



University of British Columbia
Board of Governors
MINUTES

Tuesday, November 9, 2010
UBC Vancouver
Arbutus Room, Ponderosa Centre
8:00 a.m. to 9:00 a.m.

In Attendance: Board Members

Mr. Bill Levine, Chair
Ms. Theresa Arsenault
Ms. Bonnie Bates Gibbs
Ms. Anne-Marie Fenger
Mr. Robert Fung
Mr. Ben Glassco
Mr. Sean Heisler
Dr. Maureen Howe
Dr. Andrew Irvine
Ms. Alice Laberge
Dr. Barrie McCullough
Mr. Douglas Mitchell
Ms. Janet Pau
Mr. Ross Smith
Ms. Susan Yurkovich
Mr. Azim Wazeer

Ex-officio Members

President Stephen Toope

Administration

Dr. David Farrar
Dr. John Hepburn
Ms. Nancy Knight
Ms. Barbara Miles
Mr. Pierre Ouillet
Mr. Stephen Owen
Dr. Doug Oworm
Mr. Brian Sullivan

Ms. Reny Kahlon

Regrets:

Dr. Nassif Ghoussoub
Ms. Virginia Greene
Mr. Barry Lapointe
Chancellor Sarah Morgan-Silvester

1. CHAIR'S REMARKS

The Chair of the Board of Governors commented on the Board's engagement in every step of the Land Use Plan amendment process and read the land-use planning [Guiding Principles](#) approved by the Board of Governors.

The Board and Administration reviewed proposed amendments and response from the campus community, and continue to listen carefully to input from students, faculty, staff, residents, alumni, UBC's research/service partners, and neighbouring communities.

Initially, amendments to the UBC Vancouver Land Use Plan were in response to land-use issues raised during extensive public consultation around the UBC Vancouver Campus Plan (for academic lands). Further additions and revisions to the Land Use Plan have been driven by land-use specific public consultation, conducted in two stages.

2. PROPOSED TEXT AND MAP AMENDMENTS

The Community Planning Task Group Chair provided a summary of the Task Group's review process, which included substantial, detailed review of the circulated materials on several occasions.

The Community Planning Task Group is satisfied that the proposed amendments are appropriately framed and relevant to the principles established by the Board to guide the process; that the consultation process is in compliance with the requirements of the [Municipalities Enabling and Validating Act, Part 10](#); and, that the draft policy briefs are appropriately developed to share with the community and neighbours.

In August 2010, the Community Planning Task Group (CPTG) considered comprehensive technical research and analysis, and the results of the first phase of public consultation held in July 2010. Based on this, a set of proposals for amendments to the LUP were developed. The Board of Governors approved those proposals, and referred them to the second phase of public consultation, held in late September/early October 2010.

The CPTG Chair added that the Task Group also received historical background on the origins and vision for the growing residential community on campus lands.

Campus + Community Planning provided an overview of proposed text and map amendments, with a note that the Board of Governors will have the opportunity to review and further revise the amendments currently proposed a final time before the public hearing. The Board of Governors can also choose to make amendments to the Land Use Plan at any time through the public hearing process.

CCP reviewed public consultation results, including input from agencies and organizations, and recommendations for additional revisions as presented in the amendment package under review at this meeting.

Over 200,000 contacts were made through the notification process for the second phase of consultation. Survey responses indicate strong support for the majority of amendments proposed.

Issues where a more divided response was received are carried forward for additional consideration and possible further revisions to the proposed Land Use Plan amendment package. Particular areas identified by CCP for Board consideration include providing additional clarity regarding UBC Vancouver's forested context and the green open space designation; the Village Centre Academic designation (definition, approach to housing); amending the designation for Gage South to 'under review'; and, including an aspirational 50% target for student housing capacity (the amendment package lays out the difference between capacity and building targets and notes that the actual pace of development of that capacity depends on a range of things, including access to debt and the financial capacity of SHHS).

Also included was a recommendation that the University Neighbourhoods Association Board be formally briefed whenever an academic project is considered for a site adjacent to a neighbourhood area. The Board of Governors will consider but will not be bound by feedback from the UNA Board.

