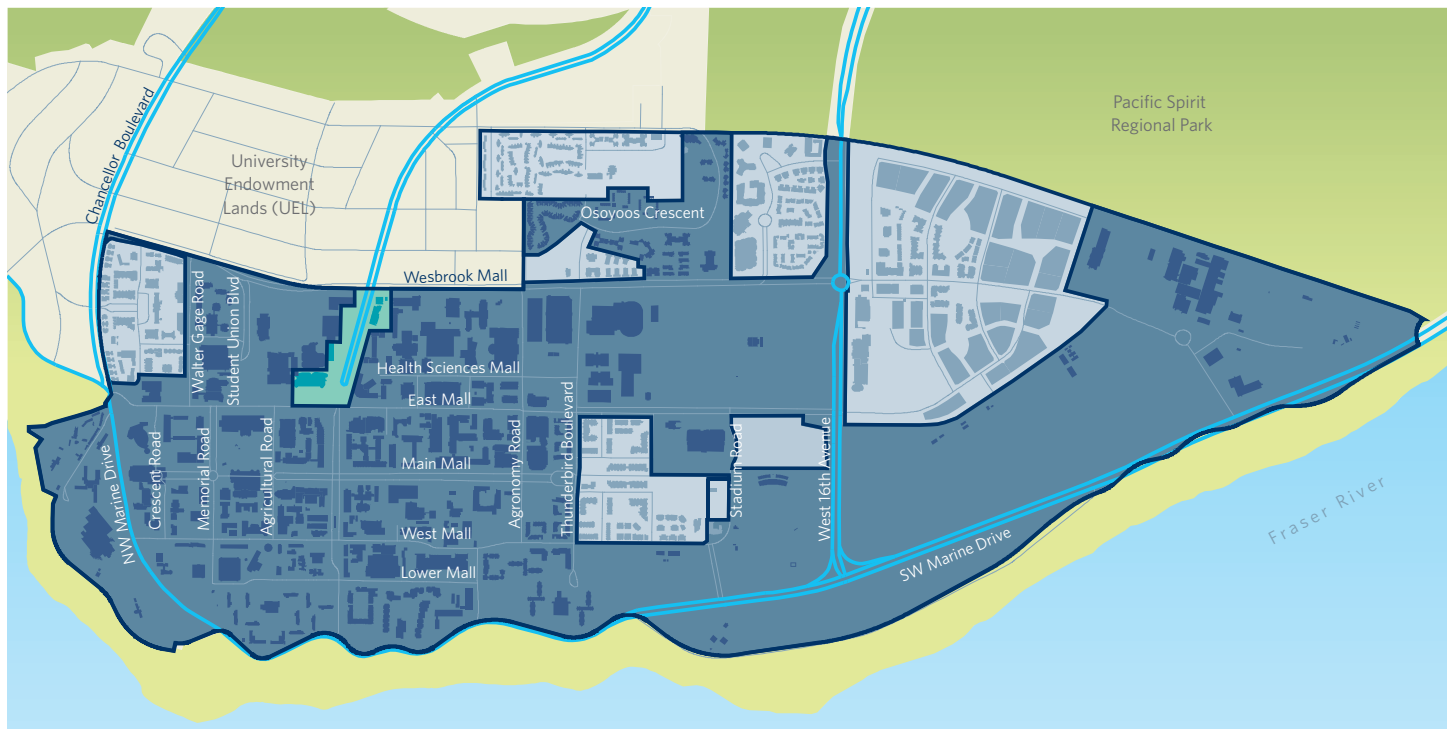


# Land Use Plan

## The University of British Columbia | Point Grey Campus

Amended to June 2, 2015



a place of mind

THE UNIVERSITY OF BRITISH COLUMBIA



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# **Land Use Plan**

**for**

**The University of British Columbia  
Point Grey Campus**

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Amended to June 2, 2015

## Record of Amendments For Land Use Plan

<b>UBC Approval</b>	<b>Ministry Adoption</b>	<b>Purpose of Amendment</b>
	<p>June 15, 2010 Order in Council 427-2010</p> <p>June 25, 2010 BC Reg 195/2010</p>	<p>Minor amendment and adoption of former Official Community Plan as the Land Use Plan for the Point Grey Campus, under Municipalities Enabling and Validating Act (No 3) Part 10-2010.</p>
<p>January 13, 2011 Board of Governors</p>	<p>March 1, 2011 Ministerial Order M58-11</p>	<p>Amendments to Land Use Plan to align policies with the Vancouver Campus Plan (June 2010) and to address the supply of affordable housing, transfers of floor space from UBC Farm and other areas to achieve the population needed to support a complete, sustainable community and to incorporate sustainable community policies and opportunities.</p>
<p>June 12, 2012 Board of Governors</p>	<p>August 27, 2012 Ministerial Order M177-12</p>	<p>Amendments to Land Use Plan to re-designate “Area Under Review” to “Academic” (Gage South) and to clarify existing floor space allocation and transfer principles.</p>
<p>April 14, 2014 Board of Governors</p>	<p>June 2, 2015 Ministerial Order M160-15</p>	<p>Amendment to the Land Use Plan to incorporate a new Regional Context Statement to respond to the 2012 Metro Vancouver Regional Growth Strategy</p>

Copies of the original Land Use Plan available at the Offices of  
UBC Campus and Community Planning.

# **Land Use Plan**

## **for**

### **The University of British Columbia**

### **Point Grey Campus**

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The University of British Columbia (UBC) has a long history of campus planning to support its mandate as a leading academic institution. UBC, with its diversity of academic, research, recreational, residential and cultural activities, is an important local, provincial and international resource. In 2010, the 402 hectare campus served 33,793 full time students (approximately 76% undergraduate), and housed approximately 8500 students and 8000 permanent residents. There are about 18,000 jobs on the campus.

The changing needs of UBC have prompted the desire for municipal-style planning to recognize regional objectives, to provide a policy framework for housing and other non-institutional development, and to ensure that development is considerate of its setting and neighbours.

The legal context for UBC's Land Use Plan is provided by the *Municipalities Enabling and Validating Act (No.3), Part 10-2010*. University development in accordance with the provisions of the University Act is the purview of UBC.

This Land Use Plan covers the University of British Columbia campus. The boundaries of the UBC Land Use Plan area are shown on Figure 1.

This Land Use Plan sets objectives for land use and transportation, particularly in relation to non-institutional development. It is intended to achieve the common objectives of the Greater Vancouver Regional District (GVRD) and UBC to

implement the *Livable Region Strategic Plan* and to sustain UBC's main mission and responsibility as a leading educational institution. The Land Use Plan will guide future decision-making towards creation of a unique university community.

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***...to meet GVRD's Livable Region Strategic Plan and to help sustain UBC's academic mission.***

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The Land Use Plan has been prepared and amended through a consultative process involving the UBC campus community, interest groups from both on and off campus, and the public. It is intended that future planning initiatives be carried out through public consultative area plan and development approval processes to ensure conformity with the Land Use Plan objectives and policies.

If a portion of this Land Use Plan is held to be invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this Land Use Plan is deemed to have been adopted by the minister, in accordance with the *Municipalities Enabling and Validating Act (No.3), Part 10-2010*, without the severed section, subsection, paragraph, subparagraph, clause or phrase.

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***GVRD's goals*** are:

- to protect and maintain the viability of the '*Green Zone*';
- to build complete communities with a better balance of jobs, housing opportunities, and services;
- to foster a compact metropolitan region by encouraging growth within the established metropolitan area and concentrating development in mixed use centres; and
- to manage transportation in favour of a transit oriented and automobile restrained transportation system.

***UBC's goals*** are similarly multi-dimensional:

- to promote UBC's academic mission to be a world renowned institution of higher education and research;
- to provide instruction, research and public service that contributes to the economic, social and cultural progress of the people of British Columbia and Canada, is broadly representative of the fields of knowledge and professional specialities, is known and respected internationally, and is sensitive to the issues of our common global society.
- to utilize its land resource to support academic activities and to build an endowment through the development of an integrated community in an environmentally sound fashion, consistent with regional objectives.







**REGIONAL CONTEXT STATEMENT**

Part 10 of the Municipalities Enabling and Validating Act (No.3) (MEVA), requires UBC to include a Regional Context Statement in a Land Use Plan. The purpose of the Regional Context Statement is to describe the relationship between the Land Use Plan and the *Regional Growth Strategy (RGS)*. The Regional Growth Strategy is Metro Vancouver's regional growth plan entitled *Regional Growth Strategy: Metro Vancouver 2040, Shaping Our Future*.

UBC is a world-renowned institution of higher education and research. It contributes to the economic, social and cultural progress of the people of British Columbia and Canada, and is a significant economic development centre in the region, province, and country. UBC is the second largest transit destination in the region. In addition to the academic and research activities, UBC hosts a number of other attractions including nationally important museums and performing arts centres, significant cultural attractions and medical facilities including numerous clinics and a hospital.

UBC has developed this Land Use Plan to guide future use of its land resource to support its academic mission and activities, and to build an endowment through the development of an integrated community in an environmentally sound fashion, consistent with regional objectives.

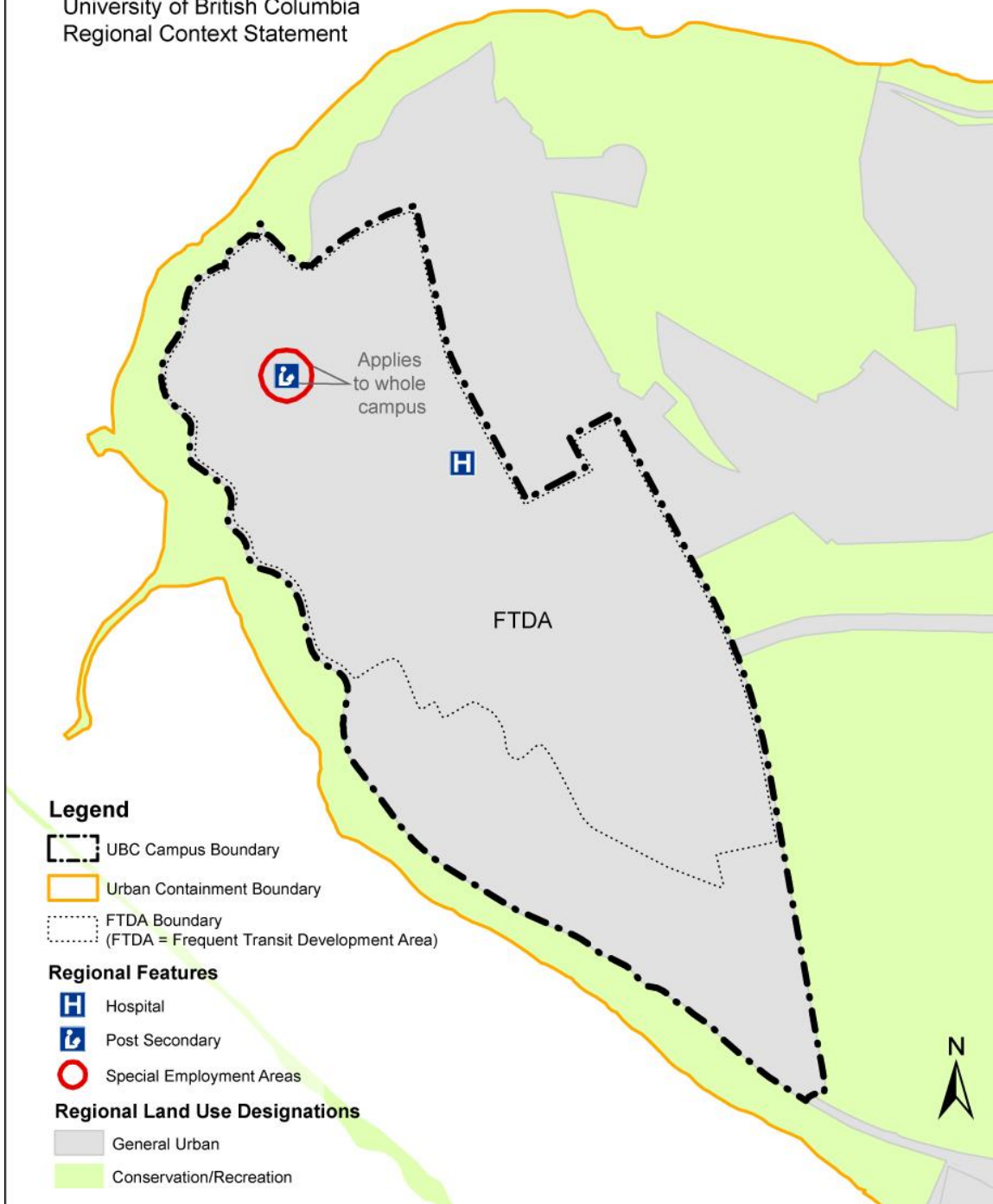
UBC is supportive of and responsive to its regional context. The policies of this Land Use Plan are consistent with the five fundamental goals of the *Regional Growth Strategy*:

- Create a compact urban area;
- Support a sustainable economy;
- Protect the environment and respond to climate change impacts;
- Develop complete communities; and
- Support sustainable transportation choices.

