



SUBJECT	Proposed Policy Amendment: Land Use Policy (UP12)
SUBMITTED TO	Property Committee
MEETING DATE	March 17, 2026
SESSION CLASSIFICATION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	For input only - No action requested
LEAD EXECUTIVE	Hubert Lai, K.C., University Counsel
SUPPORTED BY	Melanie Stewart, Vice-President, External Relations Michael White, Associate Vice-President, Campus & Community Planning Lorena Vlad, Legal Counsel

PRIOR SUBMISSIONS

The subject matter of this submission has not previously been considered by the Property Committee.

EXECUTIVE SUMMARY

The Land Use Policy (UP12) and its associated Procedures (together referred to as the “**Policy**” in this submission) have been in place since October 2009, and were most recently substantially updated in May 2019. The Responsible Executive for the Policy is the Vice-President, External Relations, and the responsible Board of Governors’ Committee is the Property Committee. The Policy confirms:

- UBC’s existing systems for land use regulation;
- how the Board of Governors (the “**Board**”) manages, administers, and controls UBC’s property, and makes regulations respecting the management, government, and control of UBC’s real property, buildings, and structures; and
- how UBC works with local governments on land use and planning issues.

Proposed Dissolution of Land Use and Operational Sustainability Committee

The Office of the University Counsel has convened a Policy Development Committee to develop a proposal to amend the Policy as summarized in this briefing note. A list of the members of the Policy Development Committee is attached to this submission as **Supplemental Material 1**. In order to optimize processes and ensure efficient use of resources, the Policy Development Committee unanimously recommends assigning the responsibilities of the Land Use and Operational Sustainability Committee (“**LUSC**”) to Campus & Community Planning (“**CCP**”) and dissolving the LUSC. All of the members of the LUSC, including the two Governors who sit on the LUSC and the two external members of the LUSC, support this recommendation.

The LUSC was established by the Board in October 2009 and its role is to make recommendations to the Board regarding the adoption, amendment, or repeal of mandatory requirements respecting the management, governing, and control of real property, buildings, and structures owned, leased, or otherwise held by UBC for operational purposes (referred to in this submission collectively as “**Land Use Regulations**”). Prior to making a recommendation that is intended to affect UBC lands that are designated for non-institutional use, the LUSC must ensure that there has been an appropriate consultation process.

The Policy Development Committee’s recommendation is that:

- the process for developing recommendations for Land Use Regulations, including the consultation requirements, remain in place but be streamlined by re-assigning it to CCP;
- instead of the LUSC, it will be CCP who develops recommendations for Land Use Regulations in accordance with the Policy and makes such recommendations to the Property Committee;
- instead of the LUSC, it will be CCP who is required to undertake such consultation as may be required by the Property Committee as well as any other consultation that CCP considers to be appropriate when developing recommendations (which may include, without limitation, conducting public meetings or consulting with external sources); and
- instead of the Property Committee recommending the approval of Land Use Regulations to the Board, the Property Committee will have the delegated authority to adopt, amend, or repeal Land Use Regulations.

With respect to the last bulleted item above, the Property Committee already has the delegated authority to approve Neighbourhood Plans and Campus/Strategic Plans. Delegating oversight over Land Use Regulations, which are less significant in scope and impact in comparison, would address what was likely an accidental oversight.

This proposal would eliminate two layers in the approval process for Land Use Regulations, thereby enabling UBC to be more responsive and efficient. CCP has the internal expertise to fulfill the responsibilities of the LUSC, and final approval of the recommendations will remain under the oversight of the Board, through its Property Committee. The proposal in no way diminishes the level of consultation required, and maintains a robust process to ensure the integrity of land use planning at UBC.

Proposed Nomenclature Updates

In addition to the dissolution of the LUSC and re-assignment of responsibilities as described above, the Policy Development Committee recommends updating nomenclature in the Policy as follows:

Current Terminology	Proposed Terminology
Land Use Rules	Land Use Regulations
Guidelines	Guidance

The Regulatory Framework Policy (GA2) sets out specific definitions and approval requirements for “Rules” and “Guidelines”. However, the Land Use Policy predates the Regulatory Framework Policy and uses those same words in a different manner. Therefore, the recommended change in nomenclature for the Land Use Policy is necessary to eliminate confusion in relation to the use of these terms and will bring the Land Use Policy into alignment with the nomenclature being used in all Board Policies.

Proposed Amendments to Out of Date References

The Policy Development Committee also recommends the following amendments to the Policy to replace out of date information:

- replace the reference to “*Shaping UBC’s Next Century*” with “*Strategic Directions 2025-2030*”, UBC’s current strategic plan;
- replace reference to “UBC’s Sustainability Initiative” with “UBC’s Sustainability Hub” and provide background information on the role of UBC’s Sustainability Hub, which works to embed sustainability across all aspects of UBC’s academic endeavours, focusing on student education and faculty support; and

- reflect the updated Neighbours' Agreement 2024, which grants authority to the University Neighbourhoods Association to make and implement municipal-like bylaws relating to activities and events in public spaces, temporary and non-affixed signs, animal control, parking, and noise within the residential neighbourhoods of the UBC Point Grey campus, subject to the requirement for the UNA to consult with the UNA community and UBC, and the Board's ability to suspend, amend, or repeal the application of any such bylaws.

The proposed amended Policy is set out in **Appendix 1** and a blackline copy showing the proposed amendments against the current version of the Policy is set out in **Supplemental Material 2**.

NEXT STEPS


The proposal is being presented to the Property Committee so that it has an opportunity to provide input before the proposal is published for community consultation. The next step will be to post the proposed amendments to the Policy on the website of the Office of the University Counsel and in *UBC Today* for comments from the UBC community. The consultation period is expected to run for approximately one and a half months, from March 18, 2026 to April 30, 2026, for public comment by the UBC community. The Policy Development Committee will consider feedback received, and anticipates that a final recommendation will be submitted to the Board in June 2026. At that time, the Policy Development Committee anticipates also submitting a recommendation to the Governance Committee and the Board for approval of amendments to the Terms of Reference of the Property Committee to reflect the delegated authority to approve the adoption, amendment, or repeal of Land Use Regulations.

APPENDICES

1. Proposed Amended Land Use Policy

SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Land Use Policy (UP12) Policy Development Committee
2. Blackline showing proposed amendments to Land Use Policy (UP12)

 <p>The University of British Columbia Board of Governors</p>	<p>Policy No.: UP12</p>
<p>Long Title: Land Use, Permitting and Sustainability</p>	
<p>Short Title: Land Use Policy</p>	

Background & Purposes:

Under the *University Act*, the Board of Governors is vested with the power to: (a) manage, administer and control the property, revenue, business and affairs of UBC; (b) make rules respecting the management, government and control of UBC’s real property, buildings and structures; (c) regulate, prohibit and impose requirements in relation to the use of real property, buildings, structures; and (d) generally make rules consistent with the powers conferred on the Board of Governors by the *University Act*.

With respect to the UBC Point Grey campus, the applicable Minister has adopted a land use plan (the “**Land Use Plan**”) pursuant to Part 10 of the *Municipalities Enabling and Validating Act (No. 3)* [SBC 2001] Ch. 44 (“**MEVA**”). For so long as the Land Use Plan is in effect, the Board of Governors must ensure that all:

- (a) agreements entered into by UBC,
- (b) rules, resolutions or similar authorities issued or adopted by the Board of Governors,
- (c) permits, licences or similar authorities issued or adopted by UBC under an authority referred to in paragraph (b), and
- (d) land development undertaken or authorized by the Board of Governors,

are not inconsistent with the Land Use Plan.

UBC has well-developed systems for land use regulation. In accordance with MEVA, the Land Use Plan applies to the UBC Point Grey campus. At the UBC Okanagan campus, the City of Kelowna has jurisdiction over land use governance and UBC and the City have developed a collaborative working relationship on land use and planning issues.

UBC has also entered into various Memoranda of Understanding (“**MOUs**”) with the City of Vancouver, the City of Kelowna, and other parties that set out various principles and expectations regarding the steps to be pursued by the parties to reach the common goals of sustainability, energy conservation, and efficient infrastructure development in order to create and maintain a livable, prosperous and sustainable community.

As a result of UBC's campus development initiatives, UBC has come to be recognized as a leader in sustainability and both of its campuses are recognized as living laboratories for sustainability initiatives.

