

UBC COMMUNITY PROFILE

Stadium Road Neighbourhood Planning Process | **Fall 2017**

DRAFT



TABLE OF CONTENTS

Introduction.....2

History + Context.....4

UBC's Endowment.....11

Living at UBC.....12

Who Lives at UBC.....18

Where People Live.....22

Getting Around.....28

Environment + Nature.....34

INTRODUCTION

The Community Profile

This Community Profile is a snapshot of UBC's Point Grey campus and the people who live here. It provides information to inform neighbourhood planning at UBC, including the Stadium Road Neighbourhood Plan process.

The Community Profile describes UBC as it is today. It also includes information on policies that guide how the campus changes.

From fall 2017 to spring 2019, UBC will work with the campus community to create the Stadium Road Neighbourhood Plan for the area around Thunderbird Stadium. The Neighbourhood Plan will be informed by public and stakeholder engagement, existing policies, technical studies, and information such as this Community Profile.

A note on data sources

Data in the Community Profile come from two primary sources: UBC's analysis of Statistics Canada's 2011 and 2016 Census results, and existing UBC data. The Community Profile notes sources throughout.

HISTORY + CONTEXT

Campus History

UBC's Point Grey campus is located on unceded, traditional xʷməθkʷáy̓wəm (Musqueam) territory. The xʷməθkʷáy̓wəm people have been present in their traditional territory, which includes the University Endowment Lands, all of present-day Vancouver, and surrounding areas, since time immemorial.

The Government of British Columbia chose Point Grey as the site for UBC in 1910. The site was close to – but not part of – the province's growing industrial and cultural centre, Vancouver. It also offered commanding views over the Georgia Strait and land for research. At the time, the Minister of Education said UBC would be "*a small city which is capable of being made one of the most interesting and beautiful in the world.*" Sharp and Thompson's 1914 Campus Plan provided the framework for UBC's growth.

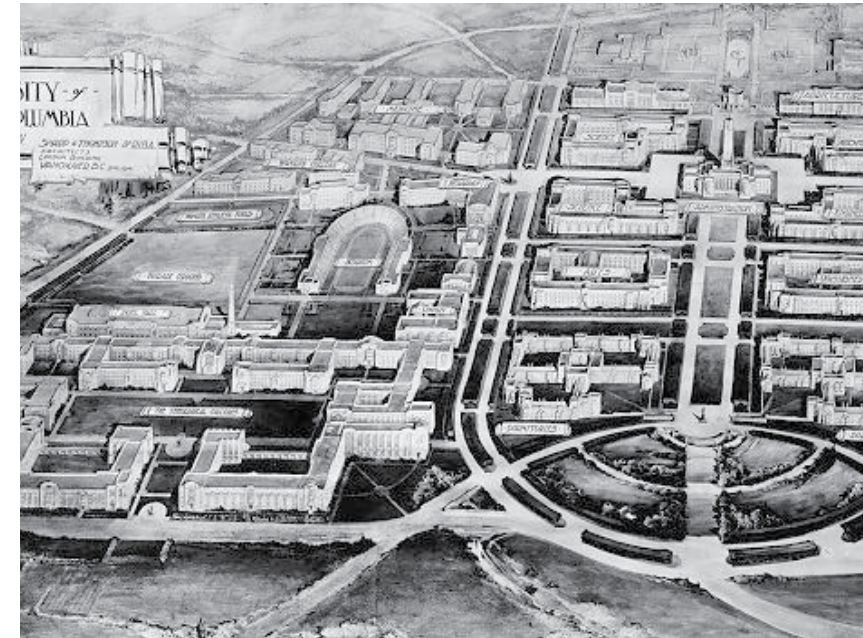
In 1920, the province set aside 3,000 acres of Point Grey as the University Endowment Lands, with the plan to develop housing to fund UBC. The campus grew slowly in its early years, accelerating through the 1950s to the 1980s, when UBC built much of the existing academic core.

In the late 1980s, two decisions shaped UBC's future: the creation of Pacific Spirit Regional Park, and development of the first campus residential community in Hampton Place.