UBC is wholly within the Regional Growth Strategy's Urban Containment Boundary and is a Special Employment Area, as shown on the map below. UBC's planning objectives support regional objectives to focus development in relation to the Frequent Transit Network and, as such, the campus functions as a Frequent Transit Development Area.

Appendix 1 to the Regional Context Statement provides information in a tabular form describing the relationship between the Land Use Plan and the Regional Growth Strategy's goals and actions.

**Map**  
University of British Columbia  
Regional Context Statement



**Through future planning initiatives associated with this Land Use Plan, a special university community will evolve through innovation, renewal, and a quest for excellence based on experimentation and demonstration. It will be a diverse and stimulating place for living, working, and learning in harmony with the environment.**

The vision for a complete and integrated university community has several key complementary elements.

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***living • working • learning***

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The community is a place to live, work, and play where learning is infused in daily life; the academic tradition is reflected in all aspects of the community; and the questioning inherent in learning permeates everyday activities.

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***respect • harmony • patterns***

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The community is planned, designed, constructed and inhabited with respect for the land and its patterns- natural, cultural, and historical. The community harmonizes with its setting and its academic core. Residents, staff and students join in stewardship for the environment including Pacific Spirit Regional Park. Neighbouring communities are respected.

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***creativity • innovation • renewal***

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The community evolves continually through creativity, innovation, and renewal. Its

landscape and activities follow ecological cycles and parallel natural systems. Through an understanding of these processes, learning is fostered. Pacific Spirit Regional Park is a unique resource for learning.

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***stimulating • healthy • interactive***

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The community benefits from a diversity of people, building forms, uses, landscapes, and interactions. The community mixture reflects the circumstance of a university setting, is stimulating, and is constantly encouraging interaction.

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***leadership • demonstration***

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The community leads by example. It provides an opportunity to implement ideas generated within the university, and offers back ideas and interactions. This connection between academic endeavours and community life offers a demonstration to other communities of what is possible.

This vision is about a university community, and adjacent park, that strives to balance ecological health, economic viability, and community. These components are all equally valued and, through careful planning, will lead to a community that will serve as a model for living, working and learning in harmony.

To carry out the goals of UBC to achieve this vision of what the university community will be like in the long term requires both a plan and the commitment to adhere to and implement that plan. To effectively carry out the UBC Land Use Plan, the future process requires that the community participate in a meaningful way.

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The following sections describe, in general terms, the goals, the principles and the nature of physical responses and processes that flow from them.

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## 3.2

## Goals of a Responsible Community

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The GVRD has identified this area as part of the ‘*Growth Concentration Area.*’ within the *Livable Region Strategic Plan*. UBC sees community building as an opportunity to help endow, in the long term, the main academic mission of the university.

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### ***An unparalleled opportunity to meet ecological, economic, and community objectives.***

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This area represents an unparalleled opportunity in the region to foster and shape future land use and development to meet both development and environmental objectives within the regional strategic framework outlined by the GVRD.

Inherent in this are three fundamental considerations against which future planning and development decisions are to be evaluated — **ecology**, **economics**, and **community**. From many perspectives, the objectives are consistent.

- **Ecology:** ‘*Green Zones*’ designated by the GVRD, specifically the neighbouring Pacific Spirit Regional Park, will be protected for recreation and conservation. As such, the policies of the *Pacific Spirit Regional Park Management Plan* will be reinforced. The GVRD and UBC will need to ensure the maintenance of a healthy ecosystem throughout the *Land Use Plan* area and to minimize adverse impact on adjacent areas.

- **Economy:** UBC will be able to utilize its land resource for responsible development, consistent with the goals of this Land Use Plan, in order to build an endowment to help sustain its academic mission for the long term. Other economic goals are to effectively use scarce urban land and to

maximize the effectiveness and equity of public expenditure.

- **Community:** Planning will focus on developing a high quality, compact and complete integrated university community. It will contain a diversity of employment, recreational, learning, cultural, and housing opportunities, along with engineering systems and community services, in a manner and setting that promotes a sense of community. It is to be implemented through an ongoing public consultative planning and decision making process.

The Land Use Plan must reconcile these three imperatives. These goals are not prioritized and are not to be viewed as mutually exclusive. A balanced result will be achievable.

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### 3.3

### *Neighbourliness Objectives*

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The university community will fit within adjacent development in the University Endowment Lands and the City of Vancouver, as well as being consistent with objectives for Pacific Spirit Regional Park and in conformity with the Liveable Region Strategic Plan.

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remain valid and applicable during subsequent planning in pursuit of the vision. This *Land Use Plan* assumes a continuing planning process.

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#### ***To be respectful of the adjacent communities and Pacific Spirit Regional Park.***

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• ***Ecology:*** Inter-related land use and transportation systems will be managed to mitigate adverse impact on adjacent areas. Linkages between open spaces and natural areas on- and off-site will be included.

• ***Economy:*** UBC will continue its role as a provider of education, regional employment, facilities, and amenities for surrounding areas. UBC will need to develop and deliver local public services to support residential development.

• ***Community:*** Land uses will be directed to building and servicing the new, complete community. New retail commercial activity will support local activities and not be aimed at drawing additional single purpose traffic to the UBC campus. A mix of housing appropriate for the area will minimize the impact of travel on neighbouring areas. Community services (schools, parks, commercial, etc.) will be staged, concurrent with the residential development, to complement the services in adjacent neighbourhoods. Linkages to the adjacent neighbourhoods and Pacific Spirit Regional Park are an important component of a liveable community.

These goals and objectives, developed through a consultative planning process, will

UBC provides a significant opportunity to build a complete and high quality community that must not be lost. The university will anchor the community, and through its presence and the design of the campus core, will lend the community a distinct character.

Through the application of the high standards, leading edge technology, and creativity expected from a major university and its community, the long term objective is to attain a community of a quality and physical character unmatched elsewhere. To achieve great, livable places to work, live, and learn requires imagination and attention to both ecological and community concerns while pursuing financial objectives.

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***...great livable places to live, work, and learn.***

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The physical planning principles that flow from the vision statement are first described, and then the land use and development policies are detailed in this section.

• **Ecology:** The university community will protect its environmentally sensitive neighbour of Pacific Spirit Regional Park and other special landscapes in order to provide an appropriate environmental perspective, aesthetic, and sensitivity. An ecological framework will be developed for detailed planning, design of services and development. Development will settle comfortably on the land in a manner that respects protected natural systems.

• **Economy:** The development pattern, within the constraints of multiple objectives, will optimize the return for UBC from its land resource. While the existing academic core area grows mostly through

intensification, the Land Use Plan recognizes

the long term potential for additional university related functions like research facilities. Housing will be a significant part of the developable lands. The residential component will provide a broad range of housing opportunities.

• **Community:** This will be a university community that is complete with a diversity of uses and services, vibrant, lively and healthy, and a community orientation and sense of neighbourliness.

The university community will use the public realm to integrate the access systems and mix of uses. Gathering places, shops, and services will be intermingled with the populations served. New residential areas will focus on a ‘village centre.’

Housing will cover a broad spectrum of market and non-market housing, and a variety of physical forms, to ensure a multi-generation and lifestyle mix appropriate to a university community. UBC currently provides substantial numbers of student and staff housing in the form of affordable and rental accommodation.

The desired physical qualities are human-scaled, medium density and compact. There will be an emphasis on public spaces and green areas both natural and human-made, as well as heritage landscapes and buildings as part of a livable community that reflects the university character.

There will be an emphasis throughout the area on safety, primarily through the application of principles of crime prevention through environmental design in decision making. Universal inclusive design to allow equal access to all people is an important



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consideration at all stages of the planning and development process.

The future land use and the location of certain design features will generally be as shown on ***Schedule A: Land Use Plan***. This configuration of uses is based on developing a university community which integrates a diversity of uses within the overall land use and transportation structure. Therefore there may be a mix of uses within specific sub-areas.

A description of each of the specific areas and related policies is included in the remainder of this section. While these components will form an integrated whole, for convenience the discussion is organized into the three sections:  
green areas & green academic, academic, and the residential community.

## • ***Green Areas & Green Academic***

### ***4.1.1 Pacific Spirit:***

Pacific Spirit Regional Park is designated for protection for recreation and conservation in the *Pacific Spirit Regional Park Management Plan* approved by the GVRD. Development and servicing will ensure maintenance of park values and objectives on these lands and other adjacent Pacific Spirit lands.

- a) The policies of the *Pacific Spirit Regional Park Management Plan* will need to be followed by GVRD and UBC in planning and development.
- b) The planning and development of areas adjacent to Pacific Spirit Regional Park will only be done in a manner that protects the park values contained in the *Pacific Spirit Regional Park Management Plan*.
- c) To consider the visual effects of campus buildings on views from Wreck Beach,

any proposed project located in either the area west of Lower Mall between Memorial Road and the southern edge of the West Parkade (Building #900), or in the area west of West Mall between Biological Sciences Road and Stadium Road, and that is taller than 30 m above existing grade, is required to provide a view analysis as part of UBC's project review process.

### ***4.1.2 Green Academic:***

The 'Green Academic' land use designation identifies those academic lands on campus that will be kept primarily as open areas to support land-based teaching, research, community engagement and athletics as well as ancillary buildings and structures. These spaces are distinguished from other typical academic areas characterized by buildings such as libraries, classrooms, offices, student social space, food outlets, gymnasiums, pools and laboratories.

This 'Green Academic' category includes the UBC Farm, the Thunderbird Athletic Fields, Thunderbird Stadium, the Botanical Gardens, that portion of Totem field aligned southward of the southernmost edge of the west parking lot beside SW Marine Drive, and other significant green academic areas including green edges referenced in Section 4.1.2.4.

This designation will accommodate structures and land-uses consistent with the approved academic plans for relevant geographic areas. These include the Athletics and Recreation 5 Year Business Plan dated 2008 for the Thunderbird Field and Thunderbird Stadium areas, Cultivating Place dated Dec 2009 for the UBC Farm area, The Botanical Garden and Centre for Horticulture Master Plan 2001 for the Botanical Gardens (including Nitobe Gardens), and the research plan for Totem Field area as coordinated through the Dean of Land and Food Systems, all as amended

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from time to time and received by the UBC Board of Governors.

UBC would aspire to construct all buildings and structures that support the Academic Plan programming within the Green Academic designation, including visitors' centres, athletics facilities, fieldhouses, teaching facilities, research facilities, farm buildings, and a student residential college, to the highest green building standards with minimal footprints.

#### **4.1.2.1 Greenway:**

A central organizing theme for the academic core is the development of a 'greenway' along Main Mall and University Boulevard that crosses the academic core from east to west and north to south. This is the backbone of a continuous, multi-use, people-oriented corridor that extends through the whole *Land Use Plan* area to promote linkages between the various uses, destinations, and adjacent green edges.

- a) A greenway corridor will be developed following the general alignment shown on ***Schedule B: Access Roads & Transit.***
- b) The design, as specified in future area and design plans, will vary depending on local context and conditions, but will have a substantial 'green' component (although this will vary from a more urban treatment in the academic core to a more natural approach towards the south campus).
- c) The width and design of the greenway will give priority to pedestrians and cyclists and, in some cases, will accommodate service and private vehicles without conflict.
- d) UBC will need to coordinate development of the greenway with adjacent jurisdictions including the GVRD and the City of Vancouver.

The greenway will incorporate some adjacent areas, such as the tree lots north and southeast of the stadium, for tree preservation. It will also include such other adjacent features as historic buildings or tree stands to enhance the provision of mixed services as part of the public realm.

#### **4.1.2.2 Tree Guideline Areas:**

The *Land Use Plan* area has significant stands of natural vegetation. While not all can be retained in meeting plan goals for development, those areas designated on ***Schedule C: Plan Areas*** as 'tree guideline areas' are to receive further attention through the area planning process or project review.

- a) Where possible, significant single and mixed species tree stands will be incorporated into the net site area of development sites. The maximum net density for these sites will be calculated incorporating the treed area into the density calculation.
- b) Those treed areas to be retained will be incorporated into site planning in a manner so that their size, configuration, location, and drainage will ensure the treed areas remain an ecologically viable stand size and will be wind-firm.

#### **4.1.2.3 Tree Management Plan:**

Tree planting and management is required to augment retained stands of natural vegetation.

- a) A tree management plan will be prepared as part of the area planning process to ensure the long term viability of green edges and retained natural vegetation and to provide street and other planting.
- b) Any viable mature trees over 15cm calliper dbh (diameter at breast height) that must be removed during the course of residential development in

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neighbourhoods will be replaced on campus at a ratio of 1:1, using species appropriate to the setting, and allowing trees to be sited as appropriate through the campus.

#### **4.1.2.4 Green Edges:**

Green edges are designated in various areas to provide a sense of a community in a forest setting, a natural edge to roadways, wildlife habitat, and to contribute to protecting the integrity of Pacific Spirit Regional Park.

- a) Green edges will be maintained along North West Marine Drive between the north end of West Mall and southward to the southern end of campus; along both sides of 16<sup>th</sup> avenue between SW Marine Drive and East Mall; along the south side of 16<sup>th</sup> Avenue between Wesbrook Mall and the eastern UBC boundary at Pacific Spirit Regional Park; and southwards from that point along the edge between Pacific Spirit Regional Park and UBC between 16<sup>th</sup> Avenue and the southern end of campus. These areas fall within the Green Academic land use designation shown on *Schedule A: Land Use Plan*.
- b) The width and treatment of these green edges, to be defined in future area plans (which incorporate the findings of detailed environmental assessments) and a tree management plan will be determined by the need to maintain a sustainable treed space which meets ecological, buffering and aesthetic objectives.
- c) The nature of these spaces will vary, ranging from the more manicured spaces along Marine Drive west of the main campus (by Vanier, for example), to the more natural vegetation of areas west of the President's House and in the south campus along SW Marine Drive and adjacent to Pacific Spirit Regional Park.

- d) These green edges will connect to the greenway and their design will be combined with adjacent open spaces such as Totem Park.

### **•Academic**

#### **4.1.3 Academic:**

The “Academic” land use designation identifies those parts of campus to be used for teaching, research, and other uses needed to support the academic mission of the university and academic life.

These uses would include but not be limited to: academic and medical buildings, classrooms, libraries, offices, recreation facilities, research facilities, student social space, support services, administration buildings, parkades, cultural facilities, student residences, research laboratories, campus-as-a-living laboratory projects, commercial services needed by the academic community (e.g. bookstore, conference centre, hotels, food services, retail and service commercial), multi-tenant research and service facilities, and UBC support services (e.g. plant and utility facilities, district energy systems, fire, police and ambulance facilities, power substations, transit facilities, and future rapid transit).

Green spaces, courtyards and plazas will also be included to enhance campus life, social and study space, beautification, recreation, and circulation. In addition, there are significant cultural facilities such as an art gallery, concert hall, and gardens.

The following policies will apply throughout the academic lands:

- a) This area is for the consolidation of future academic and institutional uses through selective redevelopment and infill.

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- b) There will be mixing of uses throughout the campus, i.e. academic, cultural, residential, and commercial (bookstore, university-oriented conference centre, food services, multi-tenant research facility, etc.).
  - c) The height of the non-institutional development in the academic core will depend primarily on detailed urban design and site planning considerations, such as the need to minimize adverse impacts on adjacent sites and retain views, but will not exceed 53 metres. Institutional development should respect this height limit.
  - d) Open space areas outside the greenway will provide green space and an appropriate university character.

#### **4.1.3.1 North Campus:**

The academic area north of NW Marine Drive contains academic buildings, the Museum of Anthropology, and Green College. There are significant constraints on development because of its relation to the cliffs. The intent of policy in this area is to control new development to minimize potential impact on the adjacent park lands and to protect UBC facilities. The following policies will apply:

- a) Further development will be subject to the policies outlined in the Neighbourhood Plan, which sets the protection of Pacific Spirit Regional Park as a priority objective.

#### **4.1.4 Village Centre Academic:**

This area is the main gateway to the academic campus and will provide a central place on campus that welcomes and engages students, faculty, staff, alumni, residents and visitors. The mix of uses in this area will combine to create a vibrant part of campus that is lively day and night, on weekends and year round. This mixed-use centre, supported by year-round housing, will have

a wide range of opportunities for meeting people, relaxing and enjoying university campus life, thus encouraging people from all groups on campus to come to this area. This area will be developed in accordance with the following policies:

- a) Shops and services will be oriented to the day and evening needs of the university population. Uses may include but are not limited to restaurants and fast food outlets (with substantial outdoor seating); personal services such as hair salons, cleaners, travel agents, photocopy shops; offices; convenience groceries, and other specialty retail shops selling goods like books, art, bicycles, clothing or music.
- b) Individual businesses along University Boulevard are intended to be small scale. Shops and services will be located along the length of the University Boulevard streetscape until reaching the alumni centre on the north side, where different mechanisms for engaging and welcoming the campus community at grade will be employed, and to East Mall on the south side. Strong at-grade connection between the new alumni centre and the new Student Union Building will be encouraged.

A building height of 6 storeys will be permitted along University Boulevard, with flexibility to exceed that number of storeys for design or program reasons, to a maximum of 8 storeys.

Weather protection will be provided along streetscape frontages.

- c) This area will emphasize transit, pedestrians, and cyclists as part of the greenway. It will favour outdoor areas for restaurants, substantial glazing, and individual entrances.

- 
- d) The area will be designed to accommodate trolley bus service, the campus shuttle bus, and future rapid transit.
  - e) Housing on University Boulevard will be year-round rental housing and will be designed to be small, affordable units.
  - f) The buildings and public realm will be required to meet high quality design expectations, to reflect the university's stature as a globally significant centre of academic and research excellence.

## **•Residential Community**

### **4.1.5 Residential Objectives:**

It is the objective of the Land Use Plan that residential development support establishment of a community with strong links between the academic and residential areas for the mutual benefit of both areas and to reduce the need to travel to and from UBC. In order to achieve this objective:

- a) Any increase in the full-time undergraduate student population at UBC should be met with an increase in housing provided specifically for students, whether by UBC, other academic institutions, non-profit groups, the private sector or other organizations, to maintain not less than a 25% ratio of housing specifically for undergraduate students to full-time undergraduate students.

UBC will also aspire to provide capacity to accommodate student housing for up to 50% of the current (2010) full-time student population. New student beds are built subject to fluctuating availability of debt capacity, and financial capacity within the university, and sufficient demand from students, and support of the necessary

combination of project characteristics such as unit mix.

- b) The Land Use Plan sets as a goal that not less than 50% of new market and non-market housing serve households where one or more members work or attend university on the UBC campus. Achievement of this goal will be assessed during the local area planning process and will be reviewed in five years from adoption of the Land Use Plan. In undertaking an assessment and review of progress towards all housing goals, consideration will be given to both completed units and planned development.

### **4.1.6 Neighbourhood Housing Areas:**

The Schedule A: Land Use Plan designates Neighbourhood Housing Areas throughout the campus, including a major portion of the south campus, significant areas immediately south of existing housing areas in the middle campus (extending from SW Marine Drive to Acadia), and near the student recreation centre on Wesbrook Mall.

#### **4.1.6.1 Neighbourhood Housing**

The Neighbourhood Housing Areas will provide a range of rental and long-term lease housing to the broader community (non-institutional housing). Units will be a range of sizes and tenures to include families with children, as well as singles and couples with no children.

- a) Neighbourhood Housing areas will be the subject of an area planning process prior to approval of non-institutional development. Achievement of the goals and targets set out in 4.1.5 will be assessed during the area planning process and will be reviewed in five years from adoption of the Land Use Plan.
- b) It is the objective of this Land Use Plan that over time a significant proportion of

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future housing will be accessible to those who work or attend university on the UBC campus. In order to achieve this objective, housing will be of a range of types, unit sizes and densities, and therefore range of housing prices and tenures. Progress towards achievement of this objective will be measured in relation to the following guideline:

- 20% of new residential dwellings will be rental housing, of which not less than half will be non-market housing that may include staff, faculty, cooperative, social or other special housing needs. This housing will be locationally integrated into the community.
- c) The maximum average floor space ratio will be 2.5 net area. No individual site will have a floor space ratio greater than 3.5 net area. For clarity, this average density may be achieved through variable allocation across neighbourhood housing areas.
- d) Housing will generally be at least 6 storeys. The maximum height is 53 metres and it may be increased to 65m for certain sites subject to confirmation of these locations during the Neighbourhood Plan process.
- e) It is the objective of this Land Use Plan to create a complete ‘urban village’ community that reflects a fine-grained development pattern. To realize this objective, Neighbourhood Housing areas will achieve the following:
- Provide a diversity of housing types, including row houses, stacked row houses, apartments and dwellings in mixed use settings.
  - Provide housing in which the ground floor is primarily street-oriented, with a fine grained street network.

- Provide community design that is human-scaled, compact, and pedestrian friendly.
- Accommodate parking primarily underground.
- Provide higher density housing in locations that are closer to transit locations and will not adversely affect other uses.
- Allow local commercial uses, special residential uses such as group homes or daycares, and a variety of home-based businesses appropriate to a residential setting.
- Accommodate housing in projects that reflect this character, with individual developments not exceeding 150 units unless designed to provide smaller scale enclaves within larger projects.
- Each neighbourhood will contain a fine-grained pedestrian and cycle route network with mid-block connections.

#### **4.1.6.2 Commercial:**

In order to provide convenient day to day services for the future residential population, a mixed use village commercial will be developed in the Wesbrook Place neighbourhood consistent with the Neighbourhood Plan for that area.

Mixed use commercial neighbourhood centres may also be considered in other neighbourhoods on campus (e.g. Acadia) subject to identification of location, areas and design guidelines during the Neighbourhood Plan process for that local area.

Commercial uses within the Neighbourhood Housing Areas on campus will be developed according to the following policies:

- a) The cumulative total of commercial floorspace within the Neighbourhood Housing and Village Centre Academic areas will not exceed 1.4 m<sup>2</sup> per year-

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round resident at build-out (approximate – see Section 5.1.3).

- b) The individual uses will typically be small.
- c) Commercial uses will typically be those generally needed by the resident population in the immediate area such as food services (bakery, delicatessen, eating establishments, etc.); personal services (cleaners, financial institutions, hair salons, etc.); and other retail outlets oriented to the population of the residential area (clothing, garden supplies, tailors, etc.).
- d) A maximum building height of 6 storeys will be permitted in Wesbrook Place commercial neighbourhood centre.
- e) Design will emphasize a village character. The street orientation will be pedestrian and cyclist friendly and parking will be underground where possible. The area will be readily accessible from the greenway, and a complementary relationship will be established with the adjacent community centres and school area.

#### **4.1.6.3 Usable Neighbourhood Open Space (UNOS)**

- a) Usable neighbourhood open space for residential use including local parks, play grounds and tennis courts will be provided based upon an area to population standard of 1.1 hectares per 1000 persons to be reduced not less than 0.5 hectares per 1000 persons based upon resident access to appropriate UBC owned open space and facilities.

#### **4.1.6.4 Community Centres:**

To provide a focus for community activities three community centres (meeting rooms, recreation, etc.) are required.

- a) A community centre will be located adjacent to or in conjunction with the village commercial area in Wesbrook Place to add to the vitality of the village centre. There is also a community centre in the Hawthorne Place neighbourhood.

- b) A community centre with shared services to the Acadia Road Neighbourhood Housing and Acadia student family housing community will be developed.

The community centres will be sized on the basis of 0.15 m<sup>2</sup> per new resident. This standard will be based upon the population of Hampton Place and future Neighbourhood Housing areas.

- c) Play facilities will be provided in conjunction with the adjacent school.

#### **4.1.6.5 Schools:**

Future school students will be accommodated in proximity to home. School sites will contribute to meeting the recreation needs of the community.

- a) A secondary school site (including land for playing fields) will be sited in Wesbrook Place as shown on the Neighbourhood Plan for this area.
- b) An elementary school site will be reserved close to the secondary school.
- c) The sites will be accessible from an extension of the greenway to enhance pedestrian and cyclist access.

#### **4.1.6.6 Daycare:**

To address childcare demand on campus supplementary to the institutional demand and specific to the Neighbourhood Housing Areas, childcare will be provided in the neighbourhoods according to the formula specified in the Childcare Expansion Plan for UBC 2009.



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- a) Daycare may be provided in a variety of forms including space reserved within new school sites, the Westbrook and Acadia community centres, purpose-built childcare facilities in some family housing projects, and some licensed and license-not-required family daycares within the new housing units.
  - b) Roles and responsibilities regarding ongoing management of these services will be agreed between UBC and the University Neighbourhoods Association.

***4.1.6.7 Chancellor Place:***

This area, located in the northeast corner of the campus is primarily a mixture of housing and academic facilities of a theological nature. These functions are to be retained consistent with the Neighbourhood Plan for this area.

***4.1.6.8 Institutional Uses***

Institutional uses and buildings in support of the academic mission are permitted within any portion of the Neighbourhood Housing Areas and without the requirement to develop a Neighbourhood Plan.

- a) Where a Neighbourhood plan is in effect, any institutional projects must be consistent with the neighbourhood plan for that area.
- b) UBC will brief the University Neighbourhood Association (UNA) Board on a proposed academic project immediately adjacent to a neighbourhood housing area boundary (within 30 metres) prior to final siting decisions being made, to assist with identification of concerns and options for addressing those issues. UBC will consider, but is not bound by, input received from the UNA Board.

The university is the second largest destination in the Lower Mainland. Therefore, transportation is a major consideration in the *UBC Land Use Plan*, not only because of its potential impact on adjacent communities and Pacific Spirit Regional Park, but also because it must be addressed with land use.

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***An access plan, complementary to land use, to meet regional and community goals.***

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• **Ecology:** Decision making will be transit supportive, pedestrian friendly, and bicycle receptive to minimize pollution. Linkages to regional corridors will be coordinated. A strong program of transportation demand management will be followed.

• **Economy:** UBC will be the destination of better, more effective transit service. Policies will be more auto-restrained. Transit will be supported by locating higher density development in proximity to transit service. Opportunity will be provided for people to study and work at home.

• **Community:** Transit systems will be planned in conjunction with land use to provide access throughout both the campus and the residential areas. The on-campus circulation system will be hierarchical and recognize the multiple use but will favour pedestrian, bicycles, and transit. Principles of traffic calming will be applied.

**4.2.1 Accessing UBC:**

Regional objectives support the development of a complete community to better relate locations of home/work/study to

reduce the overall need for movement to and from the UBC campus.

Regional objectives also support alternatives which are auto-restrained and transit supportive. Managing access to the campus area will require inter-jurisdictional dialogue and cooperation.

- a) GVRD and UBC will need to support TransLink in initiatives to increase the accessibility of the campus by transit (new routes, express buses, transit priority measures, etc.) from elsewhere in the Lower Mainland.
- b) The GVRD and UBC will need to support the extension of higher capacity transit service to the campus and UBC will need to support redevelopment of the transit terminal to accommodate this service.
- c) Most transit service will focus on the transit terminal, but routes are to be planned to ensure convenient access across the campus.
- d) UBC will continue to schedule classes and activities, within its institutional constraints, to reduce the peak demands on transit.
- e) UBC will work with the University Endowment Lands Administration, the City of Vancouver, and the Ministry of Transportation and Infrastructure to ensure that its detailed route planning for bicycles and pedestrians is supportive and consistent with other routes being planned outside the Land Use Plan area.

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#### **4.2.2 Transportation Demand**

##### **Management:**

UBC will need vigorous action to restrain single occupant vehicle use. This will require cooperation with TransLink and other transportation agencies.

- a) UBC will need to continue to develop, communicate and pursue a transportation demand management plan that will include increasing parking costs and measures to reduce single occupant vehicle travel from 1996 levels by 20%, continuing to reduce the amount of commuter parking, and adopting policies that favour higher occupancy vehicles (car/van pools).
- b) UBC will need to promote, through education, pricing and other systems, the use of alternatives other than the single occupant vehicle.
- c) UBC will need to advance opportunities for 'telecommuting' where possible.
- d) UBC will address truck travel, in cooperation with the City of Vancouver.
- e) UBC will need to investigate and pursue a 'U Pass' program as part of Transportation Demand Management.

##### **4.2.3 On-Campus Access:**

The on-campus access system is intended to provide convenient movement throughout the *Land Use Plan* area in a manner that favours pedestrians, cyclists, and transit users rather than the private automobile. The access system will be compatible with and foster a pleasant residential environment linked to community destinations.

- a) UBC, in conjunction with the Ministry of Transportation and Infrastructure where relevant, will need to implement a hierarchical road system on campus. The proposed roadway hierarchy is shown on *Schedule B: Access*. It

indicates the system of arterial roads (the main access routes) and the collector roadways (to distribute traffic on campus).

- b) The access system will be such that rights-of-way are designed according to the function of the roadway. This will require redesign and redevelopment over time, including the downsizing and reorientation of some roadways and intersections to meet local functions.
- c) The roadway network will be designed to distribute traffic onto several arterials, rather than focusing it on one particular route.
- d) The access system is to be designed to be less auto-dominated, and is to be more favourable to the needs of pedestrians, cyclists and transit.
- e) Principles of traffic calming will be applied, both in the residential area and in the academic areas, to ensure the safety and attractiveness of the public realm for cyclists and pedestrians.
- f) The pedestrian and bicycle network is to be integrated with the greenway system.
- g) On-campus shuttle bus routes that provide convenient coverage to all parts of the campus are developed in conjunction with TransLink and adjusted from time to time.

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***Comprehensive provision of social and community services is key to the success of a viable community.***

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Provisions for physical infrastructure services are an important component of any Land Use Plan to ensure land use objectives can be met in an economically and environmentally suitable manner. The comprehensive provision of social and community services is the key to success of a viable community. It is a requirement that these services be available concurrent with demand.

• **Ecology:** UBC will develop a long term physical development and servicing strategy that works with and minimizes impact on the natural environment, especially Pacific Spirit Regional Park. Servicing plans will address issues of energy conservation.

• **Economy:** Development will be supported by appropriate levels of both hard and soft services required by the future diverse resident population. There will be recognition of UBC's role in the provision of services to the wider community. A staged and economically sustainable physical servicing strategy is essential. Local public services will be delivered and financed in a manner that is efficient, equitable and accountable in accordance with applicable legislation.

• **Community:** Servicing levels will be consistent with community needs and meet objectives in areas such as safety, mixed use, and access. UBC will need to maintain its role in providing regional amenities such

as, recreational and cultural facilities. Expansion of protective services (fire, police, ambulance) will be staged to coincide with development.

***4.3.1 Long Term Infrastructure & Servicing:***

UBC requires a long term strategy for maintaining, improving, and installing infrastructure and physical services for both existing and new development consistent with this *Land Use Plan*. This will include services such as sewer, water, solid waste, telephone, gas, steam, drainage, roadways, greenways, electricity, etc.

- a) UBC will need to prepare and implement a long term physical servicing strategy to ensure services are available for both existing and proposed development.
- b) This strategy will need to be innovative and economically sustainable, and reflect the creativity and high environmental standards expected of a leading university. This servicing strategy must work with and minimize impact on the natural environment both on and off-campus.
- c) Servicing plans will need to address issues of energy conservation and demand-side management for solid waste, water conservation and other services.
- d) As in other communities, development will pay its own way (including the costs of off-site facilities) and not impose costs on the external community.

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- e) UBC will develop a greenhouse gas reduction strategy for Neighbourhood Plan areas.

#### ***4.3.2 Social and Community Services:***

For a complete community, servicing levels for social and community services (institutional, recreation, parks, library, schools, etc.) need to be consistent with community needs and meet objectives in areas such as safety and access.

- a) UBC will need to maintain its role in managing its regional amenities such as recreational and cultural facilities.
- b) The provision of social and community services, such as library, neighbourhood parks, and recreation services, will be the responsibility of UBC (assuming the current local governance structure) either directly or on the basis of agreements with appropriate agencies.
- c) UBC will maintain a park and leisure services management plan to address the provision of community services.

#### ***4.3.3 Coordination:***

To ensure coordination and effective implementation of the UBC Land Use Plan for cross-boundary issues:

- a) UBC will need to participate in consultative processes with other agencies, interests, and jurisdictions
- b) UBC and GVRD will need to jointly address slope stability and erosion issues. Full consultation with the public on design, implementation, construction, and maintenance will be required.

Institutional development has gone through a recent period of significant expansion. Student housing has reached the previously set 25% target (of full time, undergraduate students) and neighbourhood housing has continued at a steady rate in Neighbourhood Housing Areas. In 2009 there are approximately 16,500 people living on campus. There are approximately 18,000 jobs on the campus at UBC, support services, research facilities, the hospital and other locations in 2009.

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***The implementation of this Land Use Plan is a long range proposition.***

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Based on current expectations, development will continue for a period of thirty or more years. There are no precise definitions of exactly when specific developments will occur. This will depend on a series of factors such as market conditions.

Further non-institutional development will depend on certain other activities preceding. For example, major housing development will require, as a prerequisite, completion of area plans and servicing strategies. Completion of the development in the southern village centre will require a substantial population to support it.

This section of the *Land Use Plan* describes the general staging sequence. The general sequencing for development, assuming other conditions are met (such as the approval of a long term servicing strategy), can be defined in the general categories of short range, mid-term, and long range.

***5.1.1 Short Range:***

Development activities in this phase, on the order of up to 5 years, will be based on:

- a) those institutional developments in the UBC's capital planning process;
- b) the installation of servicing works needed to support the existing and planned uses;
- c) those activities which must be relocated or rationalized, such as bio-science uses, to allow other future land uses consistent with *Schedule A: Land Use Plan*;
- d) planning or provision of new transit facilities, such as high capacity transit, to UBC;
- e) those uses for which there appears to be an immediate demand, such as university centre commercial, redevelopment of the faculty club, or other activities such as research which can be initiated and expanded as the need is defined;
- f) area planning for housing on various sites which would infill the mid-campus or contribute to the residential development of the neighbourhood incorporating and surrounding the village centre, and the start of residential development.

***5.1.2 Mid Range:***

Development activities in this phase, on the order of 5 to 10 years, will be based on:

- a) activities initiated in the short range phase, such new housing areas, will continue if not yet complete;

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- b) Planning for community social facilities is well advanced;
  - c) emphasis for the location of new housing will be in proximity to already developed housing areas;
  - d) transit service may be modified across the campus to serve the new uses.

### ***5.1.3 Long Range:***

After about 10 years and up to possibly 35 years:

- a) the institutional uses continue to redevelop as needed;
- b) continuing development of the residential community south of West 16th Avenue will be the primary focus as it is generally staged from north to south in proximity to adjacent development, closer to services, and to allow for the efficient expansion of transit and pedestrian facilities; and
- c) as population grows, the community facilities such as the remainder of the commercial village centre (which itself can be staged), the community centre, the greenway, and the school will be provided.

At growth rates of about 175 new dwelling units per year (representing the history of development in Hampton Place), the population increased by about 4000 persons from 8700 in 1996 to 12,700 in 2006. This includes a student residence population of about 8500.

Continued growth at a similar rate would result in a 2021 population of about 22,500 including approximately 10,000 students on academic lands. The amount of year-round population associated with student beds depends on the number of year-round contracts, which varies over time.

### ***5.1.4 Neighbourhood Distribution***

The UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals. All residential floor space not achieved in these neighbourhoods will be located to different parts of campus in future.



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## *Definition of Terms*

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The following definitions will be used for interpretation of the provisions of the *UBC Land Use Plan*:

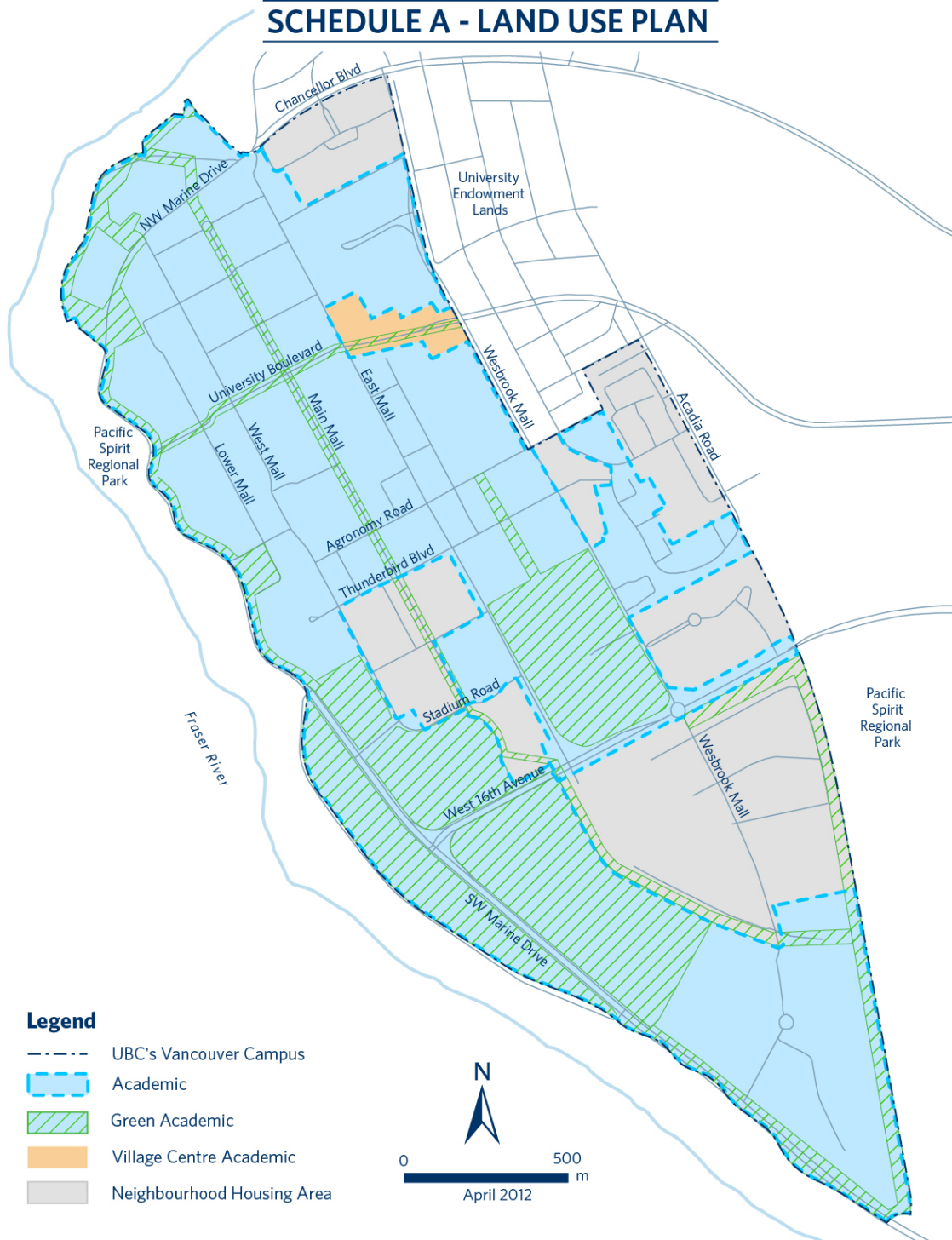
- ***Non-market housing*** may include staff, faculty, cooperative, social and other special needs housing. For the purposes of this definition, non-market housing does not include housing specifically for students as contemplated in Section 4.1.5 a).

- ***A fine grained development pattern*** is one that fosters public pedestrian linkages, through routes, short blocks, and the orientation of smaller scaled housing towards the street rather than an internal project orientation.

- ***Net area*** is that housing area within a local area plan, as shown in this OCP, which does not include public roadways and municipal service areas or public service uses such as day care centres, schools, community facilities, greenways and parks. For the purposes of density calculations, tree preservation areas and green edges on the property are included in the net area.

- ***Non-Institutional development*** means development other than that for the main academic mission of UBC (teaching, research, cultural expression, support facilities). Non-institutional development includes market housing, non-market housing other than student housing, and commercial developments generally intended for non-university users.

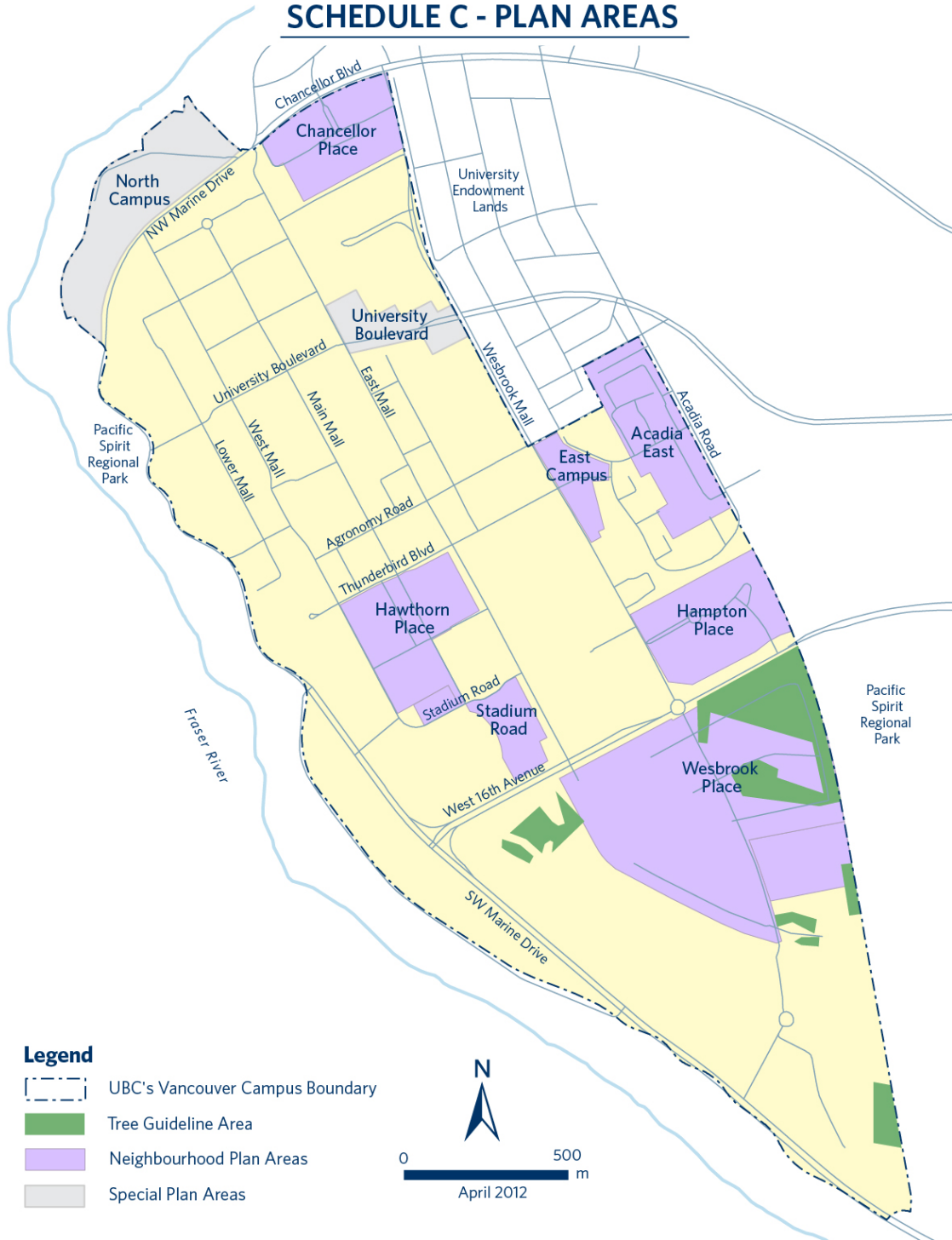
# SCHEDULE A - LAND USE PLAN



## SCHEDULE B - ACCESS ROADS AND TRANSIT



## SCHEDULE C - PLAN AREAS



## Appendix 1 to Regional Context Statement: UBC Land Use Plan relationship to the Regional Growth Strategy, October 28, 2013

RGS GOAL #1 CREATE A COMPACT URBAN AREA	
STRATEGY 1.1 Contain urban development within the Urban Containment Boundary	
Actions	Related UBC Land Use Plan Provisions:
1.1.3 a) depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (RGS Map 2)	Regional Context Statement Map Figure 1 The Regional Growth Strategy (RGS) Map 3 identifies UBC as within the Urban Containment Boundary.
1.1.3 b) provide municipal population, dwelling unit and employment projections, with reference to guidelines contained in Appendix Table A.1, and demonstrate how municipal plans will work towards accommodating the projected growth within the Urban Containment Boundary.	<p>UBC's Land Use Plan provides employment and land use policies as follows: Sections 4.1.3.a, and 4.1.3.b, 4.1.4.a, 4.1.6.2.c, and projections in Sections 5.1.3.c, and 5.1.4.</p> <p>The following are the dwelling unit, population and employment projections for 2021, 2031, and 2041:</p> <p>By 2021 Approximately 5,700 households in Neighbourhood Housing areas; Approximately 12,500 residents, * Approximately 21,300 jobs</p> <p>By 2031: Approximately 8,850 households in Neighbourhood Housing areas; Approximately 17,700 residents * Approximately 24,600 jobs</p> <p>By 2041: Approximately 12,000 households in Neighbourhood Housing areas; Approximately 24,000 residents * Approximately 26,750 jobs</p> <p>* Residents in student accommodation are not included in the population projections since the Regional Growth Strategy does not refer to students living in residence on campuses. However, estimates of residents in student accommodation will be provided to Metro Vancouver and TransLink for associated regional growth/infrastructure demand modeling (e.g. transit).</p> <p>It is also noted that 2011 census data, suggest that as of 2011:</p> <ul style="list-style-type: none"> <li>- approximately 2300 people lived on campus within Academic lands (outside the Neighbourhood Plan areas), and</li> <li>- approximately 7260 people lived within campus Neighbourhood Housing Areas.</li> </ul>

	<p>There are approximately 9400 students currently living in residence during peak winter months. Approximately 7100 students not living in student residences over the summer are not captured in census data.</p> <p>The aspirational goals for future student housing are referenced in Section 4.1.5.a of the Land Use Plan. The need for new student beds and unit mix will be determined based on demographics, demand and Student Housing and Hospitality Services strategic planning. Construction of new student beds is subject to financial capacity as well as provincial and federal advanced education and innovation policies and programs.</p>
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## STRATEGY 1.2 Focus growth in Urban Centres and Frequent Transit Development Areas

Actions:	Related UBC Land Use Plan Provisions:																																		
1.2.6 a) provide dwelling unit and employment projections that indicate the municipal share of planned growth and that contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Metro Vancouver Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<p>The table below compares UBC projections with Metro projections for Electoral Area A, in Appendix A, Table A.1:</p> <table><tr><th rowspan="2"></th><th colspan="2">2021</th><th colspan="2">2031</th><th colspan="2">2041</th></tr><tr><th>RGS Electoral Area A</th><th>UBC</th><th>RGS Electoral Area A</th><th>UBC</th><th>RGS Electoral Area A</th><th>UBC</th></tr><tr><td>Population</td><td>24,000</td><td>12,500</td><td>29,000</td><td>17,700</td><td>30,000</td><td>24,000</td></tr><tr><td>Dwelling Units</td><td>10,800</td><td>5700</td><td>13,300</td><td>8850</td><td>14,200</td><td>12,000</td></tr><tr><td>Employment</td><td>20,000</td><td>21,300</td><td>21,000</td><td>24,600</td><td>21,000</td><td>26,750</td></tr></table>		2021		2031		2041		RGS Electoral Area A	UBC	RGS Electoral Area A	UBC	RGS Electoral Area A	UBC	Population	24,000	12,500	29,000	17,700	30,000	24,000	Dwelling Units	10,800	5700	13,300	8850	14,200	12,000	Employment	20,000	21,300	21,000	24,600	21,000	26,750
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1.2.6 b)	N/A																																		
1.2.6 c) include policies for Frequent Transit Development Areas (FTDA) which:  i) identify on a map, in consultation with TransLink, the general location and boundaries of Frequent Transit Development Areas that are generally consistent with: <ul style="list-style-type: none"><li>Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas);</li><li>TransLink’s Frequent Transit Network, which may be updated over time;</li><li>other applicable guidelines and policies of TransLink for the Frequent Transit Network;</li></ul>	<p>i) UBC is generally consistent with the FTDA guidelines set out in the RGS Table 3.</p> <p>The Land Use Plan supports the regional objectives to focus development in relation to the frequent transit network (FTN) and, as such, the campus functions as a frequent transit development area (FTDA).</p>																																		

ii) focus growth and development in Frequent Transit Development Areas, generally consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas);

ii) With respect to Table 3:

- UBC is on TransLink's Frequent Transit Network, see RGS Map B1.
- The majority of UBC campus lands also fall either within 800 m of the central bus and trolley station, or 400m of the Frequent Transit line corridors.
- Related Land Use Plan policies are:
  - **Section 4.1.6.1.e:** states in part, Provide higher density housing in locations that are closer to transit locations and will not adversely affect other uses.
  - **Section 4.1.3.a:** This area is for the consolidation of future academic and institutional uses through selective redevelopment and infill.
  - **Section 4.1.3.b:** There will be mixing of uses throughout the campus, i.e. academic, cultural, residential, and commercial (bookstore, university-oriented conference centre, food services, multi-tenant research facility, etc.).
  - **Section 4.1.4.a:** Shops and services will be oriented to the day and evening needs of the university population. Uses may include but are not limited to restaurants and fast food outlets (with substantial outdoor seating); personal services such as hair salons, cleaners, travel agents, photocopy shops; offices; convenience groceries, and other specialty retail shops selling goods like books, art, bicycles, clothing or music.
  - **Section 4.1.4.b:** states in part that individual businesses along University Boulevard are intended to be small scale. Shops and services will be located along the length of the University Boulevard streetscape until reaching the alumni centre on the north side, where different mechanisms for engaging and welcoming the campus community at grade will be employed, and to East Mall on the south side. Strong at-grade connection between the new alumni centre and the new Student Union Building will be encouraged.
  - **Section 4.1.6.1.c:** states in part that the maximum average floor space ratio will be 2.5 net area. No individual site will have a floor space ratio greater than 3.5 net area.
  - **Section 4.1.6.1.e:** states in part, Allow local commercial uses, special residential uses such as group homes or daycares, and a variety of home-based businesses appropriate to a residential setting.
  - **Section 4.1.2.1.a:** A greenway corridor will be developed following the general alignment shown on *Schedule B: Access Roads & Transit*.
  - **Section 4.1.3.d:** Open space areas outside the greenway will provide green space and an appropriate university character.
  - **Section 4.1.6.3.a:** Usable neighbourhood open space for residential use including local parks, play grounds and tennis courts will be provided based upon an area to population standard of 1.1 hectares per 1000 persons to be reduced not less than 0.5 hectares per 1000 persons based upon resident access to appropriate UBC owned open space and facilities.
  - **Section 4.2.2.a:** UBC will need to continue to develop, communicate and pursue a



<p>iii) in coordination w/ provision of transit service, establish/maintain reduced residential &amp; commercial parking requirements within Frequent Transit Development Areas, where appropriate;</p>	<p>transportation demand management plan that will include increasing parking costs and measures to reduce single occupant vehicle travel from 1996 levels by 20%, continuing to reduce the amount of commuter parking, and adopting policies that favour higher occupancy vehicles (car/van pools).</p> <p>iii) N/A</p>
<p>1.2.6 d) include policies for General Urban areas which:</p> <p>i) identify General Urban areas and their boundaries on a map generally consistent with the Regional Land Use Designations map (Map 2);</p> <p>ii) ensure development in General Urban areas outside of Urban Centres and Frequent Transit Development Areas are generally lower density than development in General Urban areas within Urban Centres and Frequent Transit Development Areas;</p> <p>iii) where appropriate, identify small scale Local Centres in the General Urban areas that provide a mix of housing types, local-serving commercial activities and good access to transit. Local Centres are not intended to compete with or compromise the role of Urban Centres and should preferably be located within Frequent Transit Development Areas (see Map 11);</p> <p>iv) exclude non-residential major trip-generating uses, as defined in the Regional Context Statement, from those portions of General Urban areas outside of Urban Centres and Frequent Transit Development Areas;</p> <p>v) encourage infill development by directing growth to established areas, where possible;</p>	<p>i) Regional Context Statement Map (Figure 1 shows that the General Urban area designation applies to the UBC campus, consistent with the RGS Regional Land Use Designations map (Map2).</p> <p>ii) The university campus is the second largest transit destination in the Lower Mainland. UBC is generally consistent with the FTDA guidelines set out in the RGS Table 3.</p> <p>iii) N/A</p> <p>iv) N/A</p> <p>v) <b>4.1.3.a:</b> This area is for the consolidation of future academic and institutional uses through selective redevelopment and infill.</p>
1.2.6 e)	N/A
1.2.6 f) for Urban Centres, Frequent Transit	UBC is generally consistent with the FTDA guidelines set out in RGS Table 3.



<p>Development Areas and General Urban areas, include policies which:</p> <ul style="list-style-type: none"> <li>i) support continued industrial uses by minimizing the impacts of urban uses on industrial activities;</li> <li>ii) encourage safe and efficient transit, cycling and walking;</li> <li>iii) implement transit priority measures, where appropriate;</li> <li>iv) support district energy systems and renewable energy generation, where appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>i) N/A</li> <li>ii) The University acknowledges the role that Metro Vancouver has in regional transportation planning. The University maintains transportation policies that support transit, cycling, and walking. <b>Section 4.2.3.d:</b> The access system is to be designed to be less auto-dominated, and is to be more favorable to the needs of pedestrians, cyclists and transit. <b>Section 4.2.3.e:</b> Principles of traffic calming will be applied, both in the residential area and in the academic areas, to ensure the safety and attractiveness of the public realm for cyclists and pedestrians.</li> <li>iii) The University acknowledges the role that Metro Vancouver has in regional transportation planning. The University maintains transportation policies that support transit, cycling, and walking. <b>Section 4.2.1.b:</b> The GVRD and UBC will need to support the extension of higher capacity transit service to the campus and UBC will need to support redevelopment of the transit terminal to accommodate this service. <b>Section 4.2.2.a:</b> UBC will need to continue to develop, communicate and pursue a transportation demand management plan that will include increasing parking costs and measures to reduce single occupant vehicle travel from 1996 levels by 20%, continuing to reduce the amount of commuter parking, and adopting policies that favour higher occupancy vehicles (car/van pools). <b>Section 4.2.2.b:</b> UBC will need to promote, through education, pricing and other systems, the use of alternatives other than the single occupant vehicle. <b>Section 4.2.2.e:</b> UBC will need to investigate and pursue a 'U Pass' program as part of Transportation Demand Management.</li> <li>iv) <b>Section 4.3.1.b:</b> This strategy will need to be innovative and economically sustainable, and reflect the creativity and high environmental standards expected of a leading university. This servicing strategy must work with and minimize impact on the natural environment both on and off-campus.</li> </ul>
<b>STRATEGY 1.3 Protect Rural Areas from urban development</b>	
The Regional Growth Strategy does not identify Rural Areas on the UBC campus	