Further, as part of UBC's strategic plan, *UBC's Strategic Directions 2025-2030*, its responsibility as an educational and research institution, and as a signatory to the Halifax Declaration and the Talloires Declaration by the University Presidents for a Sustainable Future, UBC desires, within applicable means, to (i) invest in and develop environmentally and socially responsible campus communities that are economically viable and reflect the value of the members of such communities; (ii) ensure integration of ecological, economic and social considerations at all levels of strategic planning and operations within UBC; and (iii) work toward a sustainable future in cooperation with bodies such as Metro Vancouver and the City of Vancouver.

UBC is committed to the integration of its operational and academic efforts in sustainability, including the continued fostering of the UBC campuses as living laboratories. UBC's Sustainability Hub works to embed sustainability across all aspects of UBC's academic endeavours, focusing on student education and faculty support. Campus and Community Planning ("**CCP**"), Facilities, and other operational units work to develop and implement operational strategies to address climate change and protect and enrich campus ecology and biodiversity.

This Policy confirms: (a) UBC's existing systems for land use regulation; (b) how the Board of Governors manages, administers and controls UBC's property and makes regulations respecting the management, government and control of the UBC's real property, buildings and structures; and (c) how UBC works with local governments on land use and planning issues.

For the purposes of this Policy and the Procedures to this Policy (the "**Procedures**"), the UBC Point Grey campus and the UBC Okanagan campus are as outlined in the maps included in the Procedures.

1. External Governance Requirements

- 1.1 For the purposes of this Policy and the Procedures, "**External Governance Requirements**" means any legally enforceable requirement established by federal, provincial, or local government relating to UBC real property, buildings, or structures, including with respect to the development, use, or occupation by UBC or other persons of such UBC real property, buildings or structures. For greater certainty, External Governance Requirements include, but are not limited to:
 - 1.1.1 the Land Use Plan;
 - 1.1.2 requirements established by the *British Columbia Building Code*;
 - 1.1.3 requirements established by the *British Columbia Fire Code*;
 - 1.1.4 in respect of the UBC Point Grey campus, requirements established by MEVA; and
 - 1.1.5 in respect of the UBC Okanagan campus, requirements related to land and building use and development which are established by municipal legislation.

2. Land Use Regulations

- 2.1 For the purposes of this Policy and the Procedures, “**Land Use Regulations**” are mandatory requirements respecting the management, governing and control of real property, buildings and structures owned, leased or otherwise held by UBC for operational purposes (collectively, the “**UBC Lands**”). Without limiting the generality of the foregoing, Land Use Regulations may establish mandatory requirements respecting development, sustainability, construction, lease agreements, security, use, occupancy, density, landscaping, noise, nuisance, signage, way-finding, road function and standards, fees, charges, permits, and licenses, including business licenses.
- 2.2 Land Use Regulations may require the payment of fees provided that such fees have been benchmarked to comparable fees in neighbouring jurisdictions.

3. Plans and Guidance

- 3.1 For the purposes of this Policy and the Procedures, “**Neighbourhood Plans**”, “**Campus/Strategic Plans**”, and “**Operational Plans**” (collectively, “**Plans**”) and “**Guidance**” are recommended practices or criteria that will guide: (1) the implementation of External Governance Requirements and Land Use Regulations, and (2) the exercise of decision-making authority by **CCP**).
- 3.2 Neighbourhood Plans and Campus/Strategic Plans are intended to guide the future development of UBC Lands, including the amount, location, and scale of growth, along with policies to shape growth.
- 3.3 Operational Plans set out plans for dealing with operational activities on UBC Lands.
- 3.4 Guidance is set out in documents that provide information to the UBC community about the manner in which CCP makes decisions related to the UBC Lands and may be administrative and technical in nature.
- 3.5 Plans and Guidance must not be inconsistent with External Governance Requirements and where any inconsistency does arise, the External Governance Requirements will prevail.
- 3.6 CCP shall have discretion in determining the extent to which the Plans and Guidance shall inform its decision-making.

4. General

- 4.1 Land Use Regulations, Plans and Guidance may be created to apply to all of the UBC Lands, to the UBC Point Grey campus only, to the UBC Okanagan campus only, or to any portion of the UBC Lands. Without limiting the generality of the foregoing, Land Use Regulations, Plans and Guidance may have application only to certain areas, certain buildings, certain portions of buildings or to certain types of buildings within the UBC Lands.
- 4.2 The Neighbours Agreement 2024 (the “**Neighbours’ Agreement 2024**”) between UBC and the University Neighbourhoods Association (“**UNA**”) grants authority to the Board of Directors of

the UNA to make and implement municipal-like bylaws relating to activities and events in public spaces, temporary and non-affixed signs, animal control, parking, and noise within the residential neighbourhoods of the UBC Point Grey campus for which the UNA has assumed responsibility for Municipal-Like Services (as set out in the Neighbours' Agreement 2024) (each, a "**Neighbourhood Regulation**"). The UNA is required to consult with the UNA community and UBC regarding any proposed Neighbourhood Regulation, and the Board of Governors has the ability to suspend, amend, or repeal the application of any Neighbourhood Regulation in accordance with its ultimate authority under the *University Act*. The implementation and enforcement of Neighbourhood Regulations shall be managed by UNA as set out in the Neighbours' Agreement 2024, as may be amended from time to time, and, despite anything else in this Policy and the Procedures, such Neighbourhood Regulations shall not be included within the definition of External Governance Requirements or Land Use Regulations for the purposes of this Policy and the Procedures.

- 4.3 Notwithstanding anything in this Policy, if any aspect of a Plan falls within the jurisdiction of the Vancouver Senate, the Okanagan Senate or the Council of Senates, then the Plan must be approved by the Senate or Council of Senates, as the case may be, prior to coming into effect.
- 4.4 UBC is committed to improving performance in sustainability in all areas of operations as part of working toward accomplishing its goal of making improvements in environmental and human well-being. UBC engages with UBC community members to increase capacity and awareness through behavioural change initiatives and provides support and resources to the UBC community to ensure these goals are achieved. CCP and other operational units across UBC are committed to inculcating sustainability into decision-making affecting the UBC Lands, and CCP will incorporate this commitment in implementing the Plans and Guidance.

5. Authority to Establish Land Use Regulations, Plans and Guidance

- 5.1 CCP is authorized to develop and create recommendations for Land Use Regulations in accordance with this Policy and the Procedures, and to recommend to the Property Committee of the Board of Governors (the "**Property Committee**") the adoption, amendment, or repeal of Land Use Regulations. Prior to making recommendations that are intended to affect UBC Lands that are designated for non-institutional use in accordance with section 1.5 of the Procedures (the "**Neighbourhood Areas**"), CCP shall ensure that there has been an appropriate consultation process consistent with the Procedures to allow persons who believe their interest in property is affected a reasonable opportunity to make submissions respecting matters arising from the proposed Land Use Regulation, amendment or repeal, as the case may be.
- 5.2 The Associate Vice-President, Campus & Community Planning is authorized to develop and create recommendations for Neighbourhood Plans and Campus/Strategic Plans in consultation with other UBC senior administrators where appropriate, and to recommend to the Property Committee the adoption, amendment or repeal of Neighbourhood Plans and Campus/Strategic Plans. The Property Committee will determine whether to grant approval to the adoption, amendment, or repeal of a Neighbourhood Plan or a Campus/Strategic Plan.
- 5.3 The Associate Vice-President, Campus & Community Planning and/or the Associate Vice-President, Facilities, as appropriate, are authorized to adopt, amend, or repeal Operational Plans.

- 5.4 The Associate Vice-President, Campus & Community Planning and/or the Associate Vice-President, Facilities, as appropriate, are authorized to adopt, amend, or repeal Guidance.
- 5.5 CCP will post all Land Use Regulations, Plans and Guidance that are in effect on the CCP Website (as defined in the Procedures).

