SUBJECT	2022-2023 Infrastructure Impact Charges (IICs) and Community Amenity Charges (CACs) Plan (UBC Vancouver)
SUBMITTED TO	Property Committee
MEETING DATE	March 16, 2022
SESSION CLASSIFICATION	OPEN
REQUEST	**REQUESTED - APPROVAL** IT IS HEREBY RESOLVED that, in accordance with authority delegated by the Board of Governors, the Property Committee approves the 2022-2023 Infrastructure Impact Charges (IICs) and Community Amenity Charges (CACs) Plan for UBC Vancouver.
LEAD EXECUTIVE	Robin Ciceri, Vice-President External Relations
SUPPORTED BY	Peter Smailes, Vice-President Finance & Operations Andrew Szeri, Provost and Vice-President Academic, UBC Vancouver Michael White, Associate Vice-President Campus & Community Planning Moura Quayle, Vice-Provost and Associate Vice-President Academic Affairs John Metras, Associate Vice-President Facilities

PRIOR SUBMISSIONS

The subject matter of this submission is received annually by the Board of Governors, most recently on February 3, 2021 – (OPEN SESSION) Annual IIC and CAC Plan Approval 2021-2022

The following Executive Summary provides a status update from the date of the most recent submission.

EXECUTIVE SUMMARY

This report seeks the annual Board of Governors' approval for UBC Vancouver's Infrastructure Impact Charges (IIC) and Community Amenity Charges (CAC) Plan.

Under provincial legislation and policy, UBC has established a municipal-like approval and cost-recovery structure for Vancouver campus growth. IICs and CACs are collected from development projects and fund campus infrastructure based on projected growth, infrastructure need and widely accepted engineering standards.

IIC and CAC revenue and project expenses are included in a detailed 10-Year Plan and a Summary Plan from 1997 to 2041. Revenue comes primarily from UBC's residential development. Expenses reflect planned infrastructure projects to support growth. As expenses typically come before revenue, the fund operates in a deficit financed by a UBC Treasury line of credit as reflected in UBC's annual operating budget. Under Board of Governors' policy, the deficit is limited to three years of projected IIC-CAC revenue. This deficit financing approach is typical for similar investments in municipalities because infrastructure is built to accommodate growth in advance of revenues.

Under Board of Governors' policy, IIC-CAC rates are adjusted annually to Statistics Canada's Non-Residential Building Construction Price Index (Vancouver Census Metropolitan Area, Quarter III data). Rates for 2022 were increased 5.1% to account for inflation, resulting in an average 3.3% increase over two years given last year's 0.5% increase. These rates remain comparable or lower than other municipalities such as the City of Vancouver.

Appendix 1 includes 2022 IIC and CAC rates.

COVID Impact on IIC-CAC Revenue

Development market uncertainty due to the COVID pandemic led to delayed IIC-CAC revenue in 2021-2022. As a result of the unexpected revenue delays, in 2021-2202 the IIC-CAC deficit was approximately three-and-a-half years of projected revenue, slightly exceeding the Board's policy. In response, future IIC-CAC project timing was adjusted to reprioritize expenses and reduce deficits. The 2022-2023 IIC-CAC Plan presented here is consistent with the Board's three-year deficit policy for all future years.

Recent IIC-CAC Projects

For 2021-2022, IIC-CAC expenses focused on important infrastructure projects, including:

- Electrical: UNY-Substation Switchgear Replacement ($1.5M) and new feeder lines ($2.8M); and,
- District Energy: Arts Student Centre servicing ($1.5M).

The 2022-2023 IIC and CAC Plan

A senior administration planning committee develops the annual IIC/CAC Plan for Board of Governors' approval.

The 2022-2023 IIC-CAC Plan has been updated with projections of $19 million in revenue and $9 million in expenses, leaving a rolling $29.7 million deficit at year end.

