Engineering will be required.

PART 2: BUILDING REGULATIONS

2.0 BUILDING REGULATIONS

2.1 Applicable Regulations

The current edition of the *British Columbia Building Code* applies to all buildings on the *UBC Vancouver Site*. The code requirement in effect at the time of a building permit application applies. The BC Building Code includes Part 7, Plumbing Code. All exemptions under the BC Building Code apply except as follows: In Sentence 1.1..1.1 (2) of the BC Building Code exemptions in Division A, clause 1.1.1.1.(2)(h) does not apply unless agreed by the *authority having jurisdiction*.

2.2 Authority Having Jurisdiction

The *authority having jurisdiction* with respect to the British Columbia Building Code, British Columbia Plumbing Code, and their related regulations is the Chief Building Official, Campus and Community Planning, Permit & Inspections, 2210 West Mall, Vancouver, B.C., V6T 1Z4.

The *authority having jurisdiction* with respect to the British Columbia Fire Code is the Fire Commissioner, Inspectors and Local Assistant to the Fire Commissioner. The Local Assistant on the UBC Campus is the Assistant Chief of Fire Prevention Division of the Vancouver Fire & Rescue Services, 2292 Wesbrook Mall, Vancouver, B.C., V6T 2B7.

The *authority having jurisdiction* or its authorized agent shall be afforded reasonable rights of access to buildings for the purpose of ascertaining compliance with the BC Building Code.

2.3 Fees & Charges

2.3.1 General

Permit fees are payable in accordance with the Schedule B, Schedule of Fees. The schedule of fees in effect at the time of a permit application applies. Fees may be paid by cheque, money order or internal requisition. Cheques or money orders shall be payable to the University of British Columbia.

2.3.2 Building Permit Fees

A Plan Processing Fee of 20% of the value of the Building Permit Fee (minimum $50.00, maximum $5000.00) is payable upon application for a Building Permit. The Plan Processing fee shall be credited toward the Building Permit Fee levied at the time the Building Permit is issued.

2.3.3 Refunds

The Plan Processing Fee is non-refundable. If a project is abandoned before construction starts permit fees may be refunded to a maximum of 50% of the permit fee or such higher percentage that fully represents the estimated costs of processing the permit application.

2.4 Permits

2.4.1 Building Permits

A Building Permit is required for all construction regulated under the BC Building Code (Article 1.1.1.1 , BCBC) and these Development & Building Regulations. UBC Building Permit processing is categorized into two separate streams as defined below:

Major Projects
Major projects are projects having a construction value of greater than $5 million. For this category, Campus and Community Planning has retained an independent 'Coordinating Code Consultant' (CCC) to perform third party plan review for compliance to Parts 1, 2 and 3 of the BC Building Code. Upon successful review, the CCC will recommend issuance of a building permit to the Chief Building Official. Staged building permit applications for excavation and shoring phase, foundation and structural to grade phase or full building permit phase are possible. Upon the issuance of the building permit, the CCC will undertake field reviews during the construction phase for Building Code compliance to Parts 1, 2 and 3 of the BC Building Code.

All Other Projects
All other projects include projects having a construction value of less than $5 million and UBC Renew projects. Permits and Inspections staff in Campus and Community Planning, are responsible for the intake of the building permit applications, review applications for BC Building Code compliance, and the issuance of building permits. Staged building permit applications may be permissible depending on the nature of the project. All building permits for demolition will be administered by the Chief Building Official, Campus and Community Planning.

2.4.2 Other regulatory Clearance Prior to issuance of Building permit

Before a Building Permit is issued, a representative from the following UBC units and outside agencies will provide written documentation that they do no object to the issuance of a Building Permit:

- UBC Energy and Water Services
- UBC Building Operations (Institutional Buildings only)
- UBC Risk Management
- Vancouver Coastal Health (where food handling is proposed)
- Vancouver Fire and Rescue Services
- UBC Campus and Community Planning for construction site management plans, Transportation Management Plans, Erosion and Silt Control Plans and Storm Water Management Plans

2.4.3 Trade Permits

Trade permits must be obtained for all work regulated by the BC Building Code, these Development & Building Regulations and other statues, regulations, policies and rules (including Land Use Rules).