6. Compliance with External Governance Requirements and Land Use Regulations

- 6.1. In relation to the UBC Lands:
 - 6.1.1 UBC’s academic and administrative units and all staff employed by UBC; and
 - 6.1.2 any person who has entered into a lease, permit, license, including, but not limited to a business license, or other property agreement with UBC,must comply with all External Governance Requirements and Land Use Regulations. Land Use Regulations are in addition to and supplement any other lawful requirements that may be applicable. The existence of a Land Use Regulation does not replace or excuse compliance with any other such requirements.
- 6.2 CCP is authorized to implement, administer, and enforce compliance with External Governance Requirements and Land Use Regulations. Without limiting the generality of the foregoing, compliance measures in connection with External Governance Requirements and Land Use Regulations, may include measures related to: (a) the requirement to pay a fine, penalty, or damage deposit; (b) the requirement to deliver a letter of credit, performance bond or other form of security or assurance; (c) monitoring of compliance with the External Governance Requirements and Land Use Regulations; (d) continuous performance of the External Governance Requirements and Land Use Regulations; and (e) enforcement of the External Governance Requirements and Land Use Regulations.
- 6.3 CCP may create a process for the:
 - 6.3.1 issuance of development permits, demolition permits, excavation and backfill permits, landscape permits, infrastructure permits and business licenses; and
 - 6.3.2 discharge of the role of the authority having jurisdiction under the *British Columbia Building Code* for issuing permits, including without limitation building and occupancy permits.

7. Variance

- 7.1 A person who wishes to obtain a variance from the Land Use Regulations (the “**Applicant**”) must make the variance request in writing to the relevant Director within CCP (each, a “**Director**”).
- 7.2 Each Director is authorized to establish the procedures to consider applications for variances from the Land Use Regulations, including determining the form, the manner and the timelines of such applications, and to issue decisions regarding all such applications. The Director, in the

Director’s sole discretion, may consult other UBC bodies (for example, CCP or the UBC Vancouver Development Permit Board) regarding an application for a variance, but is not bound to follow their advice.

8. Appeals

- 8.1 The Associate Vice-President, Campus & Community Planning is authorized to hear appeals of decisions made by a Director with respect to applications for permits, licenses, or variances. The decision of the Associate Vice-President, Campus & Community Planning shall be final.
- 8.2 The Associate Vice-President, Campus & Community Planning is authorized to establish the procedures for such appeals, including determining the form, manner, and timelines of such appeals.
- 8.3 A person who wishes to appeal any decision made by a Director may only do so in accordance with the procedures established by the Associate Vice-President, Campus & Community Planning.

9. Designations

9.1 The designations listed in the following table are current as at June 18, 2026.

	DOCUMENT	DESIGNATION (LAND USE REGULATIONS, NEIGHBOURHOOD PLANS, CAMPUS/STRATEGIC PLANS, OPERATIONAL PLANS, OR GUIDANCE)	AREAS TO WHICH LAND USE REGULATIONS, PLANS, OR GUIDANCE APPLY
1	UBC Development & Building Regulations	Land Use Regulation	UBC Point Grey campus
2	UBC Development Handbook	Land Use Regulation	Neighbourhood Areas
3	UBC Residential Environmental Assessment Program (REAP)	Land Use Regulation	Neighbourhood Areas
4	UBC Vancouver Business License Regulation for UBC Neighborhoods	Land Use Regulation	Neighbourhood Areas
5	Chancellor Place Neighbourhood Plan	Neighbourhood Plan	Chancellor Place Neighbourhood Area
6	East Campus Neighbourhood Plan	Neighbourhood Plan	East Campus Neighbourhood Area
7	Mid Campus (Hawthorn Place) Neighbourhood Plan	Neighbourhood Plan	Mid Campus (Hawthorn Place) Neighbourhood Area

	DOCUMENT	DESIGNATION (LAND USE REGULATIONS, NEIGHBOURHOOD PLANS, CAMPUS/STRATEGIC PLANS, OPERATIONAL PLANS, OR GUIDANCE)	AREAS TO WHICH LAND USE REGULATIONS, PLANS, OR GUIDANCE APPLY
8	Wesbrook Place Neighbourhood Plan	Neighbourhood Plan	Wesbrook Place Neighbourhood Area
9	North Campus Neighbourhood Plan	Neighbourhood Plan	North Campus Neighbourhood Area
10	The University Boulevard Neighbourhood Plan	Neighbourhood Plan	University Boulevard Neighbourhood Area
11	The UBC Vancouver Campus Plan	Campus/Strategic Plan	UBC Point Grey campus
12	UBC Recreation and Athletics Facilities Strategy (Gameplan)	Campus/Strategic Plan	UBC Point Grey campus
13	UBC Child Care Expansion Plan (Point Grey Campus)	Campus/Strategic Plan	UBC Point Grey campus
14	UBC Public Realm Plan for the Vancouver Campus	Campus/Strategic Plan	UBC Point Grey campus (excluding the Neighbourhood Areas)
15	UBC Transportation Plan (Vancouver Campus)	Campus/Strategic Plan	UBC Point Grey campus
16	Climate Action Plan	Campus/Strategic Plan	UBC Point Grey campus (excluding the Neighbourhood Areas)
17	Neighbourhood Climate Action Plan	Campus/Strategic Plan	Neighbourhood Areas
18	UBC Okanagan Campus Plan	Campus/Strategic Plan	UBC Okanagan campus
19	UBC Green Building Action Plan	Operational Plan	UBC Point Grey campus
20	Vancouver Campus Integrated Stormwater Management Plan	Operational Plan	UBC Point Grey campus
21	Zero Waste Action Plan	Operational Plan	UBC Point Grey campus
22	UBC's Vancouver Campus Public Art Strategy	Operational Plan	UBC Point Grey campus
23	UBC Okanagan Whole Systems Infrastructure Plan	Operational Plan	UBC Okanagan campus
24	UBC Okanagan Integrated Rainwater Management Plan	Operational Plan	UBC Okanagan campus
25	UBC Okanagan Innovation Precinct Structure Plan	Operational Plan	UBC Okanagan campus

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26	UBC Okanagan Wildland Fire Management Plan	Operational Plan	UBC Okanagan campus
27	A Sustainable Drainage Strategy for the South Campus Neighbourhood	Guidance	Wesbrook Place Neighbourhood Area
28	Wesbrook Place Neighbourhood Plan Design Vision Supplement	Guidance	Wesbrook Place Neighbourhood Area
29	UBC District Energy Compatibility Guide	Guidance	Neighbourhood Areas
30	UBC Technical Guidelines	Guidance	UBC Point Grey campus (excluding the Neighbourhood Areas), UBC Okanagan campus
31	Engagement Principles and Guiding Practices	Guidance	UBC Lands
32	University Boulevard Design Guidelines	Guidance	UBC Point Grey campus
33	Bird Friendly Design Guidelines for Buildings	Guidance	UBC Point Grey campus, UBC Okanagan campus
34	UBC Exterior Wayfinding Signage Standards & Guidelines	Guidance	UBC Point Grey campus, UBC Okanagan campus
35	UBC Okanagan Design Guidelines	Guidance	UBC Okanagan campus



PROCEDURES ASSOCIATED WITH THE LAND USE POLICY

Pursuant to the Regulatory Framework for the Administration of Board Policies and Procedures, the President may approve Procedures or the amendment or repeal of Procedures. Such approvals must be reported at the next meeting of the UBC Board of Governors or as soon thereafter as practicable.