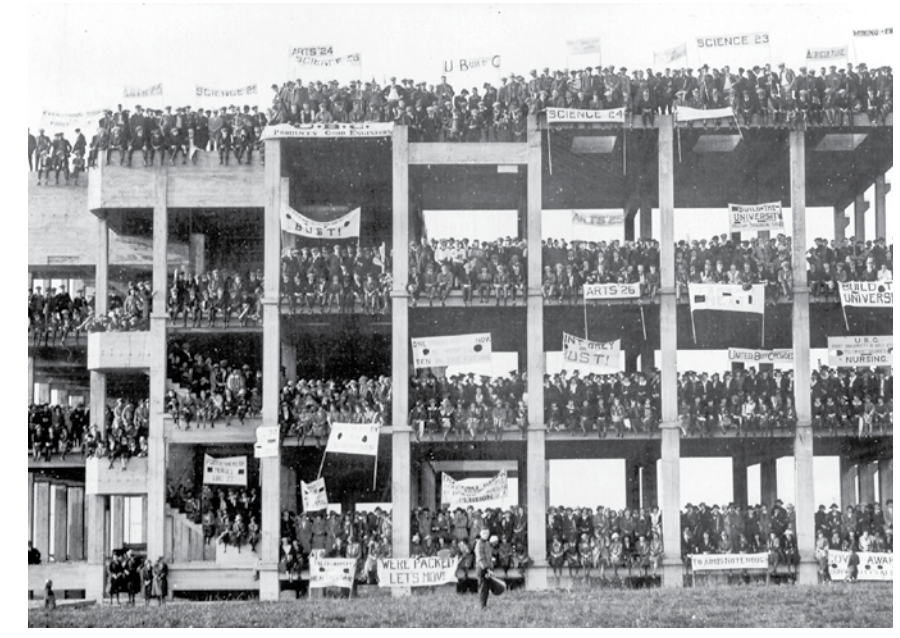
Since that time, UBC's academic population has grown rapidly to more than 50,000 students and 14,000 faculty and staff, along with new facilities, student housing, and six mixed-use campus neighbourhoods