The Plan holds a contingency to manage risk and the deficit is fully eliminated with projected neighbourhood completion in 2041, under current campus plans. Attachment Two shows the 2022-2023 10-Year Plan, including projected revenues and expenditures, and the Summary Plan listing all projects to 2041. Future IIC-CAC Plan updates will adjust revenue and expenditure projections to reflect updated Master Service Plans and the outcomes of the Campus Vision 2050 process. Updated Master Service Plans are expected in 2024-2025.

Significant expenditures in 2022-2023 include:

- Transportation: Wesbrook Mall rebuild Phase 3 ($1.7M project cost with a maximum funding contribution of $2.1M) with contributions from the Ministry of Transportation and Infrastructure ($3M) and the UEL ($1M) [presented to the Board as part of UBC's capital approval process under a separate report] to repair the roadway's condition, improve safety and help create a positive arrival experience; and,
- Electrical: UNY-Substation Switchgear Replacement (continued from 2021-22; $4M) to upgrade and modernize crucial electrical infrastructure, improving resiliency in one of UBC's two electrical substations.

CAC expenditures to support community amenities are focused on childcare spaces over the next ten years. Longer term CAC expenditures will be clarified as part of the Campus Vision 2050 process.

APPENDICES

1. 2022 IIC and CAC Rates
2. 2022-2023 IIC and CAC Plan

PRESENTATIONS

1. Infrastructure Impact Charges and Community Amenity Charges Annual Plan

Appendix One: 2022 IIC and CAC Rates

IIC/CAC Classification	2021 Rates $/ft^2	% increase in NRBCPI	2022 Rates $/ft^2
Market Housing	$40.83	5.1%	**$42.91**
Institutional (ancillaries, campus housing, non-market housing)	$6.94	5.1%	**$7.29**
Academic Buildings (provincial funding)	$0	n/a	**$0**
Industry Research	$5.44	5.1%	**$5.72**
Commercial	$40.93	5.1%	**$43.02**
Separate Parking Structures	$5.48	5.1%	**$5.76**
CAC Rates (market housing projects)	$3.37	5.1%	**$3.54**

In addition to the IIC and CAC charges, UBC collects:

- TransLink's Regional Transportation Development Cost Charge. This rate increased on January 1, 2022 for residential development by $15 for townhouses and by $9 for apartments. The rate for institutional development remains unchanged at $0.50/sq. ft.
- Metro Vancouver's Sewerage and Drainage District Development Cost Charge. UBC collects an equivalent fee for Metro Vancouver's DCC on all market housing projects (apartments) at $1072/unit. Starting January 1, 2020, UBC also began collecting an equivalent fee for all non-market housing projects ($1,072/unit) and non-residential projects including institutional buildings ($0.93/sq. ft); UBC will remit this latter fee to Metro Vancouver on the basis of a future agreement that is still under negotiation.

Appendix Two: 2022-23 IIC and CAC Plan

Legend:

	New projects
	Planned Projects
	Completed projects
	Projects no longer required

IIC & CAC SUMMARY PLAN (2022-23)		Approved Budget from 2021-22	IIC & CAC To Date Actual as at 31-Dec-21	Estimate to Completion	Forecast 2022-23	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	$128,501,375	$174,205,215	$302,706,590	$49,563,808
	Campus Housing and Ancillaries	$23,638,227	$18,399,707	$18,367,499	$36,767,206	$13,128,979
	Non-Market Housing	$10,537,187	$1,175,653	$14,888,390	$16,064,043	$5,526,856
	Total IIC & CAC Program Revenues	**$287,318,196**	**$148,076,735**	**$207,461,105**	**$355,537,839**	**$68,219,643**
	Transfers-In: LOC from Treasury (2.5% interest) (Paid in Jan-19)	$2,500,000	$0	$2,500,000	$2,500,000	$0
	Other Contributions		$3,540,735	$400,000	$3,940,735	
	Total IIC & CAC Program Revenues & Transfers-In	**$289,818,196**	**$151,617,470**	**$210,361,105**	**$361,978,575**	**$68,219,643**
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	Armoury Commons Water Capacity	$34,000	$0	$750,000	$750,000	$716,000
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	$500,000	$500,000	($500,000)
W48	Water Pump Relocation	$0	$10,325,800	$100,000	$10,425,800	$10,425,800
W50	Brock Commons 2 Looping	$0	$0	$130,000	$130,000	$130,000
W49	Upgrade 2 Mains at Wesbrook/UBlvd (aligned with T26)	$0	$0	$0	$0	$0
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**	**$14,968,999**	**$3,258,318**	**$18,227,316**	**$10,771,800**
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	$4,800,000	$4,800,000	($200,000)
S42	TEF site East Mall sanitary extension	$0	$0	$200,000	$200,000	$200,000
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**