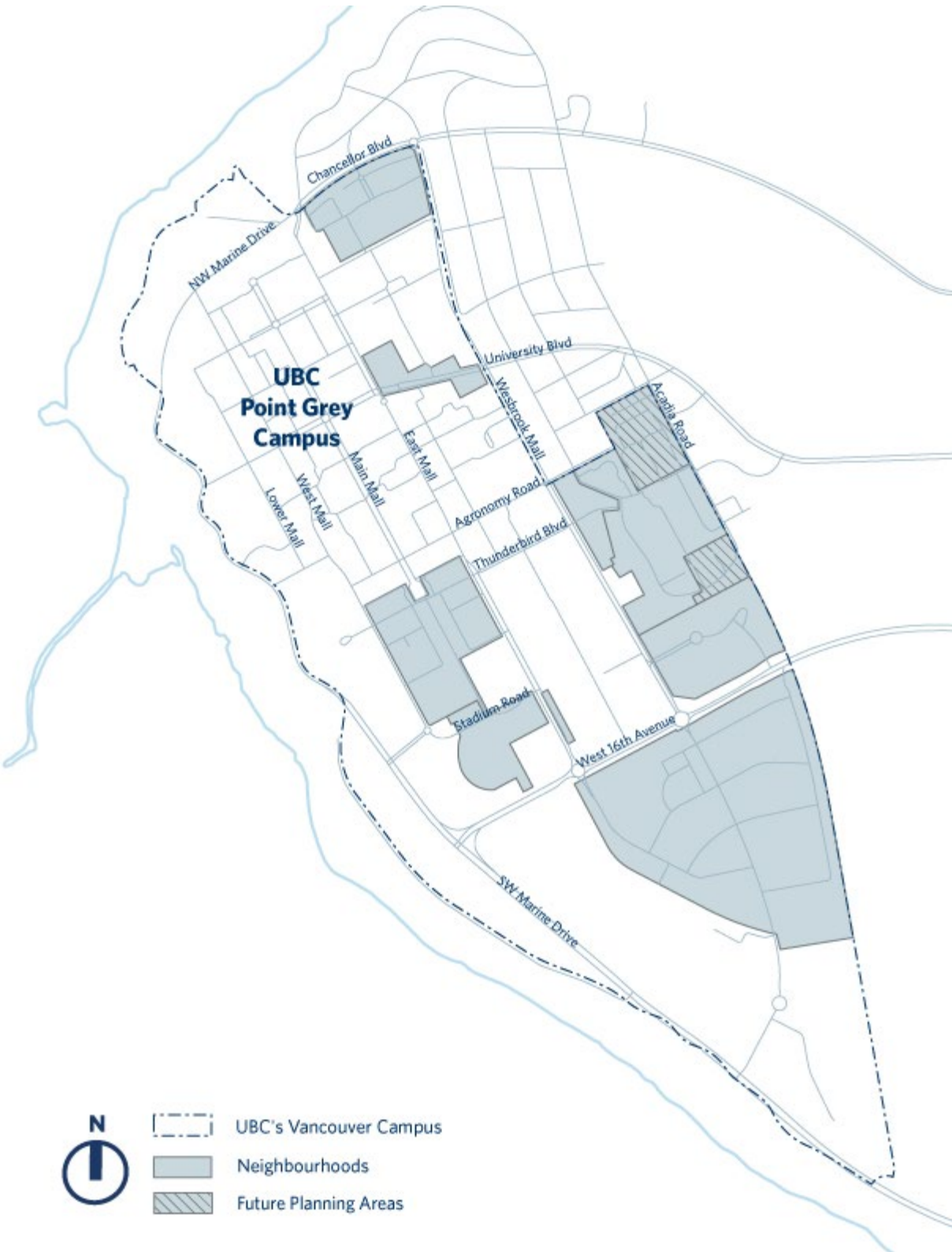
Capitalized terms used in these Procedures that are not otherwise defined herein shall have the meanings given to such terms in the accompanying Policy, being the Land Use Policy.

1. Development of Land Use Regulations, Plans and Guidance

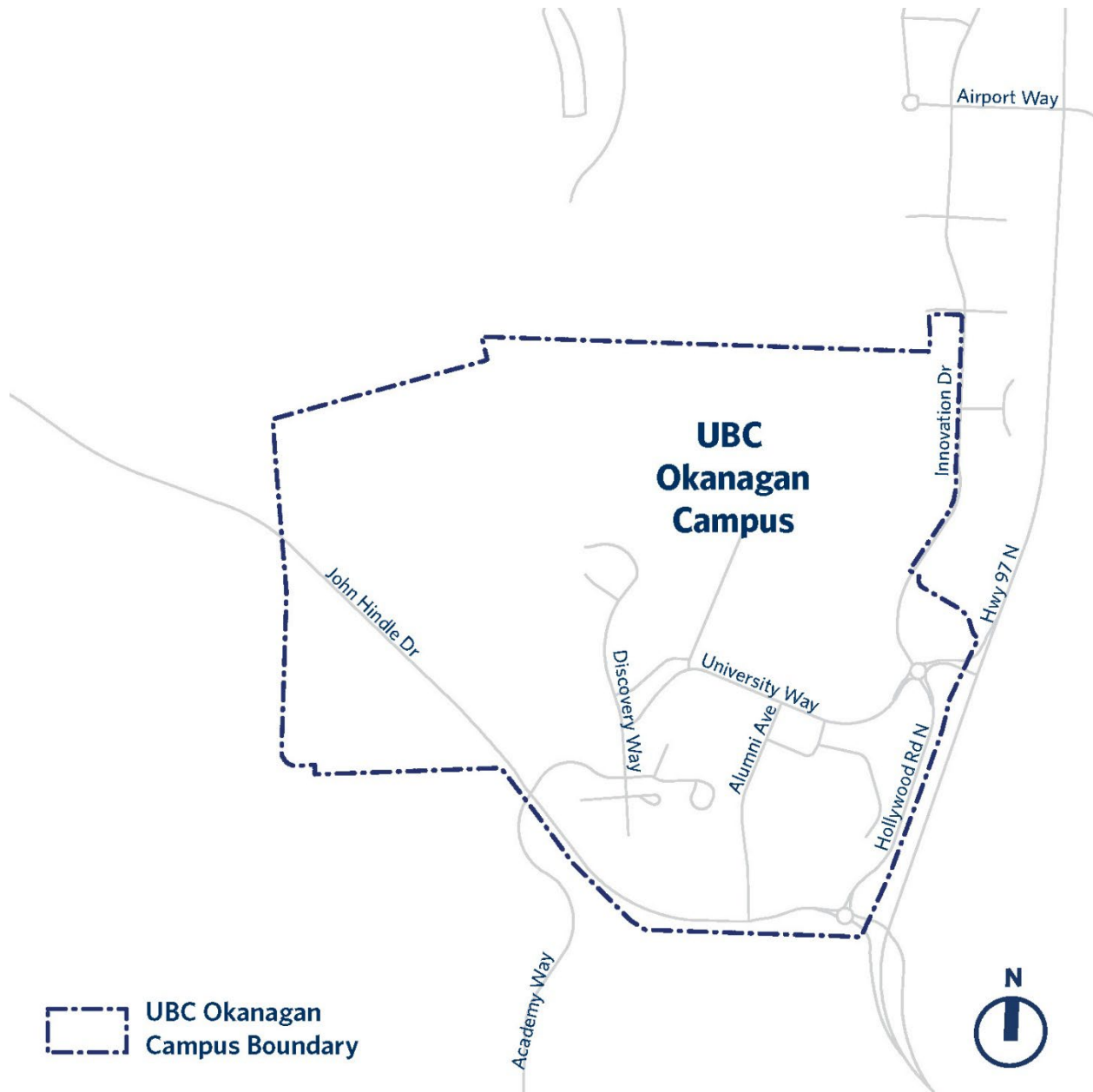
- 1.1. For the purposes of the Policy and these Procedures, CCP's main website is www.planning.ubc.ca (the "CCP Website").
- 1.2. CCP will have the primary responsibility, on behalf of UBC, to liaise with local governments and other government authorities and third parties regarding issues relating to land use, planning and sustainability.
- 1.3. Every person, including every member of the UBC community, or such person's representative body, who wishes to request the making, amendment or repeal of a Land Use Regulation, Plan or Guidance must deliver a written application to CCP.
- 1.4. CCP will consult with other units of UBC, senior administrators, or the Property Committee, as appropriate, if CCP considers that the implementation, repeal or modification of a Land Use Regulation or Plan would have a material impact on operations outside of CCP or would raise issues that are sensitive or of a precedent-setting nature to UBC.
- 1.5. For the purposes of Section 5.1 of the Policy, the following Neighbourhood Areas are designated for non-institutional use:
 - 1.5.1. the local neighbourhood known as Chancellor Place;
 - 1.5.2. the local neighbourhood known as Hawthorn Place/Mid Campus;
 - 1.5.3. the local neighbourhood known as Hampton Place;
 - 1.5.4. the local neighbourhood known as Wesbrook Place;
 - 1.5.5. the local neighbourhood known as East Campus;
 - 1.5.6. the local neighbourhood known as North Campus; and
 - 1.5.7. the local neighbourhood known as University Boulevard.
- 1.6. When CCP undertakes the consultation that is required by Section 5.1 of the Policy, the following process will apply:

- 1.6.1. CCP will publish notice of the proposal to make, amend, or repeal the Land Use Regulation (the “**Proposed Amendment**”) on the CCP Website, together with reasonable particulars and the place (either physical or on the CCP Website) where, and the times and dates when, copies of the Proposed Amendment may be inspected;
- 1.6.2. CCP will provide the public with at least 30 days to submit written comments concerning the Proposed Amendment;
- 1.6.3. CCP will consult with the President’s Property and Planning Advisory Committee for UBC Vancouver and the Deputy Vice Chancellor’s Committees for UBC Okanagan when CCP considers the Proposed Amendment to be a material addition to or amendment or repeal of the Land Use Regulations;
- 1.6.4. in addition to the foregoing, CCP will conduct public meetings with respect to the Proposed Amendment where it considers it appropriate and when requested by the Property Committee and such public meetings will be chaired by the Associate Vice-President, Campus & Community Planning or the Chair of the Property Committee or such other person as they may designate;
- 1.6.5. CCP will then make recommendations about the Proposed Amendment in writing to the Property Committee and shall include a summary of the rationale for the Proposed Amendment and any material feedback from the consultation that is carried out pursuant to Section 5.1 of the Policy; and
- 1.6.6. the Proposed Amendment will have force and effect on the date that the Proposed Amendment is approved by the Property Committee or on such other date as the Property Committee may specify.