UBC Plumbing Permits are required for all projects on the *UBC Vancouver Site*. For the purpose of determining the appropriate fee the following are considered a fixture: every "Y" intended for future connection; every roof drain, floor drain, hot water tank, storage tank, emergency shower/eyewash, commercial dishwasher, automatic clothes washer, ice box, potato peeler, garbage grinder, beer cabinet, sterilizer/autoclave, distillation unit, autopsy table, dental chair, air conditioning unit, interceptor, sand/plaster trap, acid neutralizing tank, swimming pool, reflecting pool, and other unit or device that may be reasonably considered a fixture by the authority having jurisdiction. Two sets of scaled signed and sealed mechanical plans need to be submitted with the plumbing permit application form and the appropriate fees to Permits and Inspections, Campus and Community Planning.

UBC Sprinkler Permits are required for all projects on the *UBC Vancouver Site*. A Sprinkler trade permit application must be submitted to Permits and Inspections, Campus and Community Planning. A Sprinkler permit application form, 2 sets of sprinkler permit plans will be required to be signed and sealed by the sprinkler engineer along with Schedule B Letter. The plans are required to be "reviewed" stamped by the architect, mechanical consultant (responsible for the performance specifications), and building code consultant where an alternative solutions proposal has been submitted and accepted.

Provincial Electrical, Gas, and Elevator Permits are required for projects on the UBC Vancouver Site and are available from Technical Safety B.C.

A separate Excavation & Backfill Permit from Landscape and Infrastructure Group, UBC Campus and Community Planning, is required for any machine excavation no matter how deep; any excavation deeper than 500 mm; any penetration of the earth with drills, piles, augers, spikes, etc.; or any penetration of concrete deeper than 50 mm that is not associated with a building permit.

2.4.4 Service Shut-downs and Service Connection Permits

Applications for Service Shut-downs are required for the stoppage of services to any area of the *UBC Vancouver Site* where the *service company* is the Department of Building Operations. A Service Connection Permit is required for each new connection to an existing UBC service distribution system including gas, water, electrical, sewer, steam, communications, and fire suppression system. Applications and Permits shall be obtained from and in accordance with the procedures established by the Department of Building Operations.

2.4.5 Hydrant Permits

A permit is required for temporary use of fire hydrants in order for the University to meet the requirements of a number of codes and regulations, with the most critical being Section 6.4 of the British Columbia Fire Code. For temporary use of a fire hydrant for 30 days or less, a fire hydrant permit application form can be obtained from Permits and Inspections, Campus and Community Planning. Where use of a fire hydrant exceeds 30 days, the *applicant* will need to contact UBC Energy and Water Services at 822-9445 for a copy of the Utilities Services Agreement and pay a deposit. In this instance, a meter will be connected to the hydrant and the *applicant* will be billed for consumption.

2.4.6 Occupancy Permits

On major projects, an Occupancy Permit is required to occupy any building or part thereof for which a Building Permit is required. All of the required documentation shall be in place before making an application for an occupancy permit. The *authority having jurisdiction* may issue interim occupancy permits where in its opinion to do so would not jeopardize life-safety; a fee is applicable to provisional or partial occupancy requests. There is no cost for an Occupancy Permit where a Building Permit fee for the work covered by the proposed Occupancy Permit has been previously paid.

On all other projects, building occupancy is authorized by a “Building Final Inspection” approval by the Chief Building Official or designated Building Inspector.

2.4.7 Time Limits

Unless Construction has begun a Building Permit expires 12 months from the date of issuance of the permit. An extension not exceeding 12 months may be granted upon request in writing to the Chief Building Official a minimum of 15 days before the expiry of the permit.

2.4.8 Ticketing, Fines and Penalties

Failure to comply with any section of Part 2 of these Development and Building Regulations may result in the assessment of fines and penalties, described below. Officials of the University authorized to assess penalties for violations include: the Director of Planning, the Chief Building Official, Permits and Licenses Inspectors, and Regulatory Compliance Officers.