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

IIC & CAC SUMMARY PLAN (2022-23)

Project ID	Description	Approved Budget from 2021-22 (a)	IIC & CAC To Date Actual as at 31-Dec-21 (b)	Estimate to Completion (c) = (d) - (b)	Forecast 2022-23 (d)	Change in Budget From Previous Yr. [Over/(Under)] (e) = (d) - (a)
Transportation						
T26-Cons	Wesbrook Mall	$7,250,000	$6,923,905	$2,796,095	$9,720,000	$2,470,000
T26-2	Wesbrook Mall Phase 2	$0	$2,664,729	$335,271	$3,000,000	$3,000,000
T26-3	Wesbrook Mall Phase 3	$0	$91,961	$2,008,039	$2,100,000	$2,100,000
T26-4	Wesbrook Mall Phase 4 (placeholder for future budget)	$0	$0	$0	$0	$0
T28	Gage South Infrastructure and public realm (incl new McInnis Field and Aquatic Centre)	$8,000,000	$7,990,342	$0	$7,990,342	($9,658)
T6&P57-Cons	East Mall/University Commons/North Gage	$14,050,000	$12,399,588	$1,650,412	$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	$6,900,000	$6,900,000	($3,100,000)
T33	Gage Road Realignment	$0	$0	$425,000	$425,000	$425,000
T35	Active Transportation Pilot Program	$0	$0	$200,000	$200,000	$200,000
T32	UBlvd/MacInnes Parkade	$0	$1,252,328	$0	$1,252,328	$0
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**	**$48,723,144**	**$16,314,817**	**$65,037,961**	**$5,085,342**
Electrical						
E25	Additional works to be confirmed in Campus Electrical Supply Study	$4,250,000	$0	$2,750,000	$2,750,000	($1,500,000)
E29	Transmission Line 60L56 Upgrade	$6,000,000	$0	$6,000,000	$6,000,000	$0
E25-1	UNY-Substation Switchgear Replacement	$6,750,000	($87,587)	$8,337,587	$8,250,000	$1,500,000
E25-2	New Feeder Lines	$4,500,000	$0	$0	$0	($4,500,000)
E26	Study - Upgrade Campus Electrical Supply from 44 - 62 MVA	$900,000	$1,115,482	$0	$900,000	$0
E28	UNY-Substation Third Transformer	$5,500,000	$0	$10,000,000	$10,000,000	$4,500,000
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**	**$13,518,634**	**$27,087,587**	**$40,390,739**	**$0**
Natural Gas						
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
N20	Campus Vision 2050	$0	$0	$0	$0	$0
N19	West Mall at Hawthorne Lane and Commons Block	$0	$0	$0	$0	$0
Total		**$1,177,042**	**$1,071,558**	**$0**	**$1,071,558**	**$0**

Legend:

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

IIC & CAC SUMMARY PLAN (2022-23)