Map of UBC Point Grey campus:




Map of UBC Okanagan campus:



**LAND USE POLICY (UP12)
POLICY DEVELOPMENT COMMITTEE**

List of Members:

1. Hubert Lai, K.C., University Counsel (Chair)
2. Lorena Vlad, Legal Counsel (Secretary)
3. John Metras, Associate Vice-President, Facilities
4. Melanie Stewart, Vice-President, External Relations
5. Michael White, Associate Vice-President, Campus & Community Planning

 <p>The University of British Columbia Board of Governors</p>	<p>Policy No.: UP12</p>
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As a result of UBC's campus development initiatives, UBC has come to be recognized as a leader in sustainability and both of its campuses are recognized as living laboratories for sustainability initiatives.

Further, as part of UBC's strategic plan, ~~Shaping UBC's Next Century~~ [Strategic Directions 2025-2030](#), its responsibility as an educational and research institution, and as a signatory to the Halifax Declaration and the Talloires Declaration by the University Presidents for a Sustainable Future, UBC desires, within applicable means, to (i) invest in and develop environmentally and socially responsible campus communities that are economically viable and reflect the value of the members of such communities; (ii) ensure integration of ecological, economic and social considerations at all levels of strategic planning and operations within UBC; and (iii) work toward a sustainable future in cooperation with bodies such as Metro Vancouver and the City of Vancouver.

UBC is committed to the integration of its operational and academic efforts in sustainability, including the continued fostering of the UBC campuses as living laboratories ~~that support new and interdisciplinary research initiatives and that provide opportunities to utilize the planning, design, construction, and operation of UBC Lands for research and learning. UBC's Sustainability Initiative ("USI"), which was established in 2010, will continue to work across the academy and operations to support this integration and UBC's sustainability efforts. USI works with~~ [UBC's Sustainability Hub works to embed sustainability across all aspects of UBC's academic endeavours, focusing on student education and faculty support. Campus and Community Planning \("CCP and"\), Facilities to foster partnerships and collaborations that extend beyond traditional boundaries of disciplines, sectors and geographies to address the critical issues of our time, and other operational units work to develop and implement operational strategies to address climate change and protect and enrich campus ecology and biodiversity.](#)

This Policy confirms: (a) UBC's existing systems for land use regulation; (b) how the Board of Governors manages, administers and controls UBC's property and makes ~~rules~~ [regulations](#) respecting the management, government and control of the UBC's real property, buildings and structures; and (c) how UBC works with local governments on land use and planning issues.

For the purposes of this Policy and the Procedures to this Policy (the "**Procedures**"), the UBC Point Grey campus and the UBC Okanagan campus are as outlined in the maps included in the Procedures.

1. External Governance Requirements

1.1 For the purposes of this Policy and the Procedures, "**External Governance Requirements**" means any legally enforceable requirement established by federal, provincial, or local government relating to UBC real property, buildings, or structures, including with respect to the development, use, or occupation by UBC or other persons of such UBC real property, buildings or structures. For greater certainty, External Governance Requirements include, but are not limited to:

1.1.1 the Land Use Plan;

1.1.2 requirements established by the *British Columbia Building Code*;

1.1.3 requirements *established* by the *British Columbia Fire Code*;

1.1.4 in respect of the UBC Point Grey campus, requirements established by MEVA; and

1.1.5 in respect of the UBC Okanagan campus, requirements related to land and building use and development which are established by municipal legislation.

2. Land Use ~~Rules~~Regulations

2.1 For the purposes of this Policy and the Procedures, “**Land Use ~~Rules~~Regulations**” are mandatory requirements respecting the management, governing and control of real property, buildings and structures owned, leased or otherwise held by UBC for operational purposes (collectively, the “**UBC Lands**”). Without limiting the generality of the foregoing, Land Use ~~Rules~~Regulations may establish mandatory requirements respecting development, sustainability, construction, lease agreements, security, use, occupancy, density, landscaping, noise, nuisance, signage, way-finding, road function and standards, fees, charges, permits, and licenses, including business licenses.

2.2 Land Use ~~Rules~~Regulations may require the payment of fees provided that such fees have been benchmarked to comparable fees in neighbouring jurisdictions.

3. Plans and ~~Guidelines~~Guidance

3.1 For the purposes of this Policy and the Procedures, “**Neighbourhood Plans**”, “**Campus/Strategic Plans**”, and “**Operational Plans**” (collectively, “**Plans**”) and “~~Guidelines~~Guidance” are recommended practices or criteria that will guide: (1) the implementation of External Governance Requirements and Land Use ~~Rules~~Regulations, and (2) the exercise of decision-making authority by ~~the LUSC (as defined in Section 5.1 of this Policy) and Campus & Community Planning (“CCP”)~~.

3.2 Neighbourhood Plans and Campus/Strategic Plans are intended to guide the future development of UBC Lands, including the amount, location, and scale of growth, along with policies to shape growth.

3.3 Operational Plans set out plans for dealing with operational activities on UBC Lands.

3.4 ~~Guidelines are~~Guidance is set out in documents that provide information to the UBC community about the manner in which CCP makes decisions related to the UBC Lands and may be administrative and technical in nature.

3.5 Plans and ~~Guidelines~~Guidance must not be inconsistent with External Governance Requirements and where any inconsistency does arise, the External Governance Requirements will prevail.

3.6 ~~The LUSC and~~ CCP shall have discretion in determining the extent to which the Plans and ~~Guidelines~~Guidance shall inform its decision-making ~~within their respective jurisdictions~~.

4. General

- 4.1 Land Use ~~Rules~~Regulations, Plans and ~~Guidelines~~Guidance may be created to apply to all of the UBC Lands, to the UBC Point Grey campus only, to the UBC Okanagan campus only, or to any portion of the UBC Lands. Without limiting the generality of the foregoing, Land Use ~~Rules~~Regulations, Plans and ~~Guidelines~~Guidance may have application only to certain areas, certain buildings, certain portions of buildings or to certain types of buildings within the UBC Lands.
- 4.2 The Neighbours Agreement ~~2015~~2024 (the “**Neighbours’ Agreement ~~2015~~2024**”) between UBC and the University Neighbourhoods Association (“UNA”) ~~contemplates that grants authority to the Board of Directors of the UNA may recommend rules to the Board of Governors to make and implement municipal-like bylaws relating to noise, nuisance activities and events in public spaces, temporary and non-affixed signs, animal control, parking, traffic and regulatory matters~~noise within the residential neighbourhoods of the UBC Point Grey campus for which ~~the~~the UNA has assumed responsibility for Municipal-like ~~Like~~Like Services (as ~~defined~~set out in the Neighbours’ Agreement ~~2015~~2024) (~~each, a “Neighbourhood Regulation”~~). ~~The UNA is required to consult with the UNA community and UBC regarding any proposed Neighbourhood Regulation, and that the Board of Governors may approve such rules as recommended~~has the ability to suspend, amend, or repeal the application of any Neighbourhood Regulation in accordance with its ultimate authority under the University Act. The implementation and enforcement of ~~such rules~~Neighbourhood Regulations shall be managed by UNA as set out in the Neighbours’ Agreement ~~2015~~2024, as may be amended from time to time, and, despite anything else in this Policy and the Procedures, such ~~rules~~Neighbourhood Regulations shall not be included within the definition of External Governance Requirements or Land Use ~~Rules~~Regulations for the purposes of this Policy and the Procedures.
- 4.3 Notwithstanding anything in this Policy, if any aspect of a Plan falls within the jurisdiction of the Vancouver Senate, the Okanagan Senate or the Council of Senates, then the Plan must be approved by the Senate or Council of Senates, as the case may be, prior to coming into effect.
- 4.4 UBC is committed to improving performance in sustainability in all areas of operations as part of working toward accomplishing its goal of making improvements in environmental and human well-being. UBC engages with UBC community members to increase capacity and awareness through behavioural change initiatives and provides support and resources to the UBC community to ensure these goals are achieved. CCP and other operational units across UBC are committed to inculcating sustainability into decision-making affecting the UBC Lands, and CCP will incorporate this commitment in implementing the Plans and ~~Guidelines~~Guidance.