Penalties

Violation	Penalty
Work without a valid Building Permit	Double the Building Permit fee
Plumbing work without a valid Plumbing Permit	Double the Plumbing permit fee
Sprinkler system work without a valid Sprinkler Permit	Double the Sprinkler Permit fee
Non-compliance with Building Regulations	Inclusion in Non-compliance report to the UBC Board of Governors

Tickets may be issued for the following violations

Violation	Penalty
Failure to display a valid Building Permit	$500
Obstruction of an authorized person	$500
Failure to comply with permit conditions	$500
Failure to obtain an Occupancy Permit or final building inspection	$1,000
Change of use without a building permit	$1,000
Failure to stop work after a registered professional's services are terminated	$1,000
Stop work order violated	$2,000
Do Not Occupy Notice violated	$1,000
Unsafe condition of worksite	$1,000
Work outside hours specified in the construction management plan	$1,000
Failure to maintain sediment control plan	$1,000
Unauthorized parking and loading adjacent construction site not in conformity with construction site management plan	$1,000
Damage to landscape and public realm infrastructure	$1,000 plus repair and replacement costs

2.5 Building Permit Application

2.5.1 Major Projects (>$5 Million, except UBC and UBC Renewal)

Applications are submitted to the attention of Chief Building Official, Campus and Community Planning and shall include the following minimum information:

- A completed Building Permit Application form and checklist with an estimate of the *contract value*,
- Five (5) sets of collated and sealed construction plans including Code Compliance Plans prepared in accordance with the requirements of the BC Building Code plus additional information as may be reasonably requested by the authority having jurisdiction. Documents shall be signed and sealed where the services of a registered professional is required.
- Completed Schedules A, B1 and B2 from the BC Building Code for projects requiring the services of a registered professional, and
- A completed APEGBC "Checklist for Professional Structural Concept Review" form attached to the "Guideline for Professional Structural Concept Review, (August 1994)" See http://www.apeg.bc.ca/ppractice/documents/ppguidelines/guidelinesstructuralconcept.pdf
- A cheque, money order or internal requisition for the amount of the Building Permit Application fee in accordance with Schedule B of these Regulations.
- The required refundable deposit for final design plans to be received as record drawings ($1,000 per drawing to a maximum of $20,000).
- In addition to the drawing deposit, a $5,000 refundable deposit is to be held to cover damage to landscape and public realm infrastructure.

2.5.2 Other Projects

The building permit applications will be submitted to Permits and Inspections, Campus and Community Planning and shall include the following minimum information:

- A completed Building Permit Application form with an estimate of the *contract value*.
- Three sets of collated and scaled construction plans prepared in accordance with the requirements of the BC Building Code plus additional information as may be reasonably requested by the authority having jurisdiction. Documents shall be signed and sealed where the services of a registered professional is required,
- Completed Schedules A and B from the BC Building Code for projects requiring the services of a registered professional,
- A cheque, money order or internal requisition for the amount of the Building Permit Application fee in accordance with Schedule B of these Development and Building Regulations.

The *applicant* will be contacted when the Building Permit is available to be picked up. The individual picking up the permit will be required to submit the following:

- A cheque, money order of internal requisition for the balance of the Building Permit fee, and
- The required deposit for final design plans, where required.

2.6 Application to Existing Buildings

2.6.1 Degree of Upgrading Required

The extent of Code upgrading of buildings on UBC Campus is to be determined by the authority having jurisdiction taking into consideration the requirements of the BC Building Code and the BC Fire Code.

Where the *contract value* of all alterations in any 24 month period exceed the current value of the building the entire building shall be upgraded. If the *contract value* of alterations does not exceed the current value in any 24-month period then only those parts affected by the alterations need comply with the Building Code in its entirety but the rest of the building shall be upgraded to an acceptable level of safety.

Alternatively, performance based evaluations using upgrade triggering mechanisms in the Part 10 of the Vancouver Building By-Law may be used as a guide for the upgrade of existing buildings on a project by project basis.

2.6.1.1 Structural Upgrading

All additions and changes of occupancy and alterations when such alterations exceed 75% of the current value require a structural analysis. Renovations not including an addition or a change of occupancy and less than 75% of current value require a structural survey.