Building height is addressed through a policy recommendation that a view analysis be required for any building proposed to exceed 30 metres within an identified area; the view analysis would become part of the documentation available to the public.

In response to a question regarding a recent submission from the UBC Faculty Association, CCP provided information about Board of Governors programs that address housing affordability. For example, 50% of all family housing built at UBC Vancouver is to be occupied by someone either working or studying at UBC; 20% of all rental family homes are owned by UBC through UBCPT, and occupancy is targeted toward UBC faculty and staff; half of all rental units are to be available at cost to faculty and staff who qualify to live in non-market rentals; co-development and at-cost pricing of resident-owned units are administered by UBCPT and are available to provide affordability assistance to UBC faculty and staff.

It was noted that the student-housing target refers to 50% of full-time students (32,000 at UBC Vancouver).

These and other policies and programs exist outside of the UBC Vancouver Land Use Plan, and are subject to revision by the Board of Governors at any time.

In addition, proposed Land Use Plan amendments provide for smaller units and higher density, leading to more affordable housing and a better match to the demographic characteristics of the University's work force.

A Board member wondered if the GVRD would have sufficient time to provide comments with regard to UBC's Regional Growth Strategy prior to the public hearing. CCP clarified that while comments from the GVRD will be included in the package forwarded to the Ministry of Community, Sport and Cultural development for review and approval following the public hearing, it is the Minister who determines whether the Regional Context Statement is sufficient to integrating the Land Use Plan with the GVRD's Regional Growth Strategy.

BE IT RESOLVED that *the Board of Governors hereby refers the amendments to the Land Use Plan, provided in “Attachment 1 - Proposed Text and Map Amendments to the Land Use Plan”, of this report, to public hearing.*

CARRIED

Also tabled at the meeting was a memorandum from Campus + Community Planning outlining submissions received subsequent to preparing the public consultation summary report. A summary of issues raised and actions to be taken in response was provided for the Board of Governors. Additional information will be provided following the public hearing.

CCP has offered to meet with the UBC Faculty Association and will bring further comments to the Board after the public hearing.

Comments from the City of Vancouver are positive and supportive. The City of Vancouver has requested an update to the charter between UBC and the City, intended to strengthen the relationship between the two organizations and between the Board of Governors and City Council.

The memorandum notes that research on basic public attitudes towards the proposed amendments to the UBC Vancouver Land Use Plan will be conducted in the period leading up to the public hearing; results will be submitted to the public hearing.

BE IT RESOLVED that *the Board of Governors hereby receives the memorandum entitled ‘Late Submissions—Land Use Plan Amendment Process’ and refers the results of attitude research conducted during November to the public hearing.*

CARRIED

2. PUBLIC HEARING PROCEDURAL RULES

The Community Planning Task Group Chair noted that this item addresses procedural rules for the conduct of public hearings related to a new Land Use Plan or amendments to the UBC Vancouver Land Use Plan.

As per the Ministerial Order of August 2010, the Board of Governors must adopt procedural rules for the conduct of the public hearing as required under MEVA.

The procedural rules have been thoroughly discussed and considered by public hearing panel members and legal counsel.

The Board discussed the circulated Public Hearing Procedural Rules, including the requirement to make hard copies of records available at the public hearing, and the Board's ability to amend land use and/or density designations in the future under provincial local government legislation (would require a public hearing, as per local governance legislation).

BE IT RESOLVED that *the Board of Governors hereby adopts the procedural rules for public hearings, as provided in "Attachment 2 – Public Hearing Procedural Rules" to this report.*

CARRIED

Board members commended the Administration and Campus + Community Planning for the exceptional effort required to oversee the public consultation process and prepare policy proposals reflective of the University's academic mission, the Guiding Principles approved by the Board of Governors and community/public feedback.

The Board Chair thanked members of the Community Planning Task Group, the Property & Planning Committee and the Board of Governors for their contributions to the process.

ADJOURNMENT

BE IT RESOLVED that *the UBC Board of Governors meeting be hereby adjourned.*

CARRIED