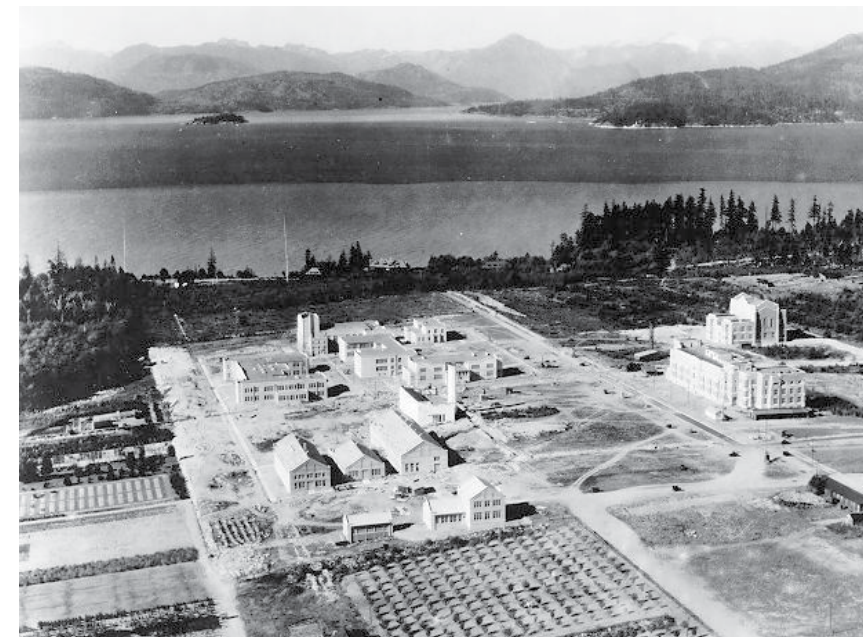
The Musqueam Post



Sharp and Thompson, Campus Plan, 1914



UBC Great Trek, 1922



Aerial view of Point Grey Campus, 1925



Aerial view of Point Grey Campus, 1971

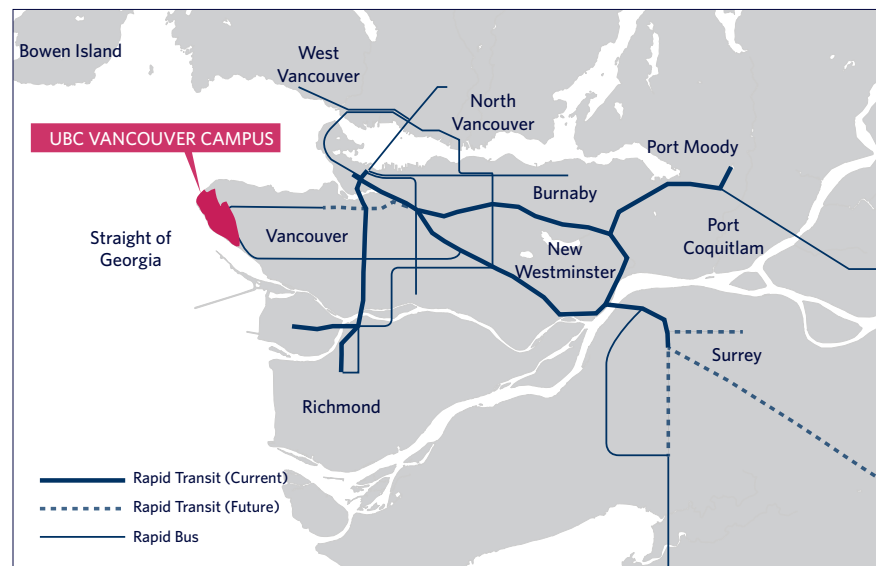
Regional Context

The Point Grey campus is on Metro Vancouver's far western edge, surrounded by the Pacific Ocean, Pacific Spirit Regional Park and the University Endowment Lands. Though the campus is associated with Vancouver, UBC is actually outside of municipal boundaries.

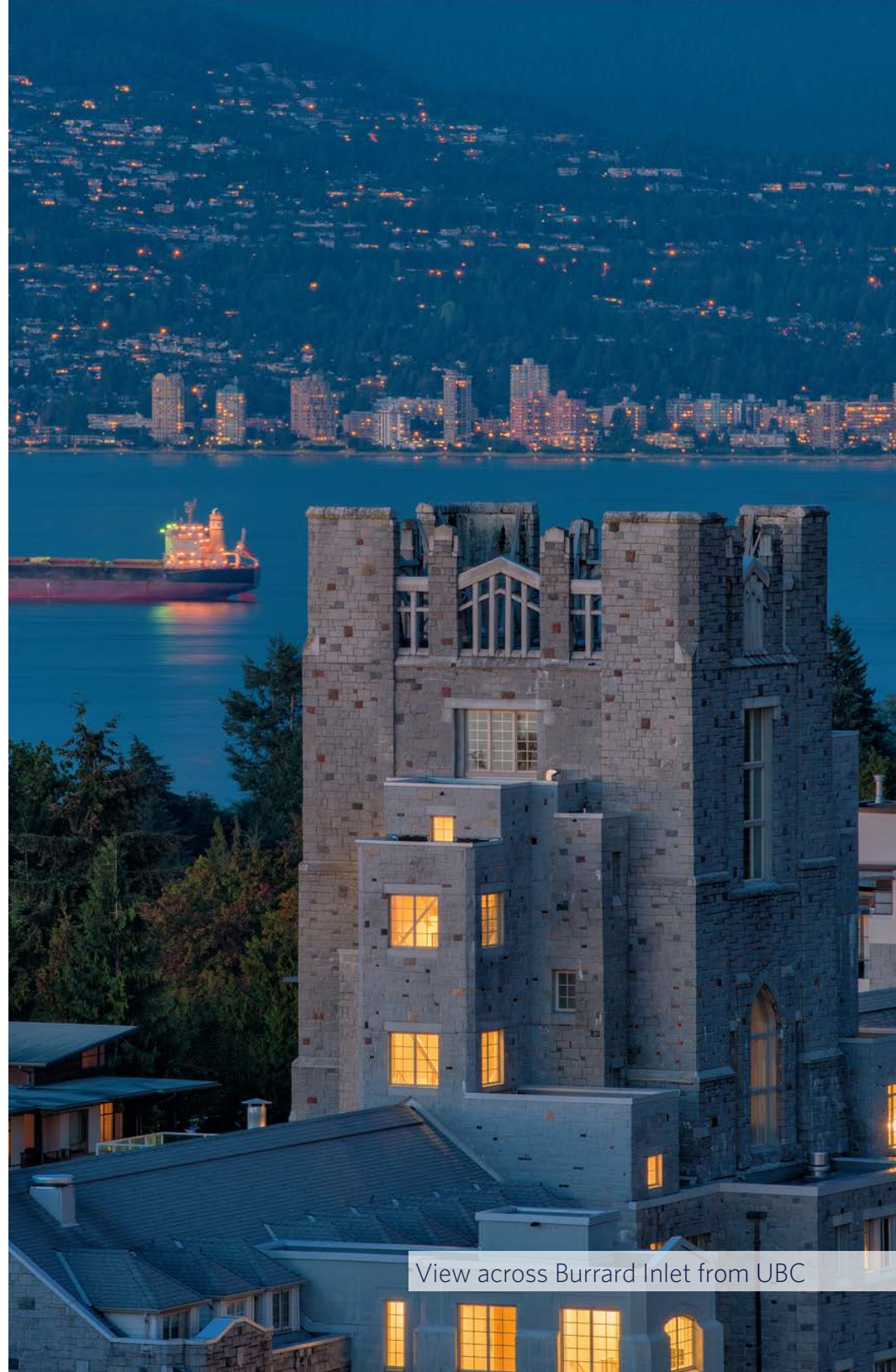
With nearly 2.5 million people, Metro Vancouver is Canada's third largest urban region. Nearly 1 million more people are projected to live in Metro Vancouver by 2041.