Project ID	Description	Approved Budget from 2021-22 (a)	IIC & CAC To Date Actual as at 31-Dec-21 (b)	Estimate to Completion (c) = (d) - (b)	Forecast 2022-23 (d)	Change in Budget From Previous Yr. [Over/(Under)] (e) = (d) - (a)
District Energy						
DE13	Future ADES connections (to be confirmed with future capital projects)	$8,000,000	$0	$7,000,000	$7,000,000	($1,000,000)
DE17	Tbird Blvd/West Mall Expansion (Phase 1/2); placeholder subject to technical analysis	$0	$0	$0	$0	$0
DE18	Tbird Blvd/West Mall Expansion (Phase 3); placeholder subject to technical analysis	$0	$0	$0	$0	$0
DE19	Arts Student Centre DE and servicing	$0	$1,509,503	($19,503)	$1,490,000	$1,490,000
DE20	SBME DE	$0	$0	$800,000	$800,000	$800,000
DE21	Pacific Residence DE and electrical bank demo	$0	$0	$285,000	$285,000	$285,000
DE22	DE Servicing for Med 1	$0	$0	$600,000	$600,000	$600,000
DE23	Armouries	$2,000,000	$0	$2,000,000	$2,000,000	$0
DE14	BRDF Expansion	$5,000,000	$5,000,000	$0	$5,000,000	$0
DE15	Aquatic Centre/Exchange Housing loop	$360,366	$360,366	$0	$360,366	$0
DE16	Gage Road Loop	$575,015	$575,015	$0	$575,015	$0
DE9	Steam to Hot Water Conversion	$10,000,000	$10,000,000	$0	$10,000,000	$0
DE12	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		**$32,085,391**	**$23,594,893**	**$10,665,498**	**$34,260,391**	**$2,175,000**
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	$77,989	$2,322,011	$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**	**$402,789**	**$7,859,831**	**$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						
CAC4	Wesbrook Place Community Centre - Childcare	$4,790,000	$4,403,281	$46,719	$4,450,000	($340,000)
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)
CAC5	EC4 Childcare (Vista Point Daycare)	$1,000,000	$1,000,000	$0	$1,000,000	$0
CAC2-1	Wesbrook Place Community Centre	$13,400,000	$13,574,637	$0	$13,574,637	$174,637
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**	**$23,347,936**	**$9,946,719**	**$33,294,655**	**($3,234,905)**
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)	**$293,902,350**	**$176,385,787**	**$141,024,684**	**$317,148,525**	**$25,304,237**
Interest (Income)/Expense						
	Interest (Income)/Expense	$626,962	6,920,258.79	5,898,041.18	$12,818,300	$12,191,338
	Total Interest (Income)/Expense	**$626,962**	**$6,920,259**	**$5,898,041**	**$12,818,300**	**$12,191,338**
	Total IIC & CAC Program Expenditures (net of interest)	**$294,529,312**	**$183,306,046**	**$146,922,725**	**$329,966,825**	**$37,495,575**

SUMMARY	Approved Budget from 2021-22	YTD Actual	Estimate to Completion	Forecast 2022-23	Over/(Under) Budget
IIC & CAC Revenue	**$287,318,196**	**$148,076,735**	**$207,461,105**	**$355,537,839**	**$68,219,643**
Other Contributions	**$0**	**$3,540,735**	**$400,000**	**$3,940,735**	**$0**
Transfers-In	**$2,500,000**	**$0**	**$2,500,000**	**$2,500,000**	**$0**
IIC & CAC Expenditures	**($293,902,350)**	**($176,385,787)**	**($141,024,684)**	**($317,148,525)**	**($23,246,174)**
Interest Income/(Expense)	**($626,962)**	**($6,920,259)**	**($5,898,041)**	**($12,818,300)**	**($12,191,338)**
Contingency for Potential Reduced Floorspace	**($26,200,000)**	**$0**	**($25,000,000)**	**($25,000,000)**	**$1,200,000**
IIC & CAC Balance	($30,911,116)	($31,688,576)	$38,438,380	$7,011,750	$33,982,131

