



SUBJECT	Development Permit Board (DPB) Annual Report 2024
SUBMITTED TO	Property Committee
MEETING DATE	November 21, 2024
SESSION CLASSIFICATION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	For information only - No action requested
LEAD EXECUTIVE	Melanie Stewart, Vice-President External Relations
SUPPORTED BY	Michael White, Associate Vice-President Campus and Community Planning

PRIOR SUBMISSIONS

The subject matter of this submission is received annually by the Property Committee. Most recently on [November 21, 2023](#) – Property Committee (OPEN)

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

EXECUTIVE SUMMARY

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 is established. The Development Permit Board reviews development applications within neighbourhoods for projects where a neighbourhood plan has been approved. The Board of Governors makes decisions on capital projects on academic land. 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, faculty, resident, student and 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. This is the 21st annual report to the Board of Governors.

Development Permit Board Activities 2024

Since the annual report received by the Board of Governors Property Committee on November 21, 2023, the Development Permit Board held two meetings, in January and July 2024. Minutes of the Development Permit Board Meetings are posted on the Campus and Community Planning website: [Development Permit Board](#).

Two new development application was reviewed as follows:

- Market Residential (Polygon Homes) on Lot 26 in Wesbrook Place for a development comprising a 16-storey building and 3-storey townhouse units in a low-rise building with a gross building area of 168,407 sq.ft. and 223 residential units; and,
- Faculty/Staff Rental Residential (UBC Properties Trust) on Lot BCR7 in Wesbrook Place for a development comprising 303 units within five buildings (a 14-storey tower and four 6-storey buildings) with a gross building area of 234,482 sq.ft.

In 2024, development permits approved by the Development Permit Board added 526 dwelling units to the neighbourhood housing stock with a gross buildable area of 402,889 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 2003-2024

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
2020	3	355	326,947	--
2021	0	--	--	--
2022	2	760	584,372	--
2023	1	132	86,848	--
2024	2	526	402,889	--
TOTALS	87	7,441	7,562,446	578,425

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.