A Regional Growth Strategy shapes how Metro Vancouver will accommodate this growth. The Regional Growth Strategy focuses on five key goals: 1) Create a compact urban area 2) Support a sustainable economy 3) Protect the environment and respond to climate change impacts 4) Develop complete communities and 5) Support sustainable transportation choices.

As the region's single largest educational institution and employment destination, UBC's campus development supports the Regional Growth Strategy.



UBC Vancouver's main campus location in Metro Vancouver with rapid transit lines shown.



View across Burrard Inlet from UBC

UBC Policies

UBC's Land Use Plan sets the long-term direction for how the campus grows and changes. It describes a broad vision for a complete, sustainable and integrated university community. It also sets out areas for academic activities and neighbourhood housing. The provincial government approves UBC's Land Use Plan.

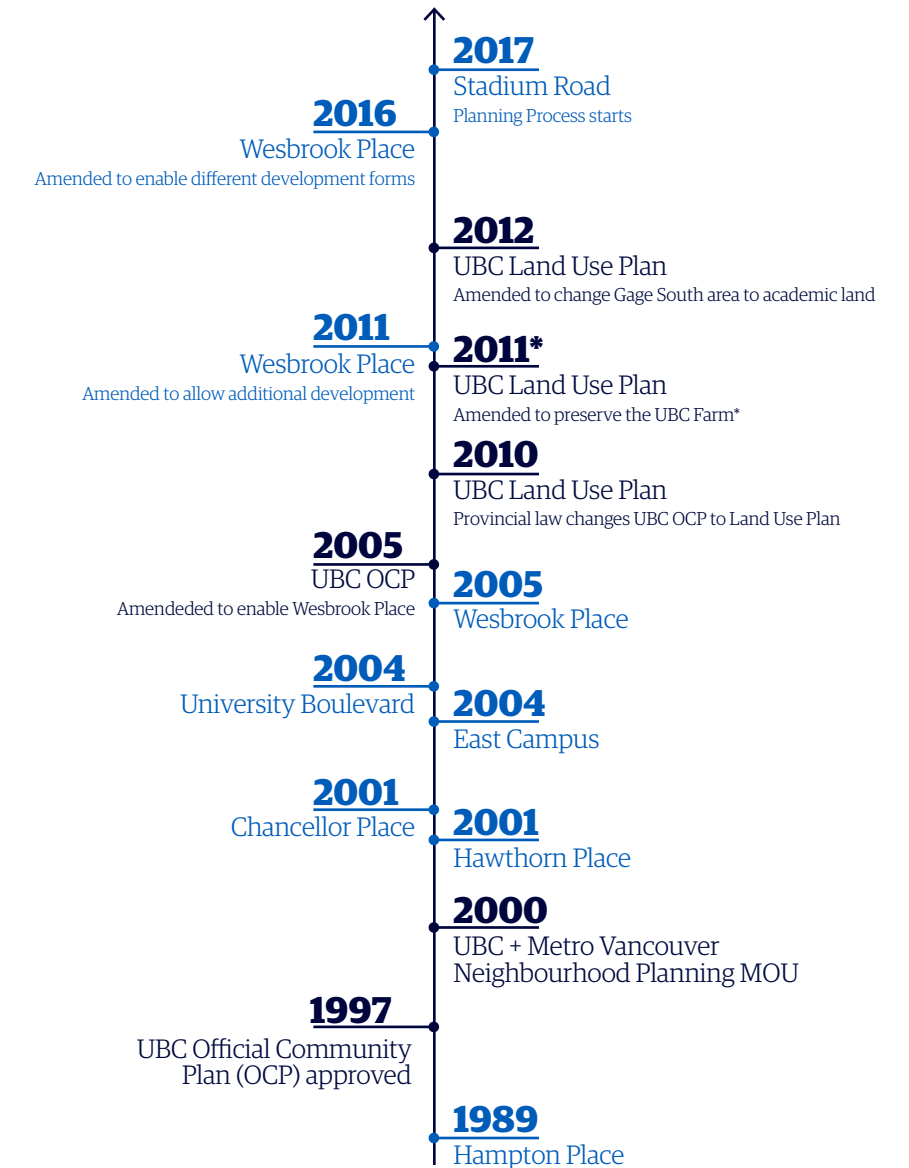
UBC's Board of Governors approves detailed policies to carry out the Land Use Plan's vision. On academic lands, the Vancouver Campus Plan policies guide development. These policies include more student housing, improving outdoor spaces, and using the [campus as a living laboratory](#).