5. Authority to Establish Land Use ~~Rules~~Regulations, Plans and ~~Guidelines~~Guidance

~~5.1 The Board of Governors established a Land Use Committee in October 2009 pursuant to section 27(2)(c) of the University Act. This Land Use Committee continues in full force and effect, but, effective April 18, 2019, its name shall be changed to the “Land Use and Operational Sustainability Committee” (herein referred to as the “LUSC”) and its membership shall be changed to the following:~~

~~5.1.1 two members of the Board of Governors, as more particularly described in the Procedures;~~

~~5.1.2 the Associate Vice President, CCP;~~

~~5.1.3 the Associate Vice President, Facilities;~~

~~5.1.4 the Responsible Executive; and~~

~~5.1.5 at least two but not more than four external members, as more particularly described in the Procedures.~~

~~5.2 The LUSCCCP is authorized, pursuant to section 27(2)(c) of~~develop and create recommendations for Land Use Regulations in accordance with this Policy and the University Act Procedures, and to recommend to the Board of Governors the adoption, amendment or repeal of Land Use Rules. Recommendations made by the LUSC to the Board of Governors will normally be made through the standard approval process of the Board of Governors, which includes presentation to the Property Committee of the Board of Governors (the “Property Committee”).

~~5.3 Prior to recommending to the Board of Governors the making, amending the adoption, amendment, or repeal of a Land Use Rule Regulations. Prior to making recommendations that is~~are intended to affect UBC Lands that are designated for non-institutional use in accordance with section ~~2.5.1.5~~ of the Procedures (the “Neighbourhood Areas”), ~~the LUSCCCP~~ shall ensure that there has been an appropriate consultation process consistent with the Procedures to allow persons who believe their interest in property is affected a reasonable opportunity to make submissions respecting matters arising from the proposed ~~rule~~Land Use Regulation, amendment or repeal, as the case may be.

~~5.1 5.4~~The Associate Vice-President, ~~CCP~~Campus & Community Planning is authorized to develop and create recommendations for Neighbourhood Plans and Campus/Strategic Plans in consultation with ~~the LUSC or~~ other UBC senior administrators where appropriate, and to recommend to the Property Committee the adoption, amendment or repeal of Neighbourhood Plans and Campus/Strategic Plans. The Property Committee will determine whether to grant approval to the adoption, amendment, or repeal of a Neighbourhood Plan or a Campus/Strategic Plan.

~~5.2 5.5~~The Associate Vice-President, ~~CCP~~Campus & Community Planning and/or the Associate Vice-President, Facilities, as appropriate, are authorized to adopt, amend, or repeal Operational Plans.

~~5.3 5.6~~The Associate Vice-President, ~~CCP~~Campus & Community Planning and/or the Associate Vice-President, Facilities, as appropriate, are authorized to adopt, amend, or repeal ~~Guidelines~~Guidance.

~~5.4 5.7~~CCP will post all Land Use Regulations, Plans and GuidelinesGuidance that are in effect on the CCP Website (as defined in the Procedures).

6. Compliance with External Governance Requirements and Land Use ~~Rules~~Regulations

6.1. In relation to the UBC Lands:

6.1.1 UBC’s academic and administrative units and all staff employed by UBC; and

6.1.2 any person who has entered into a lease, permit, license, including, but not limited to a business license, or other property agreement with UBC,

must comply with all External Governance Requirements and Land Use ~~Rules~~Regulations. Land Use ~~Rules~~Regulations are in addition to and supplement any other lawful requirements that may be applicable. The existence of a Land Use ~~Rule~~Regulation does not replace or excuse compliance with any other such requirements.

6.2 ~~The LUSCCCP~~ is authorized to implement, administer, and enforce compliance with External Governance Requirements and Land Use ~~Rules~~. ~~The LUSC may delegate such authority to CCP~~Regulations. Without limiting the generality of the foregoing, ~~the LUSC may delegate to CCP the authority to create~~ compliance measures in connection with External Governance Requirements and Land Use ~~Rules, including~~Regulations, may include measures related to: (a) the requirement to pay a fine, penalty, or damage deposit; (b) the requirement to deliver a letter of credit, performance bond or other form of security or assurance; (c) monitoring of compliance with the External Governance Requirements and Land Use ~~Rules~~Regulations; (d) continuous performance of the External Governance Requirements and Land Use ~~Rules~~Regulations; and (e) enforcement of the External Governance Requirements and Land Use ~~Rules~~Regulations.

6.3 ~~The LUSCCCP~~ may create a process for the:

6.3.1 issuance of development permits, demolition permits, excavation and backfill permits, landscape permits, infrastructure permits and business licenses; and

6.3.2 discharge of the role of the authority having jurisdiction under the *British Columbia Building Code* for issuing permits, including without limitation building and occupancy permits.

~~The LUSC may delegate to CCP the administration and decision-making authority necessary to fulfill the functions described in this Section 6.3.~~

7. Variance

7.1 A person who wishes to obtain a variance from the Land Use ~~Rules~~Regulations (the “**Applicant**”) must make the variance request in writing to the relevant Director within CCP (each, a “**Director**”).

7.2 Each Director is authorized to establish the procedures to consider applications for variances from the Land Use ~~Rules~~Regulations, including determining the form, the manner and the timelines of such applications, and to issue decisions regarding all such applications. The Director, in ~~his or her~~the Director’s sole discretion, may consult other UBC bodies (for example, ~~the LUSCCCP~~ or the UBC Vancouver Development Permit Board) regarding an application for a variance, but is not bound to follow their advice.

8. Appeals

- 8.1 The Associate Vice-President, [CCPCampus & Community Planning](#) is authorized to hear appeals of decisions made by a Director with respect to applications for permits, licenses, or variances. The decision of the Associate Vice-President, [CCPCampus & Community Planning](#) shall be final.
- 8.2 The Associate Vice-President, [CCPCampus & Community Planning](#) is authorized to establish the procedures for such appeals, including determining the form, manner, and timelines of such appeals.
- 8.3 A person who wishes to appeal any decision made by a Director may only do so in accordance with the procedures established by the Associate Vice-President, [CCPCampus & Community Planning](#).

9. Designations

9.1 The designations listed in the following table are current as at ~~July 26~~[June 18, 2024](#)~~2026~~.

	DOCUMENT	DESIGNATION (LAND USE RULES REGULATIONS , NEIGHBOURHOOD PLANS, CAMPUS/STRATEGIC PLANS, OPERATIONAL PLANS, OR GUIDELINES GUIDANCE)	AREAS TO WHICH LAND USE RULES REGULATIONS , PLANS, OR GUIDELINES GUIDANCE APPLY
1	UBC Development & Building Regulations	Land Use Rule Regulation	UBC Point Grey campus
2	UBC Development Handbook	Land Use Rule Regulation	Neighbourhood Areas
3	UBC Residential Environmental Assessment Program (REAP)	Land Use Rule Regulation	Neighbourhood Areas
4	UBC Vancouver Business License Regulation for UBC Neighborhoods	Land Use Rule Regulation	Neighbourhood Areas
5	Chancellor Place Neighbourhood Plan	Neighbourhood Plan	Chancellor Place Neighbourhood Area
6	East Campus Neighbourhood Plan	Neighbourhood Plan	East Campus Neighbourhood Area
7	Mid Campus (Hawthorn Place)	Neighbourhood Plan	Mid Campus (Hawthorn Place) Neighbourhood