IIC/CAC Consolidated 10-year Summary Plan *(in millions)*

As of: December 31, 2021		0		1	2	3	4	5	6	7	8	9	10
	Prior Years Actuals	2021/22 Actuals	2021/22 Forecast	2022/23 Plan	2023/24 Plan	2024/25 Plan	2025/26 Plan	2026/27 Plan	2027/28 Plan	2028/29 Plan	2029/30 Plan	2030/31 Plan	2031/32 Plan
Revenue:													
Market Housing Revenue (UBCPT) - Prepaid Lease	119.90	-	-	8.38	7.79	12.39	9.42	7.24	21.57	-	10.04	8.33	8.33
Market Housing Revenue (UBCPT) - Rental	2.55	-	-	7.29	-	5.19	-	2.31	-	-	-	-	-
Non-Market Housing & Commercial (UBCPT)	7.22	-	-	1.79	-	0.83	0.36	2.33	0.80	0.95	1.09	0.95	1.04
Campus Housing (Totem Infill, Housing Hubs) and Ancillaries	16.87	1.53	0.79	1.53	0.74	-	-	3.06	-	3.06	1.53	1.53	1.53
Other Contributions	6.04	-	-		0.40								
Total Revenue	**152.59**	**1.53**	**0.79**	**18.99**	**8.92**	**18.41**	**9.79**	**14.95**	**22.38**	**4.01**	**12.67**	**10.81**	**10.90**
Rolling 3-year forecasted revenue (Current year + 2 years forward)			*30.23*	*46.32*	*37.12*	*43.14*	*47.11*	*41.33*	*39.05*	*27.49*	*34.38*	*32.05*	*31.57*
Expenditures:													
Water													
W29, W32, W44, W45, W48 (Water Pump), W49	(10.65)	(0.48)	(0.43)			(0.16)							
W50 (Brock 2), W43, W41 (Armouries)	(0.27)	-		(0.13)					(0.50)				
Sanitary													
S32 (Triumf), S40A/B (N Campus), S34 (S Campus) S11/S37/S35 (West Mall to S C	(0.53)	-	(0.10)		(6.10)		(5.95)						
S31 (West Mall to Chancellor Blvd), S42 (TEF East Mall)	(1.22)	-			(0.20)				(1.65)				
Stormwater													
ST22-2 (Mid Campus Retention); ST29 (ASC)	(2.80)	-	(0.50)			(2.20)							
ST22-1 (North Campus Retention), ST22-3 (South Campus Retention)	-								(5.00)	(5.00)			
ST27 (Wesbrook/Marine Dr), ST23 (16th Ave)	(0.12)	-					(0.10)						
ST28 (Cliff Mitigation)	-				(2.50)								
Surface Works													
P62 (MacInnes Field)	(6.04)	(0.01)											
East Mall/University Commons (P57 Cons) [P57, T12-3, T21, T27]	(6.61)	-											
P13, P25-26, P30-31, P35, P49, P55, P61 (Volkoff/Education/T-Bird Plaza/BioSci/MacMillan Courtyard)	(4.66)	-			(0.35)								
P59 (Public Art)	(1.45)	(0.00)	(0.21)	(0.21)	(0.21)	(0.21)	(0.21)						
P64 (Installation Support)	(0.05)	(0.00)	(0.03)										
P60 (Wayfinding)	(0.28)	-	(0.24)	(0.23)	(0.23)	(0.23)	(0.23)	(0.23)	(0.23)	(0.23)	(0.23)	(0.23)	(0.23)
P58 (Commons Public Realm)	(2.00)	-				(2.00)			(2.00)				
P36, P37 (Gateways)	(0.34)	-		(0.80)	(0.80)	(0.96)	(0.98)						
P65 (Undergrad Labs Courtyard), P66 (New Student Rec Centre)	-	(0.43)	-			(2.85)							
Transportation													
T28 (Gage south incl Aquatic Centre)	(7.95)	-											
T22 (East Mall/Chancellor)	-				(0.10)	(1.90)							
T26-Cons (Wesbrook Mall Ph 1, 2 and 3)	(9.74)	0.06	(2.42)	(1.93)									
T6-Cons (North Gage)	(5.79)	-											
T33 (Gage Rd Realignment)	-			(0.43)									