2.6.1.2 Structural Analysis

A structural analysis shall be carried out by a registered professional structural engineer and shall take into account the proposed alterations and occupancy of the building and indicate the structural sufficiency of the building to withstand all loads including seismic loads that may be expected and show the remedial work that will bring the building up to the standards of Part 4 of the BC Building Code.

2.6.1.3 Structural Survey

A structural survey shall include:

- the condition of all structural members and connections,

- signs of deterioration from physical damage, fire, weather or neglect,
- signs of foundation settlement or failure,
- evaluation of expected stability under proposed loading,
- substantiated evaluation of seismic resistance and areas of weakness,
- the condition of flashings, rain gutters, down pipes, chimneys, ornamentation, parapets and appurtenances,
- weather protection qualities of the roof and exterior cladding, and impermeability of below grade structure, and
- recommendations for immediate structural upgrading where necessary from the foregoing.

2.6.2 Seismic Upgrading

Wood framed buildings of less than 600m^2 of *building area* designed under Part 9 and where an alteration would not decrease the seismic resistance are exempt.

Relaxation of the seismic requirements of Part 4 of the Code may be permitted taking into account public safety in and about the building, expected levels of awareness of the occupants, and unusual aspects arising out of the design, which may statistically improve or worsen safety factors during an earthquake.

2.7 Appeals

A person dissatisfied with the decision of the *authority having jurisdiction* relating to the interpretation of the BC Building Code may appeal the decision to the Building Code Appeal Board, Office of Housing and Construction Standards, PO Box 9844 Stn Prov Govt, Victoria BC V8W 9T2.

Appeals of any decision with respect to the BC Fire Code shall be made to the BC Fire Commissioner.

2.8 Alternative Solutions

Alternative solutions proposed in Accordance with Clause 1.2.1.1.(1)(b), of Division A, of the British Columbia Building Code shall be based on an acceptable report from a registered professional. The report and documentation must satisfy the requirements of Division C, Subsection 2.3.1. of the BC Building Code.

The author of the accepted alternative solution shall provide field reviews and shall submit an acceptable Letter of Assurance that the alternative solution as installed will perform as per accepted alternative solution. Alterative solutions must appear on building permit application drawings and final design drawings and shall be highlighted as such.

The authority having jurisdiction may require that an additional fee be paid for each alternative solution that is proposed and such fee shall be added to the building permit fee. In addition to the additional fee, all costs for reviewing alternative solutions will be the *applicant's* responsibility.

Alterative Solutions must be accepted by the Chief Building Official and are not subject to appeal.

2.9 Interpretations & Bulletins

Interpretations may be issued by the *authority having jurisdiction*. These interpretations are intended for the general information of Code users and do not amend the Code or these Development and Building Regulations.

Bulletins may be issued by the authority having jurisdiction. These bulletins are issued when emergency amendments to the Code or these Development and Building Regulations are required. Bulletins amending the BC Building Code issued by the Ministry of Forests and Range and Minister Responsible for Housing become effective on the date directed by the Ministry.

2.10 Inspections and Field Reviews

The *authority having jurisdiction* may rely on a registered professional's assurance of professional field review in order to ascertain compliance with the Code. Where the *authority having jurisdiction* relies on a registered professional's assurance the registered professional shall provide copies of all field reports related to the required field reviews:

For projects administered by the UBC Coordinated Code Consultant, the contractor shall call the appointed Coordinated Code Consultant for building field review including occupancy. For building permits administered by Permits and Inspections of UBC Campus and Community, calls for inspections can be made or in person at the office of the authority having jurisdiction. The constructor shall communicate for all required inspections not less than 24 hours before the time the inspection is requested. The constructor shall also call for inspections by other applicable inspection authorities such as Health, Water, Sewerage, Storm Sewerage, Gas, Electrical, Elevator, etc. in accordance with the requirements of those authorities.