In campus neighbourhoods, UBC's Board of Governors approves Neighbourhood Plans to guide residential development. These Plans include specific policies for features like park space, recreation, transportation and building height.

Other UBC policies that influence development include the 20-Year Sustainability Strategy, Housing Action Plan, Climate Action Plan, Transportation Plan, and [GamePlan: UBC's 20-Year Athletics and Recreation Facilities Strategy](#).



Neighbourhood Planning at UBC



Light Blue depicts Neighbourhood Plans
 *Development was shifted to other areas of campus, including Stadium Road Neighbourhood

Stadium Neighbourhood

Stadium Road Neighbourhood will be UBC's next campus community.

Located near the middle of campus, the area is an exciting opportunity to connect different parts of UBC: Thunderbird Stadium and the Thunderbird Park sports fields, the existing Hawthorn and Westbrook Place neighbourhoods, UBC's Botanical Gardens, and academic facilities.

Amendments to UBC's Land Use Plan in 2011 designated these lands as a future Neighbourhood Housing Area.

The Stadium Road Neighbourhood Plan will focus on a study area of approximately 22 acres, or 2% of UBC's 994-acre campus. The plan will also consider possible longterm scenarios for surrounding roads and areas.



 Stadium Neighbourhood Planning Area

Planning Process

From fall 2017 to spring 2019, UBC will develop the Stadium Road Neighbourhood Plan.

The Plan will provide clear and flexible direction to guide the area's development. This will include topics like parks and open space, services and amenities, types of housing, transportation connections, and building types. It will also include the location for a rebuilt Thunderbird Stadium within the study area as part of the implementation of [GamePlan: UBC's 20-Year Athletics and Recreation Facilities Strategy](#).

The Plan will be developed in collaboration with the UBC community and other stakeholders through a broad and diverse public engagement strategy. UBC's Engagement Principles define how the university engages the public and campus community in an open conversation about planning and development.

There will be many ways to provide input into the planning of this new neighbourhood, both in-person and online. Join the email list or check the [Stadium Road Neighbourhood Plan website](#) to make sure you do not miss any opportunities.

WE ARE HERE



Be clear and transparent about how we define, design, implement and conclude public engagement.

UBC Engagement Principles and Guiding Practices

Walter C. Koerner Library



Endowment beneficiaries include scholarships, bursaries, student housing, research centres, and faculty affordability housing programs.

UBC'S ENDOWMENT

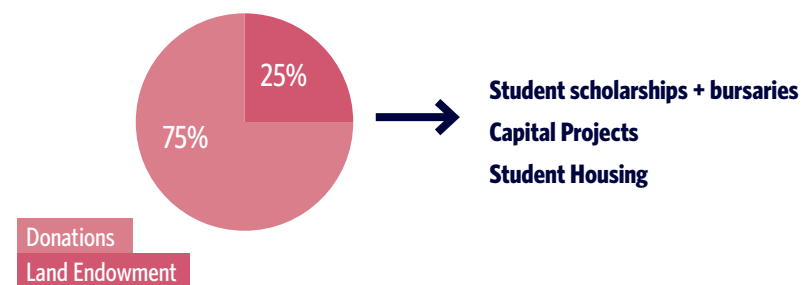
UBC's Endowment provides ongoing financial support for research and funding to enable academic excellence. The Endowment includes generous donations from individuals and groups. It also includes revenue from land development.