	DOCUMENT	DESIGNATION (LAND USE RULES <u>REGULATIONS</u> , NEIGHBOURHOOD PLANS, CAMPUS/STRATEGIC PLANS, OPERATIONAL PLANS, OR GUIDELINES <u>GUIDANCE</u>)	AREAS TO WHICH LAND USE RULES <u>REGULATIONS</u> , PLANS, OR GUIDELINES <u>GUIDANCE</u> APPLY
	Neighbourhood Plan		Area
8	Wesbrook Place Neighbourhood Plan	Neighbourhood Plan	Wesbrook Place Neighbourhood Area
9	North Campus Neighbourhood Plan	Neighbourhood Plan	North Campus Neighbourhood Area
10	The University Boulevard Neighbourhood Plan	Neighbourhood Plan	University Boulevard Neighbourhood Area
11	The UBC Vancouver Campus Plan	Campus/Strategic Plan	UBC Point Grey campus
12	UBC Recreation and Athletics Facilities Strategy (Gameplan)	Campus/Strategic Plan	UBC Point Grey campus
13	UBC Child Care Expansion Plan (Point Grey Campus)	Campus/Strategic Plan	UBC Point Grey campus
14	UBC Public Realm Plan for the Vancouver Campus	Campus/Strategic Plan	UBC Point Grey campus (excluding the Neighbourhood Areas)
15	UBC Transportation Plan (Vancouver Campus)	Campus/Strategic Plan	UBC Point Grey campus
16	Climate Action Plan	Campus/Strategic Plan	UBC Point Grey campus (excluding the Neighbourhood Areas)
17	Neighbourhood Climate Action Plan	Campus/Strategic Plan	Neighbourhood Areas
18	UBC Okanagan Campus Plan	Campus/Strategic Plan	UBC Okanagan campus

	DOCUMENT	DESIGNATION (LAND USE RULES REGULATIONS , NEIGHBOURHOOD PLANS, CAMPUS/STRATEGIC PLANS, OPERATIONAL PLANS, OR GUIDELINES GUIDANCE)	AREAS TO WHICH LAND USE RULES REGULATIONS , PLANS, OR GUIDELINES GUIDANCE APPLY
19	UBC Green Building Action Plan	Operational Plan	UBC Point Grey campus
20	Vancouver Campus Integrated Stormwater Management Plan	Operational Plan	UBC Point Grey campus
21	Zero Waste Action Plan	Operational Plan	UBC Point Grey campus
22	UBC's Vancouver Campus Public Art Strategy	Operational Plan	UBC Point Grey campus
23	UBC Okanagan Whole Systems Infrastructure Plan	Operational Plan	UBC Okanagan campus
24	UBC Okanagan Integrated Rainwater Management Plan	Operational Plan	UBC Okanagan campus
25	UBC Okanagan Innovation Precinct Structure Plan	Operational Plan	UBC Okanagan campus
26	UBC Okanagan Wildland Fire Management Plan	Operational Plan	UBC Okanagan campus
27	A Sustainable Drainage Strategy for the South Campus Neighbourhood	Guidelines Guidance	Wesbrook Place Neighbourhood Area
28	Wesbrook Place Neighbourhood Plan Design Vision Supplement	Guidelines Guidance	Wesbrook Place Neighbourhood Area
29	UBC District Energy Compatibility Guide	Guidelines Guidance	Neighbourhood Areas
30	UBC Technical Guidelines	Guidelines Guidance	UBC Point Grey campus (excluding the Neighbourhood Areas), UBC Okanagan campus
31	Engagement Principles and Guiding	Guidelines Guidance	UBC Lands

	DOCUMENT	DESIGNATION (LAND USE RULES REGULATIONS , NEIGHBOURHOOD PLANS, CAMPUS/STRATEGIC PLANS, OPERATIONAL PLANS, OR GUIDELINES GUIDANCE)	AREAS TO WHICH LAND USE RULES REGULATIONS , PLANS, OR GUIDELINES GUIDANCE APPLY
	Practices		
32	University Boulevard Design Guidelines	Guidelines Guidance	UBC Point Grey campus
33	Bird Friendly Design Guidelines for Buildings	Guidelines Guidance	UBC Point Grey campus, UBC Okanagan campus
34	UBC Exterior Wayfinding Signage Standards & Guidelines	Guidelines Guidance	UBC Point Grey campus, UBC Okanagan campus
35	UBC Okanagan Design Guidelines	Guidelines Guidance	UBC Okanagan campus



PROCEDURES ASSOCIATED WITH THE LAND USE POLICY

Pursuant to the Regulatory Framework for the Administration of Board Policies and Procedures, the President may approve Procedures or the amendment or repeal of Procedures. Such approvals must be reported at the next meeting of the UBC Board of Governors or as soon thereafter as practicable.

Capitalized terms used in these Procedures that are not otherwise defined herein shall have the meanings given to such terms in the accompanying Policy, being the Land Use Policy.

~~1. Land Use and Operational Sustainability Committee~~

~~1.1 The two members of the Board of Governors who shall serve on the LUSC will be the following:~~

~~1.1.1 the chair of the Property Committee (the “LUSC Chair”); and~~

~~1.1.2 a member of the Board of Governors as selected by the LUSC Chair from time to time.~~

~~1.2 The LUSC Chair shall determine the number and, subject to Section 1.3 of these Procedures, the identity of the external members of the LUSC, provided that, at any given time, there must be at least two but not more than four external members.~~

~~1.3 Any person who is a student of UBC, an employee of UBC, or a member of the Board of Governors, the Council of Senates, the UBC Okanagan Senate, or the UBC Vancouver Senate is disqualified from serving as an external member of the LUSC so long as that person has such status.~~

~~1.4 Meetings of the LUSC will normally be conducted in an open session (open to the public). However, certain matters are of a nature that requires they be handled with due and appropriate sensitivity and may need to be discussed in closed session (not open to the public). The LUSC Chair may, at the LUSC Chair’s discretion, designate that certain matters be dealt with in closed session.~~

1. 2-Development of Land Use ~~RulesRegulations~~, Plans and ~~GuidelinesGuidance~~

1.1. 2.1 For the purposes of the Policy and these Procedures, ~~the~~ CCP’s main website is www.planning.ubc.ca (the “**CCP Website**”).

1.2. 2.2 CCP will have the primary responsibility, on behalf of UBC, to liaise with local governments and other government authorities and third parties regarding issues relating to land use, planning and sustainability.

~~1.3.2.3~~ Every person, including every member of the UBC community, or such person's representative body, who wishes to request the making, amendment or repeal of a Land Use ~~Rule~~Regulation, Plan or ~~Guideline~~Guidance must ~~address the request to the LUSC by delivering/deliver~~ a written application to CCP.

~~1.4.2.4~~ CCP, ~~on behalf of the LUSC~~, will consult with other units of UBC, senior administrators, or the ~~Board of Governors~~Property Committee, as appropriate, if ~~the LUSC~~CCP considers that the implementation, repeal or modification of a Land Use ~~Rule~~Regulation or Plan would have a material impact on operations outside of CCP or would raise issues that are sensitive or of a precedent-setting nature to UBC.

~~1.5.2.5~~ For the purposes of Section ~~5.3~~5.1 of the Policy, the following Neighbourhood Areas are designated for non-institutional use:

~~1.5.1.2.5.1~~ the local neighbourhood known as Chancellor Place;

~~1.5.2.2.5.2~~ the local neighbourhood known as Hawthorn Place/Mid Campus;

~~1.5.3.2.5.3~~ the local neighbourhood known as Hampton Place;

~~1.5.4.2.5.4~~ the local neighbourhood known as Wesbrook Place;

~~1.5.5.2.5.5~~ the local neighbourhood known as East Campus;

~~1.5.6.2.5.6~~ the local neighbourhood known as North Campus; and

~~1.5.7.2.5.7~~ the local neighbourhood known as University Boulevard.

~~1.6.2.6~~ When ~~the LUSC~~CCP undertakes the consultation that is required by Section ~~5.3~~5.1 of the Policy, the following process will apply:

~~1.6.1.2.6.1~~ CCP, ~~on behalf of the LUSC~~, will publish notice of the proposal to make, amend, or repeal the Land Use ~~Rule~~Regulation (the "**Proposed Amendment**") on the CCP Website, together with reasonable particulars and the place (either physical or on the CCP Website) where, and the times and dates when, copies of the Proposed Amendment may be inspected;

~~1.6.2.2.6.2~~ CCP, ~~on behalf of the LUSC~~, will provide the public with at least 30 days to submit written comments concerning the Proposed Amendment;

~~1.6.3.2.6.3~~ CCP, ~~on behalf of the LUSC~~, will consult with the President's Property and Planning Advisory Committee for UBC Vancouver, and the Deputy Vice Chancellor's Committees for UBC Okanagan when CCP considers the Proposed Amendment to be a material addition to or amendment or repeal of the Land Use ~~Rules~~Regulations;

~~1.6.4.~~ in addition to the foregoing, CCP will conduct public meetings with respect to the Proposed Amendment where it considers it appropriate and when requested by the Property Committee and such public meetings will be chaired by the Associate