T32 (UBlvd/MacInnes Parkade)	(1.25)	-											
Electrical													
E25-1 , E25-2, E28 (UNY Substation and Feeder Lines)	0.06	0.03	(4.28)	(4.00)			(0.50)	(6.00)	(3.50)				
E29 Transmission Line 60L56 Upgrade	-												(6.00)
E27 (Gage South SRW relocation)	(0.44)	-											
E25-3 Pre-Ducting for New Lines (Agronomy, West Mall)	(0.67)	-											
E26 Study - Upgrade Campus Electrical Supply from 44 - 62 MVA	(1.12)	-	(0.04)										
Natural Gas													
Natural Gas (N19)	-												
District Energy													
DE14 (BRDF Expansion)	(5.00)	-											
DE15 (Aquatic/Exchange Loop), DE16 (Gage Road Loop)	(11.18)	-											
DE19 (Arts Student Centre)	-	(1.51)	-										
DE20 (SBME), DE 21 (Pacific)	-			(0.29)	(0.80)								
DE22 (Servicing for Med 1)	-							(0.60)					
DE23 (Armories)	-								(2.00)				
Solid Waste													
SW3, SW5, SW7	(0.05)	(0.03)	(0.12)	(1.00)	(1.20)								
Planning													
PS7 (Master Servicing Plan Updates)	-					(3.00)	-						
Other Projected Expenditures											(3.72)	(3.72)	(3.72)
Prior Years IIC Expenses	(54.66)												
CAC													
CAC4 Wesbrook Place Community Centre - Childcare	(6.92)	0.00	(0.05)										
CAC6 Future Childcare	-	-					(2.48)			(2.48)			
Acadia Community Centre	-	-											
Total Expenses	**(176.48)**	**(2.36)**	**(8.43)**	**(9.01)**	**(12.49)**	**(13.53)**	**(10.45)**	**(6.83)**	**(14.88)**	**(7.70)**	**(3.95)**	**(3.95)**	**(9.95)**
Surplus/(Deficit)	**(23.89)**	**(0.84)**	**(7.64)**	**9.98**	**(3.56)**	**4.88**	**(0.66)**	**8.12**	**7.50**	**(3.69)**	**8.72**	**6.86**	**0.96**
Interest Income/(Expense)	(6.34)	(0.61)	(0.25)	(0.86)	(0.81)	(0.81)	(0.78)	(0.70)	(0.53)	(0.49)	(0.44)	(0.26)	(0.17)
Net Surplus/(Deficit)	**(30.24)**	**(1.45)**	**(7.89)**	**9.12**	**(4.37)**	**4.07**	**(1.44)**	**7.42**	**6.97**	**(4.18)**	**8.28**	**6.61**	**0.79**
IIC & CAC Balance, Beginning (Cash basis)	**-**	**(30.24)**	**(31.69)**	**(39.57)**	**(30.46)**	**(34.83)**	**(30.75)**	**(32.19)**	**(24.77)**	**(17.80)**	**(21.98)**	**(13.70)**	**(7.10)**
Surplus/(Deficit)	(30.24)	(1.45)	(7.89)	9.12	(4.37)	4.07	(1.44)	7.42	6.97	(4.18)	8.28	6.61	0.79
Contingency ($26.2m for potential reduced floorspace)													
IIC & CAC Balance, Ending (Cash basis)	**(30.24)**	**(31.69)**	**(39.57)**	**(30.46)**	**(34.83)**	**(30.75)**	**(32.19)**	**(24.77)**	**(17.80)**	**(21.98)**	**(13.70)**	**(7.10)**	**(6.30)**
Rolling 3-year forecasted revenue (Current year + 2 years forward)			*30.23*	*46.32*	*37.12*	*43.14*	*47.11*	*41.33*	*39.05*	*27.49*	*34.38*	*32.05*	*31.57*
Amount under defined cumulative revenue limit (< $10m flagged)			***(9.34)***	***15.87***	***2.29***	***12.39***	***14.92***	***16.56***	***21.26***	***5.51***	***20.68***	***24.95***	***25.27***

Infrastructure Impact Charges and Community Amenity Charges Annual Plan

March 16, 2022

Michael White, Associate Vice-President
Campus and Community Planning

Introduction and summary

Recommendation: approve annual IIC and CAC Plans

- Enables UBC to deliver infrastructure to support campus growth
- Functions similar to municipal development charge arrangements
- 2022/23 plan reflects Board policy of deficits staying within 3 years of projected revenue to enable infrastructure in advance of new capital projects

Key Investments Made through 2020-2022

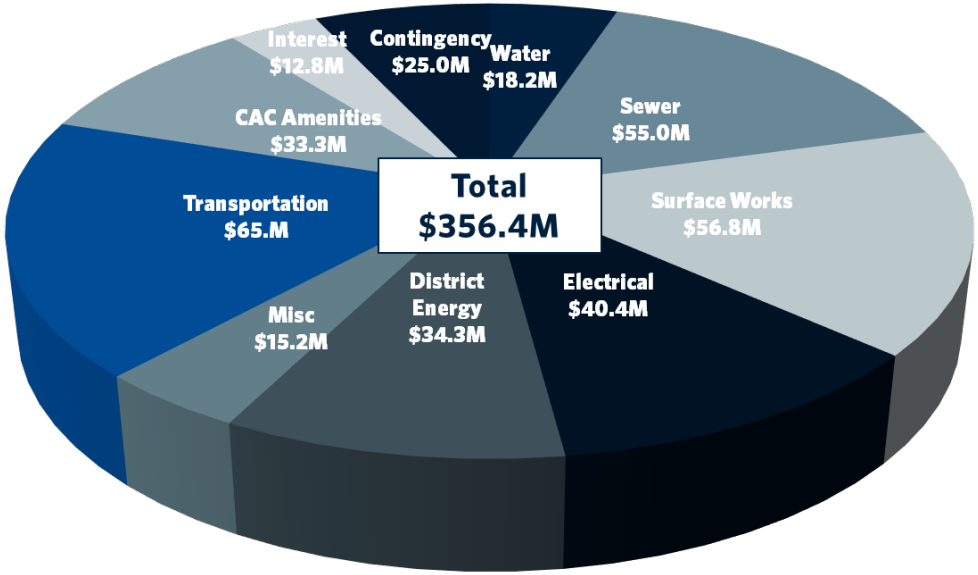
- Wesbrook Mall redesign
- Water Pump relocation
- Arts Student Centre utility servicing
- Replacement for one of UBC's two electrical substations
- Wesbrook Community Centre childcare

2022-2023 Priorities

- Electrical substation replacement
- Utilities and infrastructure for Student Recreation Centre and Brock Commons
- Wesbrook Mall Phase 3 (leveraging provincial contributions)
- Future CAC projects: neighbourhood child care