2.10.1 Building Inspections

The following items are for information only and are not exhaustive:

Foundations	by geotechnical engineer prior to pouring of any concrete.
Framing	by structural engineer for structural aspects. by UBC Building Inspector after all services have been installed and passed. Fire-stopping of building services will be inspected.
Insulation, vapour & air barriers	by architect/envelope consultant prior to covering.
Final	by UBC Building Inspector after all plumbing, gas, mechanical, sprinkler, fire alarms have been inspected and passed and field review reports from the Consultant have been received.
Boarding	by UBC Building Inspector for fire separations.
Pre-Occupancy	by UBC Building Inspector for closure separation systems (i.e. doors and fire dampers, handrail and guardrail systems, headroom requirements and ramp slopes if applicable.
Occupancy	by UBC Building Inspector for occupancy documentation and life safety demonstration (Fire alarm system, sprinkler flow and emergency power).

2.10.2 Plumbing/Sprinkler/Mechanical Inspections

Underground	by UBC Plumbing Inspector prior to covering and after all tests are in place for the Inspector.
Rough in	by UBC Plumbing Inspector prior to covering and after all tests are in place for the Inspector.

Final	by UBC Plumbing Inspector after all systems have been tested, flushed and are operational. All commissioning must be complete and Certificates and Letters of Assurance have been received.
Gas, Boilers and Pressure Vessels	by BC Safety Authority Inspector.

2.10.3 Electrical Inspections

Provincial Electrical	by Technical Safety BC, or by designated UBC Electrical Safety Representative for Institutional Buildings.

2.10.4 Fire Department Inspections

Life Safety Systems	Vancouver Fire & Rescue Services, Fire Prevention group to witness fire alarm verifications including remote supervisory function, exit signage and life safety systems under emergency power.
Fire Extinguishers	Vancouver Fire & Rescue Services, Fire Prevention group to confirm type, location, and mounting and provide bar coding of fire extinguishers.

2.10.5 Other Inspections

Information on the following other inspections are provided as assistance to *applicant*s but shall not be considered an exhaustive list:

Health	Vancouver Coastal Health Authority
Elevator	Technical Safety BC

2.11Changes to the Code and/or Regulations

The British Columbia Building Code and its subsequent amendments and revisions become effective on the *UBC Vancouver Site* at the same time as it becomes effective under the Local Government Act unless these Development and Building Regulations modify such amendments, revisions, or effective date.

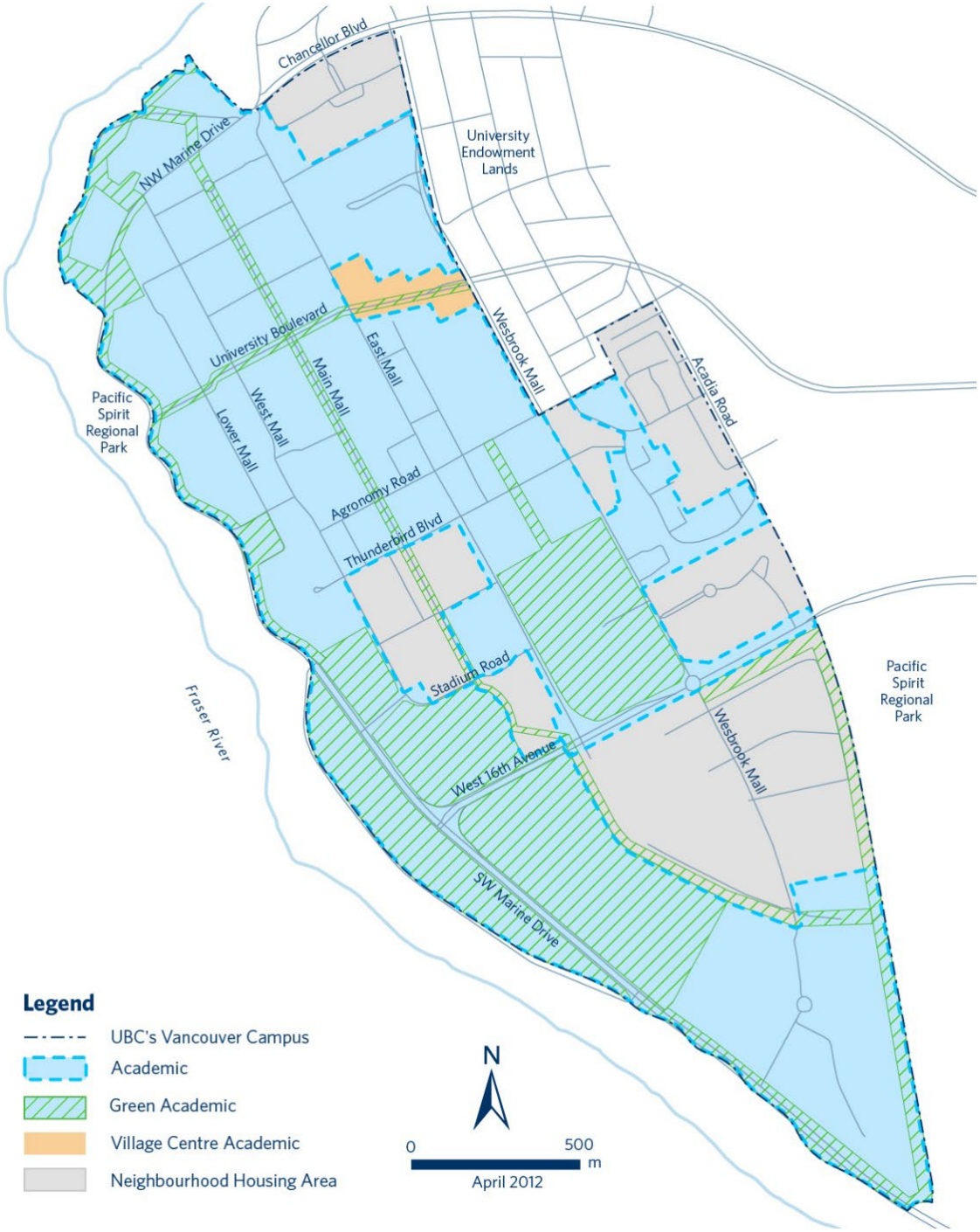
Changes to these Development & Building Regulations may be made at any time pursuant to the provisions of Policy #92. Any person may propose a change to these Development & Building Regulations by submitting a request in writing to the Manager, Development Services, Campus and Community Planning. The request shall state clearly the item to be changed, the proposed change and the rationale for its change.

2.12Building Code – Climatic Data

The climatic data used for buildings on the UBC Campus shall be based on Vancouver (41st Avenue and Granville Street) in Division B, Appendix C of the BC Building Code.

SCHEDULES

SCHEDULE A: UBC VANCOUVER SITE



SCHEDULE B: SCHEDULE OF FEES

Development Permits

Minor Applications (DP Board approval not required)	
For each 100 m^2 up to 500 m^2 GFA* (or part thereof)	$350
Additional GFA (rate per 100 m^2 or part thereof)	$150
Maximum	$15,000
Major Applications	
For each 100 m^2 up to 500 m^2 GFA* (or part thereof)	$300
Additional GFA (rate per 100 m^2 or part thereof)	$110
Maximum	None
Site Changes (includes public realm)	
Up to 1,000 m^2 (rate per 200 m^2 or part thereof)	$250
Additional area	$85
Maximum	$5,000
Alterations, Changes of Use	
For each 100 m^2 GFA* (or part thereof)	$290
Maximum	$2,350
Revisions	
Revisions to drawings resulting from non-compliance or insufficient information, or *applicant*'s request	10% of fee that would apply to a new application (minimum fee $160)
Minor Amendments	
Amendments where less than 15% of GFA or building exterior is altered or where less than 15% of GFA use is changed	25% of fee that would apply to a new application (minimum fee $160)
Extensions and Renewals	
Extension of validity of development permit or renewal of a development permit which has become void	75% of fee that would apply to a new application (minimum fee $340)