UBC is the steward for 994 acres of campus endowment lands. The province gave these lands to UBC almost 100 years ago with the vision that land development would support a 'margin of excellence' beyond what a publicly-funded university could achieve.

UBC generates land development revenue by leasing neighbourhood lands for 99 years and by developing and managing rental housing. UBC then endows the revenue, which generates income to support the academic mission. In this way, UBC preserves both its lands and the revenue in perpetuity for faculty, students, research and staff.

Other universities also use their land endowment to support their academic mission. In Canada, Simon Fraser University, the University of Calgary, and others have developed mixed-use neighbourhoods to build community and generate revenue. Internationally, universities like Oxford and Cambridge use their land in similar ways.

Endowment Sources + Beneficiaries





Museum of Anthropology at UBC



UBC Aquatic Centre



UBC Botanical Garden

LIVING AT UBC

UBC has evolved from a commuter campus to a complete university community for living, working and playing. The campus is also a regional destination, attracting people to world-class cultural, sports and leisure attractions.

In the neighbourhoods, residents have access to two community centres, extensive green space, childcare spaces, primary and secondary schools, health facilities, and commercial services including a grocery store, restaurants, pubs and coffee shops.

Outside of the neighbourhoods, residents have access to academic facilities that provide amenities not typically found in a community of 11,000 people. These include museums, libraries, the Aquatic Centre, gardens, food and drink, ice rinks, outdoor space and cultural facilities.

Existing UBC Policy

- Build neighbourhoods to facilitate wellbeing
- Provide services, facilities and amenities for the whole campus community

Sources: Land Use Plan, Wellbeing Strategy, Sustainability Strategy



Build a complete and integrated university community for living, working and studying in harmony with the environment.