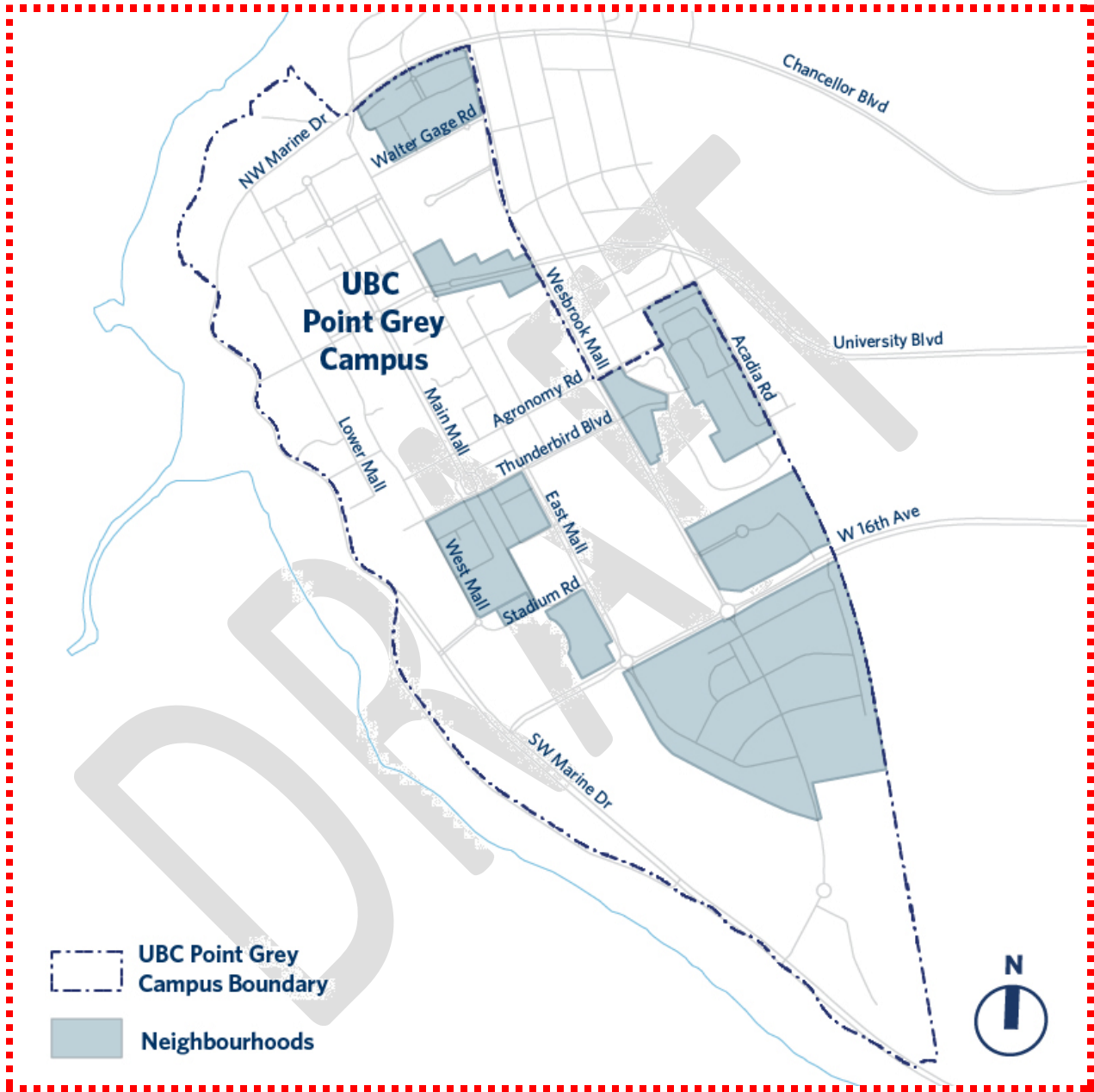
Vice-President, Campus & Community Planning or the Chair of the Property Committee or such other person as they may designate;

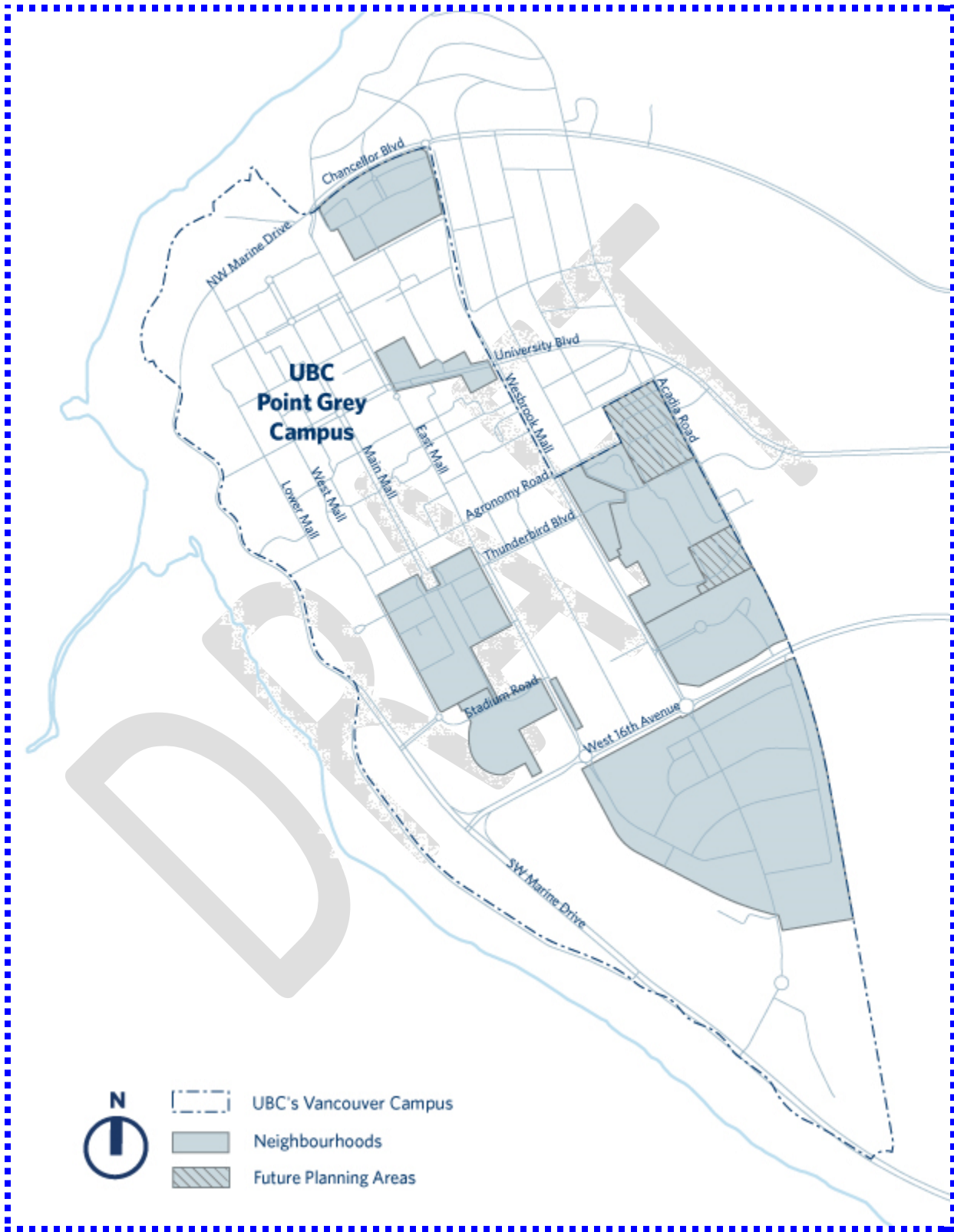
1.6.5. 2.6.4 ~~CCP will report to the LUSC, which~~ will then make recommendations about the Proposed Amendment in writing to the ~~Board of Governors~~Property Committee and shall include a summary of the rationale for the Proposed Amendment and any material feedback from the consultation that is carried out pursuant to Section ~~5.35.1~~5.35.1 of the Policy; and

1.6.6. 2.6.5 the Proposed Amendment will have force and effect on the date that the Proposed Amendment is approved by the ~~Board of Governors~~Property Committee or on such other date as the ~~Board of Governors~~Property Committee may specify.

DRAFT

Map of UBC Point Grey campus:





Map of UBC Okanagan campus:

