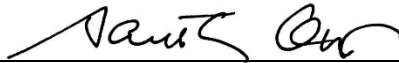


SUBJECT DEVELOPMENT PERMIT BOARD ANNUAL REPORT

MEETING DATE NOVEMBER 26, 2019

Forwarded on the Recommendation of the President

**APPROVED FOR
SUBMISSION**



Santa J. Ono, President and Vice-Chancellor

FOR INFORMATION

Report Date October 24, 2019

Presented By Robin Ciceri, Vice-President External Relations
Michael White, Associate Vice-President Campus + Community Planning

EXECUTIVE SUMMARY

The Development Permit Board was established by the Board of Governors to play a key role in the project review process for neighbourhood areas at UBC Vancouver. The Development Permit Board makes decisions on development permits, where approved neighbourhood plans are in effect. The Board of Governors makes decisions on capital projects on academic land.

The Development Permit Board is supported by staff in Campus and Community Planning.

This is the 16th annual report to the Board of Governors.

STRATEGIC CORE AREAS SUPPORTED

- People and Places
- Research Excellence
- Transformative Learning
- Local / Global Engagement

**DESCRIPTION &
RATIONALE**

Board of Governors’ Land Use Policy UP12 establishes procedures to administer campus and community planning, development project review and building code compliance. One of the Policy UP12 Land Use Rules is the Development & Building Regulations, where the requirements to obtain permits are established. The Development Permit Board Terms of Reference were approved by the Board of Governors in 2002 and are amended from time to time.

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

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

Development Permit Board Activities 2019

Since the annual report submitted to the Board of Governors on December 4, 2018, the Development Permit Board has held three meetings, in February, July and October 2019. Minutes of the Development Permit Board Meetings are posted on the Campus and Community Planning website, www.planning.ubc.ca.

Three new development applications and were reviewed as follows:

- Child Care Addition to the existing Wesbrook Community Centre providing 49 spaces (12 infants, 12 toddlers and 25 pre-school aged children) operated by the YMCA to serve the residence of UBC's neighbourhoods with a gross building area of 5,740 sq.ft.;
- South Campus Greenway along the western edge of the Wesbrook Place neighbourhood from Nobel Park to 16th Avenue integrated within the existing treed area adjacent to the UBC Farm;
- Faculty/Staff Rental Residential (UBC Properties Trust) on Lot BCR8 in Wesbrook place for a development comprising 110 units in a 6-storey mid-rise buildings with a gross building area of 103,082 sq.ft.

In 2019, Development Permits approved by the Development Permit Board added 110 dwelling units to the neighbourhood housing stock with a gross buildable area of 103,082 sq.ft.

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

Summary Table of Development Permit Board Activity 2003-2019

CALENDAR YEAR	DPS APPROVED	RESIDENTIAL UNITS	RESIDENTIAL (GROSS SF)	OTHER (GROSS SF)
2003	12	600	638,933	150,457
2004	7	185	299,535	128,205
2005	6	299	401,426	--
2006	6	452	512,549	602
2007	6	358	491,698	54,087
2008	5	367	333,138	38,713
2009	1	72	84,093	17,654
2010	5	325	325,009	56,500
2011	4	387	314,009	27,754
2012	6	328	309,017	21,900
2013	4	311	422,763	--
2014	4	249	286,735	25,070
2015	3	363	299,750	41,960
2016	3	468	505,471	9,783
2017	3	440	475,914	--
2018	3	354	358,268	--
2019	3	110	103,082	5,740
TOTALS	81	5,668	6,161,390	578,425

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

Learning, Research,
Financial,
Sustainability &
Reputational

RISKS The Board of Governors is required to ensure that development projects are not inconsistent with the UBC Land Use Plan, the legal planning document approved by the Minister of Municipal Affairs and Housing.

Financial,
Operational &
Reputational

Previous Report Date June 13, 2019

Decision Appointment of Jason Adle as the UBC Student Member of the Development Permit Board for a term expiring May 2020.

Action / Follow Up

Previous Report Date December 4, 2018

Decision Receive Annual Report for information.

Action / Follow Up

Previous Report Date June 14, 2018

Decision Extension of Jacopo Miro as the UBC Student Member of the Development Permit Board for a term expiring May 2019.

Action / Follow Up

Previous Report Date December 5, 2017

Decision Receive Annual Report for information;
Appointment of Kyle Bruce as the UBC Resident Member for a term expiring December 2019;
Extension of John Metras as the UBC Administration Member for a term expiring December 2020;
and
Extension of Andre Gravelle as the General UBC Academic Community Member for a term expiring December 2020.

Action / Follow Up