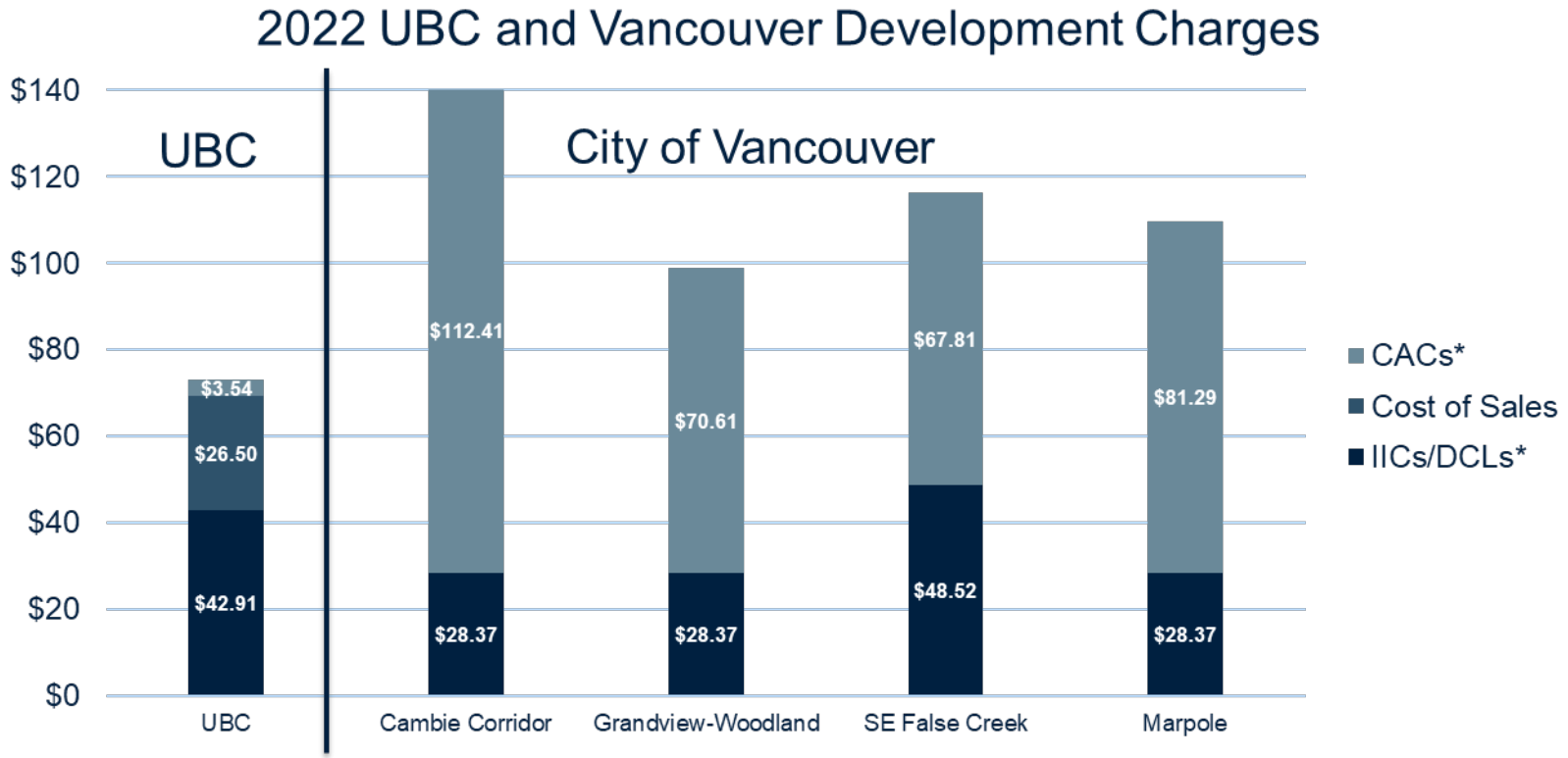
2022/23 IIC-CAC Plan

Revenue	Expenses	End of Year Rolling Deficit
$19.0m	$9.0m *Electrical substation, sewer, water, district energy*	($30.5m) *within 3 years of projected revenue*



IIC-CAC Plan 1997-2041

IIC-CAC Rate Comparison



*City of Vancouver, 2021 Annual Inflationary Rate Adjustment to Development Contributions & Associated DCL Amendment

2022 Rate Updates

- BoG policy: index IIC-CAC rates to inflation so UBC can deliver future projects
- 5.1% increase for 2022 (3.3% average over two years)
- Other Development Charges
  - TransLink: $0.50/sq ft institutional
  - Metro Vancouver: $0.93/sq ft institutional

Discussion and decision points

- Recommendation: approval of the 2022-2023 Infrastructure Impact Charges (IICs) and Community Amenity Charges (CACs) Plan for UBC Vancouver.
- Plan aligns with capital priorities, updated through Campus Vision 2050 process