* GFA = gross floor area

Building Permits

	Current	As of Mar 1, 2019	As of Jan 1, 2020
Non-Institutional Development			
For the first $5,000 of contract value or part thereof	$98.00	$98.00	$98.00
For each $1,000 of contract value or part thereof from $5,001 to $19,999	$14.00	$14.00	$14.00
For each $1,000 of contract value or part thereof from $20,000 to $49,999	$8.25	$8.25	$8.25
For each $1,000 of contract value or part thereof over $50,000	$7.00	$7.70	$8.40
Institutional Development			
For the first $5,000 of contract value or part thereof	$98.00	$98.00	$98.00
For each $1,000 of contract value or part thereof from $5,001 to $19,999	$14.00	$14.00	$14.00
For each $1,000 of contract value or part thereof from $20,000 to $49,999	$8.25	$8.25	$8.25
For each $1,000 of contract value or part thereof over $50,000.00 to $19,999,999	$7.00	$7.70	$8.40
For each $1,000 of contract value or part thereof over $20,000,000	$3.80	$4.18	$4.56

Streets and Landscape Permits

Construction Value	% of construction value
For the first portion of $250,000 (minimum $250)	1.5%
For the next portion from $250,001 to $500,000	1.00%
For the next portion from $500,001 to $1,000,000	0.5%
For the next portion from $1,000,001 to $2,000,000	0.25%
For the next portion from $2,000,001 to $3,000,000	0.125%
For the next portion over $3,000,000	0.05%

Plumbing Permits

Fixtures as defined in the Development & Building Regulations (minimum fee $60.00 for 3 or fewer fixtures)	
For the first fixture	$25.00
For each additional *fixture*	$17.00
For each new fume hood	$75.00
For new services to an existing fume hood	$50.00
For an emergency generator exhaust system	$50.00
For a fuel storage tank	$50.00
Alterations which do not include fixtures	
For the first 30 metres or less of piping	$35.00
For each additional 30 metres or part thereof	$20.00
For connection of water supply to any hydraulic equipment	$40.00
For disconnection, alteration or capping off of services, equipment or fixtures	$35.00
Site Services	
For the first 30 metres or less of piping	$35.00
For each additional 30 metres of piping or part thereof	$20.00
For every backflow prevention device	$75.00
For watermain tie-ins/valve installation	$75.00
For sanitary or storm sewer tie-ins	$75.00
For every new manhole installation	$50.00
For every sump, catch basin or oil interceptor installation	$25.00

Sprinkler & Fire Protection Permits

Sprinklers Systems	
For the first head	$250.00
For each additional head	$1.50
Firelines and Hydrants	
For the first 30 metres or less of underground fireline	$35.00
For each additional 30 metres of underground fireline	$20.00
For the first fire hydrant	$35.00
For each additional fire hydrant	$17.00
Fire Systems	
For each Siamese connection, hose cabinet, hose outlet or wet and dry standpipe/outlet	$15.00

Special Permit Services

For evaluation of plans, specifications, building materials, appliances, systems, equipment, methods of design and construction, pursuant to Clause 1.2.1.1.(1)(b), Division A of the 2006 BC Building Code:	
For initial evaluation	$500.00
For each hour or part thereof	$113.00
For a provisional and/or partial occupancy	$500.00
For extension of provisional and/or partial occupancy granted by the Chief Building Official	$200.00
For issuance of a partial permit in addition to the permit fee for the full project	
For a partial permit	$200.00
Other fees	
For issuance of a permit for work which has already started	Double Permit Fee
To process a Permit Amendment, rate per hour or part thereof	$113.00
Re-inspection due to faulty work or materials, rate per hour or part thereof	$75.00
Special inspection during normal business hours, per hour or part thereof	$75.00

Infrastructure Impact Charge (IIC) and Community Amenity Charge (CAC)

Please consult the Campus and Community Planning Website for current rates as the rates are adjusted annually.

www.planning.ubc.ca

Notes: 1. All fees must be paid before a Permit is issued or becomes effective.

2. Fees may be paid by cheque of money order made payable to The University of British Columbia, an Internal Requisition payable to Campus & Community Planning (Development services) or other acceptable forms of payment.

3. Goods and Services Tax and Provincial Sales Tax are not payable on permit fees.

FORMS

Please visit the Campus and Community Planning website to download the application forms referenced in these Development and Building Regulations at: **http://planning.ubc.ca/vancouver/planning/application-forms-documents**