## RCS GOAL #2 SUPPORT A SUSTAINABLE ECONOMY

### STRATEGY 2.1 Promote land development patterns that support a diverse regional economy and employment close to where people live

Actions:	Related UBC Land Use Plan Provisions:
2.1.4 a) include policies that support appropriate economic development in Urban Centres, Frequent Transit Development Areas, Industrial and Mixed Employment areas;	<p><b>Section 4.1.3.b:</b> There will be mixing of uses throughout the campus, i.e. academic, cultural, residential, and commercial (bookstore, university-oriented conference centre, food services, multi-tenant research facility, etc.).</p> <p><b>Section 4.1.4.a:</b> Shops and services will be oriented to the day and evening needs of the university population. Uses may include but are not limited to restaurants and fast food outlets (with substantial outdoor seating); personal services such as hair salons, cleaners, travel agents, photocopy shops; offices; convenience groceries, and other specialty retail shops selling goods like books, art, bicycles, clothing or music.</p> <p><b>Section 4.1.6.2.c:</b> Commercial uses will typically be those generally needed by the resident population in the immediate area such as food services (bakery, delicatessen, eating establishments, etc.); personal services (cleaners, financial institutions, hair salons, etc.); and other retail outlets oriented to the population of the residential area (clothing, garden supplies, tailors, etc.).</p>
2.1.4 b), c), and e)	N/A
2.1.4 d) show how the economic development role of Special Employment Areas, postsecondary institutions and hospitals are supported through land use and transportation policies.	<p>The university is the second largest transit destination in the Lower Mainland. It is a major post-secondary educational and research institution within Metro and includes a number of regional serving services and attractions (e.g. UBC Hospital, Chan Centre and Museum of Anthropology). These are non-residential major trip generating uses but are part of the UBCs core mandate. Therefore, transportation is a major consideration in the <i>UBC Land Use Plan</i>.</p> <p><b>Section 4.1.3.a:</b> This area is for the consolidation of future academic and institutional uses through selective redevelopment and infill.</p> <p><b>Section 4.2.1.b:</b> The GVRD and UBC will need to support the extension of higher capacity transit service to the campus and UBC will need to support redevelopment of the transit terminal to accommodate this service.</p> <p><b>Section 4.1.6.1.e:</b> states in part Provide higher density housing in locations that are closer to transit locations and will not adversely affect other uses.</p>

### STRATEGY 2.2 Protect the supply of industrial land

The Regional Growth Strategy does not identify industrial land on the UBC campus

### STRATEGY 2.3 Protect the supply of agricultural land and promote agricultural viability with an emphasis on food production

The Regional Growth Strategy does not identify agricultural land on the UBC campus

## RCS GOAL #3 PROTECT THE ENVIRONMENT AND RESPOND TO CLIMATE CHANGE IMPACTS

### STRATEGY 3.1 Protect Conservation and Recreation Lands

The Regional Growth Strategy does not identify Conservation and Recreational Lands on the UBC campus

### STRATEGY 3.2 Protect and enhance natural features and their connectivity

Actions:	Related UBC Land Use Plan Provisions:
<p><b>3.2.4</b> include policies and/or maps that indicate how ecologically important areas and natural features will be managed (as conceptually shown on Map 10) (e.g. steep slopes and ravines, intertidal areas and other natural features not addressed in Strategy 3.1).</p>	<p><b>Section 4.1.1:</b> Pacific Spirit Regional Park is designated for protection for recreation and conservation in the <i>Pacific Spirit Regional Park Management Plan</i> approved by the GVRD. Development and servicing will ensure maintenance of park values and objectives on these lands and other adjacent Pacific Spirit lands.</p> <p><b>Section 4.1.2.1.b:</b> The design, as specified in future area and design plans, will vary depending on local context and conditions, but will have a substantial ‘green’ component (although this will vary from a more urban treatment in the academic core to a more natural approach towards the south campus).</p> <p><b>Section 4.1.2.1.c:</b> The width and design of the greenway will give priority to pedestrians and cyclists and, in some cases, will accommodate service and private vehicles without conflict.</p> <p><b>Section 4.1.2.1.d:</b> UBC will need to coordinate development of the greenway with adjacent jurisdictions including the GVRD and the City of Vancouver. The greenway will incorporate some adjacent areas, such as the tree lots north and southeast of the stadium, for tree preservation. It will also include such other adjacent features as historic buildings or tree stands to enhance the provision of mixed services as part of the public realm.</p> <p><b>Section 4.1.2.2.a:</b> Where possible, significant single and mixed species tree stands will be incorporated into the net site area of development sites. The maximum net density for these sites will be calculated incorporating the treed area into the density calculation.</p> <p><b>Section 4.1.2.2.b:</b> Those treed areas to be retained will be incorporated into site planning in a manner so that their size, configuration, location, and drainage will ensure the treed areas remain an ecologically viable stand size and will be wind-firm.</p> <p><b>Section 4.1.2.3.a:</b> A tree management plan will be prepared as part of the area planning process to ensure the long term viability of green edges and retained natural vegetation and to provide street and other planting.</p> <p><b>Section 4.1.2.3.b:</b> Any viable mature trees over 15cm calliper dbh (diameter at breast height) that must be removed during the course of residential development in neighbourhoods will be replaced on campus at a ratio of 1:1, using species appropriate to the setting, and allowing trees to be sited as appropriate through the campus.</p> <p><b>Section 4.1.2.4.a:</b> Green edges will be maintained along North West Marine Drive between the north end of West Mall and southward to the southern end of campus; along both sides of 16<sup>th</sup> Avenue between SW Marine Drive and East Mall; along the south side of 16<sup>th</sup> Avenue between Wesbrook Mall and the eastern UBC boundary at Pacific Spirit Regional Park; and southwards from that point along the edge between Pacific Spirit Regional Park and UBC between 16<sup>th</sup> Avenue and the southern end of campus.</p>
<p>3.2.5 In collaboration with other agencies, develop and manage municipal components of the</p>	<p>The Regional Growth Strategy does not identify components of the Regional Recreation Greenway Network on the UBC campus.</p>

Metro Vancouver Regional Recreation Greenway Network and connect community trails, bikeways and greenways to the Regional Recreation Greenway Network where appropriate.	<b>Section 4.1.2.1.d:</b> UBC will need to coordinate development of the greenway with adjacent jurisdictions including the GVRD and the City of Vancouver.
3.2.6 Identify where appropriate measures to protect, enhance and restore ecologically important systems, features, corridors and establish buffers along watercourses, coastlines, agricultural lands, and other ecologically important features (e.g. conservation covenants, land trusts, tax exemptions and eco-gifting).	See response to Strategy 3.2.4 above.
3.2.7 Consider watershed and ecosystem planning and/or Integrated Stormwater Management Plans in the development of municipal plans.	<b>Section 4.3.1.b:</b> This [Long-term Infrastructure and Servicing] strategy will need to be innovative and economically sustainable, and reflect the creativity and high environmental standards expected of a leading university. This servicing strategy must work with and minimize impact on the natural environment both on and off-campus. <b>Section 4.3.1.c:</b> Servicing plans will need to address issues of energy conservation and demand-side management for solid waste, water conservation and other services.
<b>STRATEGY 3.3 Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality</b>	
<b>Actions:</b>	<b>Related UBC Land Use Plan Provisions:</b>
3.3.4 a) identify how municipalities will use their land development and transportation strategies to meet their greenhouse gas reduction targets and consider how these targets will contribute to the regional targets;	<b>Section 4.3.1.e:</b> UBC will develop a greenhouse gas reduction strategy for Neighbourhood Plan areas.
3.3.4 b) identify policies and/or programs that reduce energy consumption and greenhouse gas emissions, and improve air quality from land use and transportation infrastructure, such as: <ul style="list-style-type: none"> <li>existing building retrofits and construction of new buildings to green performance guidelines or standards, district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geo exchange systems, and electric vehicle charging infrastructure;</li> <li>community design and facility provision that encourages transit, cycling and walking (e.g. direct and safe pedestrian and cycling</li> </ul>	<p><i>See references to policies that promote walking, cycling, transit</i> in the RGS Strategy 1.2 section above.</p> <p><b>Section 4.2.1.a:</b> GVRD and UBC will need to support TransLink in initiatives to increase the accessibility of the campus by transit (new routes, express buses, transit priority measures, etc.) from elsewhere in the Lower Mainland.</p> <p><b>Section 4.2.1.b:</b> The GVRD and UBC will need to support the extension of higher capacity transit service to the campus and UBC will need to support redevelopment of the transit terminal to accommodate this service.</p> <p><b>Section 4.2.1.c:</b> Most transit service will focus on the transit terminal, but routes are to be planned to ensure convenient access across the campus.</p> <p><b>Section 4.2.1.d:</b> UBC will continue to schedule classes and activities, within its institutional constraints, to reduce the peak demands on transit.</p> <p><b>Section 4.2.1.e:</b> UBC will work with the University Endowment Lands Administration, the City of Vancouver, and the Ministry of Transportation and Infrastructure to ensure that its detailed route planning for bicycles and pedestrians is supportive and consistent with other routes being planned</p>

linkages to the transit system);	outside the Land Use Plan area.
3.3.4 c) focus infrastructure and amenity investments in Urban Centre and Frequent Transit Development Areas of appropriate locations along TransLink's Frequent Transit Network;	<b>Section 4.2.1.b:</b> The GVRD and UBC will need to support the extension of higher capacity transit service to the campus and UBC will need to support redevelopment of the transit terminal to accommodate this service.
3.3.4 d)	N/A
<b>STRATEGY 3.4 Encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks</b>	
<b>Actions:</b>	<b>Related UBC Land Use Plan Provisions:</b>
3.4.4 Include policies to encourage settlement patterns that minimize risks associated with climate change and natural hazards (e.g. earthquake, flooding, erosion, subsidence, mudslides, interface fires).	<b>Section 4.3.3.b:</b> states in part that UBC and GVRD will need to jointly address slope stability and erosion issues.
3.4.5 Consider incorporating climate change and natural hazard risk assessments into the planning and location of municipal utilities, assets and operations.	<b>Section 4.3.1.b:</b> This [Long Term Infrastructure and Servicing] strategy will need to be innovative and economically sustainable, and reflect the creativity and high environmental standards expected of a leading university. This servicing strategy must work with and minimize impact on the natural environment both on and off-campus. <b>Part of Section 4.3.3.b:</b> UBC and GVRD will need to jointly address slope stability and erosion issues.