UBC Land Use Plan

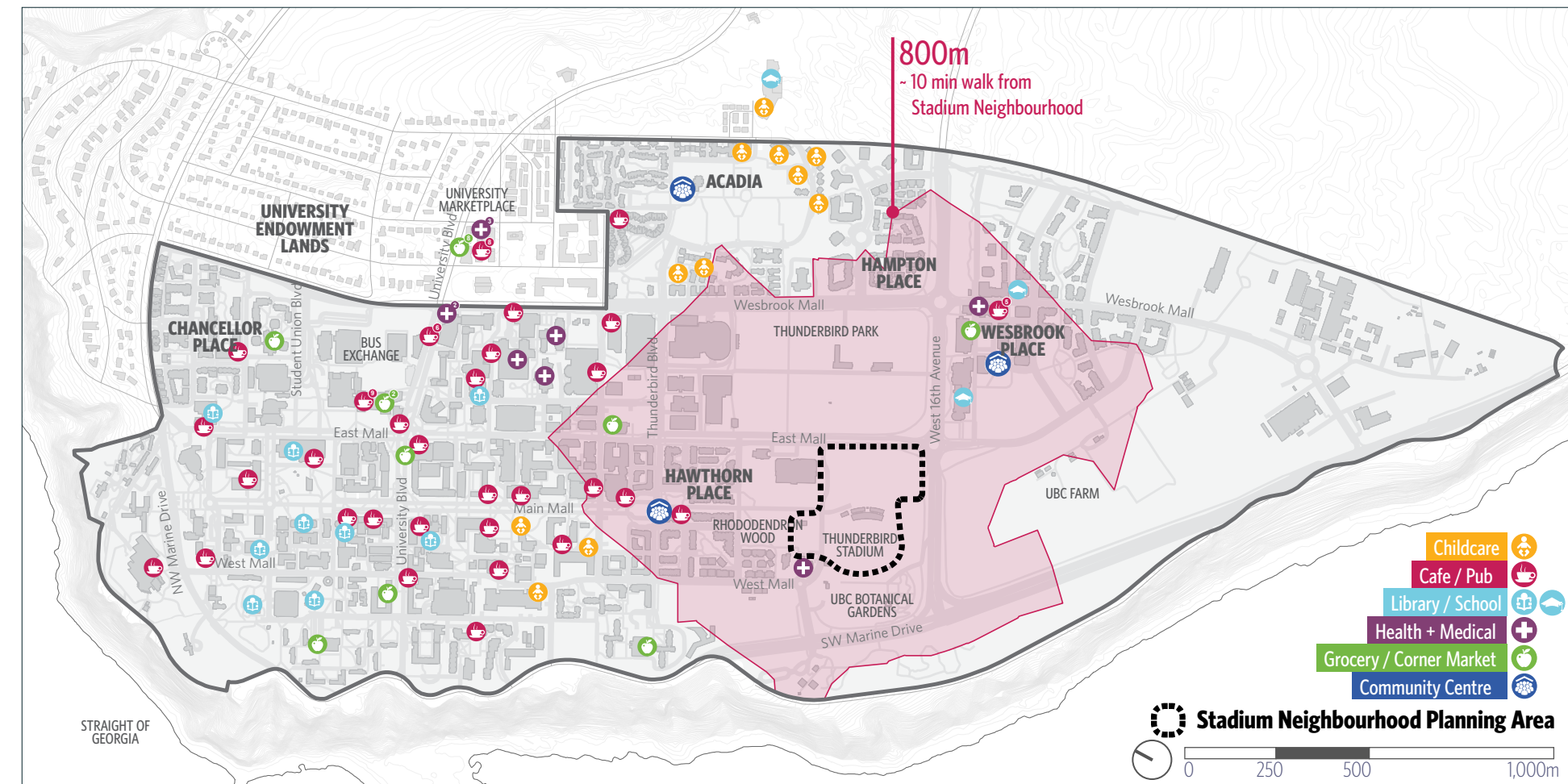
Wesbrook Village

UBC's policies focus on improving wellbeing for the whole campus by adding services, facilities and amenities.