## RGS GOAL #4 DEVELOP COMPLETE COMMUNITIES

### STRATEGY 4.1 Provide diverse and affordable housing choices

Actions:	Related UBC Land Use Plan Provisions:
<p>4.1.7 a) include policies or strategies that indicate how municipalities will work towards meeting the estimated future housing demand as set out in Appendix Table A.4, which:</p> <ul style="list-style-type: none"> <li>i) ensure the need for diverse housing options is articulated in municipal plans and policies, including neighbourhood and area plans;</li> <li>ii) increase the supply and diversity of the housing stock through infill developments, more compact housing forms and increased density;</li> <li>iii) in collaboration with the federal government and the province, assist in increasing the supply of affordable rental units for households with low or low to moderate incomes through policies, such as density bonus provisions, inclusionary zoning or other mechanisms, particularly in areas that are well served by transit;</li> <li>iv) Encourage and facilitate affordable housing development through measures such as reduced parking requirements, streamlined and prioritized approval processes, below market leases of publicly owned property, and fiscal measures.</li> </ul>	<p>The Land Use Plan supports regional goals to develop complete communities including the provision of diverse and affordable housing choices through the following policies:</p> <ul style="list-style-type: none"> <li>i) <b>Section 4.1.3.b:</b> There will be mixing of uses throughout the campus, i.e. academic, cultural, residential, and commercial (bookstore, university-oriented conference centre, food services, multi-tenant research facility, etc.).</li> <li>ii) <b>Part of Section 4.1.6.1.c:</b> The maximum average floor space ratio will be 2.5 net area. No individual site will have a floor space ratio greater than 3.5 net area.</li> <li>iii) N/A</li> <li>iv) <b>Section 4.1.6.1.b:</b> states in part “20% of new residential dwellings will be rental housing, of which not less than half will be non-market housing that may include staff, faculty, cooperative, social or other special housing needs. This housing will be locationally integrated into the community.”</li> </ul>

### STRATEGY 4.2 Develop healthy and complete communities with access to a range of services and amenities

Actions:	Related UBC Land Use Plan Provisions:
<p>4.2.4 a) support compact, mixed use, transit, cycling and walking oriented communities;</p>	<p><b>Section 4.1.4.a:</b> Shops and services will be oriented to the day and evening needs of the university population. Uses may include but are not limited to restaurants and fast food outlets (with substantial outdoor seating); personal services such as hair salons, cleaners, travel agents, photocopy shops; offices; convenience groceries, and other specialty retail shops selling goods like books, art, bicycles, clothing or music.</p> <p><b>Section 4.1.4.c:</b> This area will emphasize transit, pedestrians, and cyclists as part of the greenway. It will</p>

	<p>favour outdoor areas for restaurants, substantial glazing, and individual entrances.</p> <p><b>Section 4.1.4.d:</b> The area will be designed to accommodate trolley bus service, the campus shuttle bus, and future rapid transit.</p> <p><b>Section 4.1.6.1.e:</b> It is the objective of this Land Use Plan to create a complete ‘urban village’ community that reflects a fine-grained development pattern. To realize this objective, Neighbourhood Housing areas will achieve the following:</p> <ul style="list-style-type: none"> <li>• Provide a diversity of housing types, including row houses, stacked row houses, apartments and dwelling in mixed use settings.</li> <li>• Provide housing in which the ground floor is primarily street-oriented, with a fine-grained street network.</li> <li>• Provide community design that is human-scaled, compact, and pedestrian friendly.</li> <li>• Accommodate parking primarily underground.</li> <li>• Provide higher density housing in locations that are closer to transit locations and will not adversely affect other uses.</li> <li>• Allow local commercial uses, special residential uses such as group homes or daycares, and a variety of home-based businesses appropriate to a residential setting.</li> <li>• Accommodate housing in projects that reflect this character, with individual developments not exceeding 150 units unless designed to provide smaller scale enclaves within larger projects.</li> <li>• Each neighbourhood will contain a fine-grained pedestrian and cycle route network with mid-block connections.</li> </ul> <p><b>4.1.6.2.c:</b> Commercial uses will typically be those generally needed by the resident population in the immediate area such as food services (bakery, delicatessen, eating establishments, etc.); personal services (cleaners, financial institutions, hair salons, etc.); and other retail outlets oriented to the population of the residential area (clothing, garden supplies, tailors, etc.).</p> <p><b>4.1.6.2.e:</b> Design will emphasize a village character. The street orientation will be pedestrian and cyclist friendly and parking will be underground where possible. The area will be readily accessible from the greenway, and a complementary relationship will be established with the adjacent community centres and school area.</p>
<p>4.2.4 b) locate community, arts, cultural, recreational, institutional, medical/health, social service, education facilities and affordable housing development in Urban Centres or areas with good access to transit;</p>	<p><b>4.1.6.4.a:</b> A community centre will be located adjacent to or in conjunction with the village commercial area in Wesbrook Place to add to the vitality of the village centre. There is also a community centre in the Hawthorne Place neighbourhood.</p> <p><b>4.1.6.4.b:</b> A community centre with shared services to the Acadia Road Neighbourhood Housing and Acadia student family housing community will be developed. The community centres will be sized on the basis of 0.15 m<sup>2</sup> per new resident. This standard will be based upon the population of Hampton Place and future Neighbourhood Housing areas.</p> <p><b>4.1.6.4.c:</b> Play facilities will be provided in conjunction with the adjacent school.</p> <p><b>4.1.6.5.a:</b> A secondary school site (including land for playing fields) will be sited in Wesbrook Place as shown on the Neighbourhood Plan for this area.</p>

	<p><b>4.1.6.5.b:</b> An elementary school site will be reserved close to the secondary school.</p> <p><b>4.1.6.5.c:</b> The sites will be accessible from an extension of the greenway to enhance pedestrian and cyclist access.</p> <p><b>4.1.6.6.a:</b> Daycare may be provided in a variety of forms including space reserved within new school sites, the Wesbrook and Acadia community centres, purpose built childcare facilities in some family housing projects, and some licensed and, license-not-required family daycares within the new housing units.</p>
4.2.4 c) provide public spaces and other place-making amenities for increased social interaction and community engagement;	<b>Section 4.3.2.b:</b> The provision of social and community services, such as library, neighbourhood parks, and recreation services, will be the responsibility of UBC (assuming the current local governance structure) either directly or on the basis of agreements with appropriate agencies.
4.2.4 d) support active living through the provision of recreation facilities, parks, trails, and safe and inviting pedestrian and cycling environments;	<p><b>Section 4.1.2.1.a:</b> A greenway corridor will be developed following the general alignment shown on <i>Schedule B: Access Roads and Transit</i>.</p> <p><b>Section 4.1.6.3.a:</b> Usable neighbourhood open space for residential use including local parks, play grounds and tennis courts will be provided based upon an area to population standard of 1.1 hectares per 1000 persons to be reduced to not less than 0.5 hectares per 1000 persons based upon resident access to appropriate UBC owned open space and facilities.</p> <p><b>4.1.6.4.a:</b> A community centre will be located adjacent to or in conjunction with the village commercial area in Wesbrook Place to add to the vitality of the village centre. There is also a community centre in the Hawthorne Place neighbourhood.</p> <p><b>4.1.6.4.b:</b> A community centre with shared services to the Acadia Road Neighbourhood Housing and Acadia student family housing community will be developed. The community centres will be sized on the basis of 0.15 m2 per new resident. This standard will be based upon the population of Hampton Place and future Neighbourhood Housing areas.</p>
4.2.4 e), f) and h)	N/A
4.2.4 g) support universally accessible community design;	<b>Section 4.1:</b> states in part, “Universal inclusive design to allow equal access to all people is an important consideration at all stages of the planning and development process.”
4.2.4 i) Recognize the Special Employment Areas as shown on the Local Centres, Hospitals and Post-Secondary Institutions map (Map 11). Special Employment Areas are located outside of Urban Centres and Frequent Transit Development Areas, and are region-serving, special purpose facilities that have a high level of related transportation activity due to employee, student, or passenger trips.	UBC is shown as a Special Employment Area on Figure 1 of the Regional Context Statement consistent with RGS Map 11..



## RGS GOAL #5 SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

### STRATEGY 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

Actions:	Related UBC Land Use Plan Provisions:
5.1.6 a) identify land use and transportation policies and actions, and describe how they are coordinated, to encourage a greater share of trips made by transit, multiple-occupancy vehicles, cycling and walking, and to support TransLink's Frequent Transit Network;	<p><b>Section 4.2.1.a:</b> GVRD and UBC will need to support TransLink in initiatives to increase the accessibility of the campus by transit (new routes, express buses, transit priority measures, etc.) from elsewhere in the Lower Mainland.</p> <p><b>Section 4.2.1.b:</b> GVRD and UBC will need to support the extension of higher capacity transit service to the campus and UBC will need to support redevelopment of the transit terminal to accommodate this service.</p> <p><b>Section 4.2.3.e:</b> Principles of traffic calming will be applied, both in the residential and academic areas, to ensure the safety and attractiveness of the public realm for cyclists and pedestrians.</p>
5.1.6 b) identify policies and actions that support the development and implementation of municipal and regional transportation system and demand management strategies, such as parking pricing and supply measures, transit priority measures, ridesharing, and car-sharing programs;	<p><b>Section 4.2.2.a:</b> UBC will need to continue to develop, communicate and pursue a transportation demand management plan that will include increasing parking costs and measures to reduce single occupant vehicle travel from 1996 levels by 20%, continuing to reduce the amount of commuter parking, and adopting policies that favour higher occupancy vehicles (car/van pools).</p> <p><b>Section 4.2.2.b:</b> UBC will need to promote, through education, pricing and other systems, the use of alternatives other than the single occupant vehicle.</p> <p><b>Section 4.2.2.c:</b> UBC will need to advance opportunities for 'telecommuting' where possible.</p> <p><b>Section 4.2.2.d:</b> UBC will address truck travel, in cooperation with the City of Vancouver.</p> <p><b>Section 4.2.2.e:</b> UBC will need to investigate and pursue a 'U Pass' program as part of Transportation Demand Management.</p>
5.1.6 c) Identify policies and actions to manage and enhance municipal infrastructure to support transit, multiple-occupancy vehicles, cycling and walking.	<p><b>Section 4.2.2.a:</b> UBC will need to continue to develop, communicate and pursue a transportation demand management plan that will include increasing parking costs and measures to reduce single occupant vehicle travel from 1996 levels by 20%, continuing to reduce the amount of commuter parking, and adopting policies that favour higher occupancy vehicles (car/van pools).</p> <p><b>Section 4.2.2.b:</b> UBC will need to promote, through education, pricing and other systems, the use of alternatives other than the single occupant vehicle.</p> <p><b>Section 4.2.3.e:</b> Principles of traffic-calming will be applied, both in the residential area and in the academic areas, to ensure the safety and attractiveness of the public realm for cyclists and pedestrians.</p>

### STRATEGY 5.2 Coordinate land-use and transportation to support the safe and efficient movement of vehicles for passengers, goods and services

Actions:	Related UBC Land Use Plan Provisions:
5.2.3 a) identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres, Frequent Transit Development Areas, Industrial, Mixed Employment & Agricultural areas, Special Employment Areas, ports, airports, and international border crossings;	<p>Goods movement respects provincial highways regulations.</p> <p><b>Section 4.2.2.d:</b> UBC will address truck travel, in cooperation with the City of Vancouver.</p>

5.2.3 b) identify land use and related policies and actions that support optimizing the efficient movement of vehicles for passengers, Special Employment Areas, goods and services on the Major Road Network, provincial highways, and federal transportation facilities.	<b>Section 4.2.3.a:</b> UBC, in conjunction with the Ministry of Transportation and Infrastructure where relevant, will need to implement a hierarchical road system on campus. The proposed roadway hierarchy is shown on Schedule B: Access. It indicates the system of arterial roads (the main access routes) and the collector roadways (to distribute traffic on campus).
5.2.3 c) support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management;	<b>Section 4.2.2.d:</b> UBC will address truck travel, in cooperation with the City of Vancouver.
5.2.3 d)	N/A