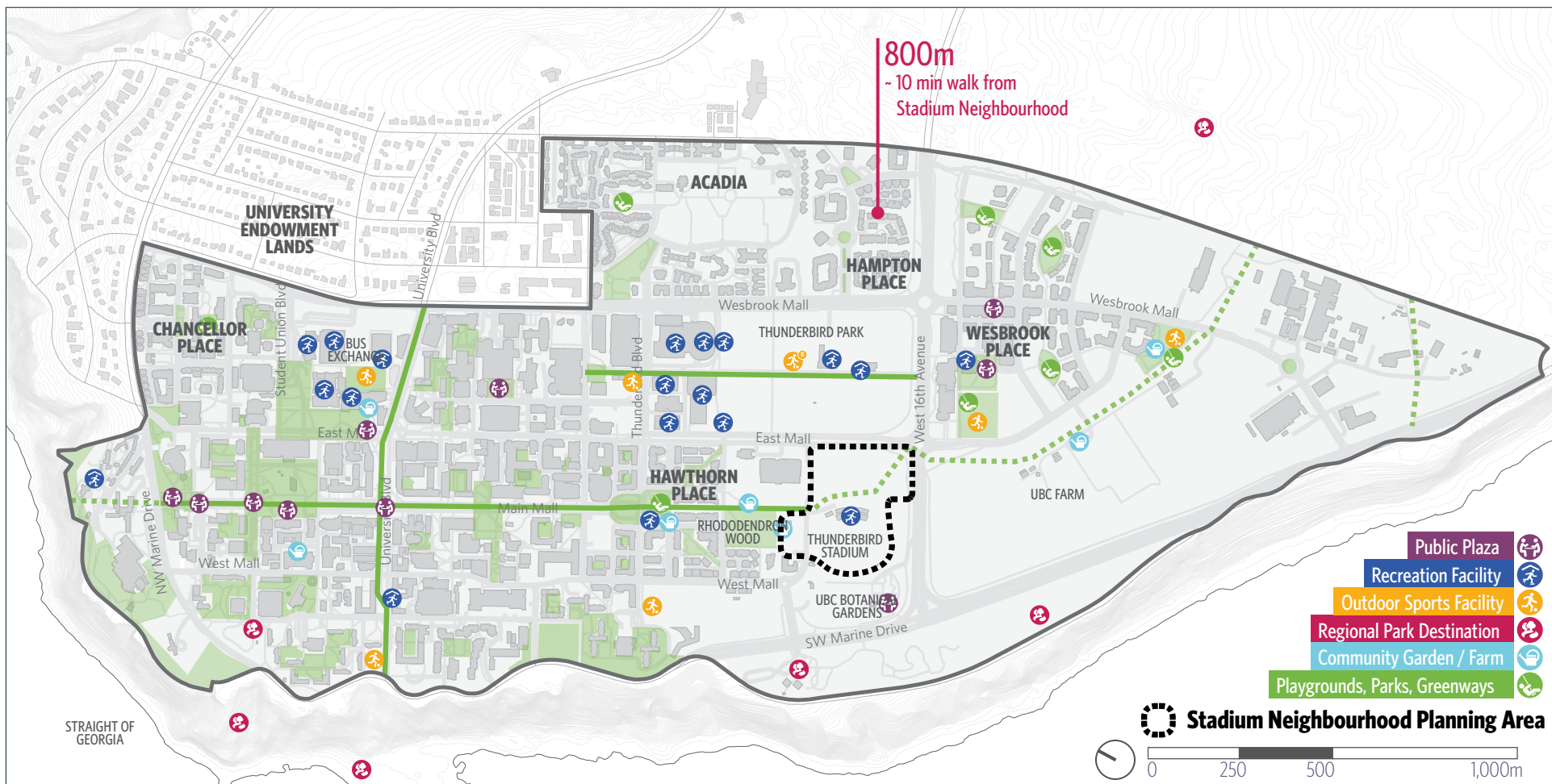


Old Barn Community Centre

ESSENTIAL SERVICES + COMMUNITY HUBS



RECREATION FACILITIES + PARKS



Thunderbird Park

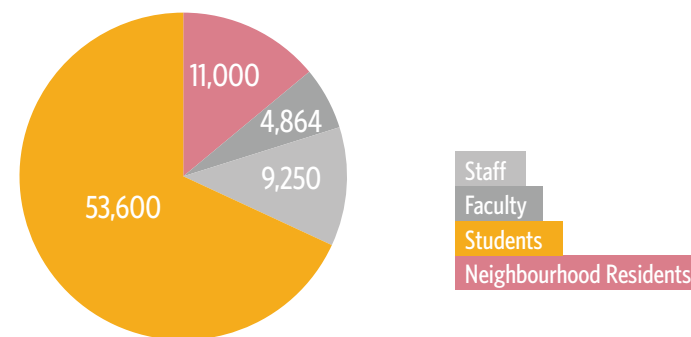
WHO LIVES HERE

When classes are in session, there are nearly 80,000 staff, faculty, students and residents at UBC's Point Grey campus each day. Thousands more visitors come to UBC's museums, Hospital, Aquatic Centre and other facilities. Altogether, more people are on UBC's campus than live in most BC cities, including West Vancouver, Prince George and New Westminster.

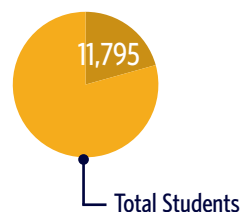
Campus residents are a growing part of this community. There are now more than 11,000 people living in campus residential neighbourhoods, and nearly 12,000 students living in on-campus student housing.

Daytime population

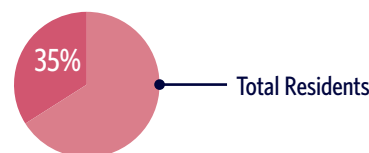
Source: UBC data



Student Housing Beds On Campus



Neighbourhood households with UBC affiliation



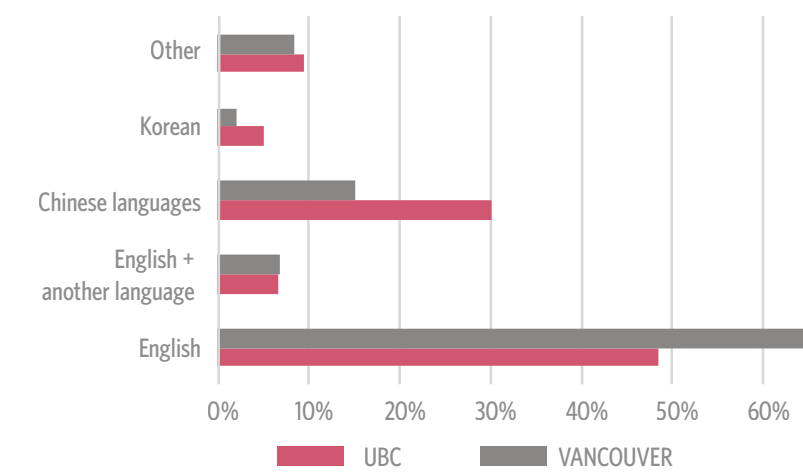
When classes are in session, there are nearly 80,000 staff, faculty, students and residents on campus.

Wesbrook Village



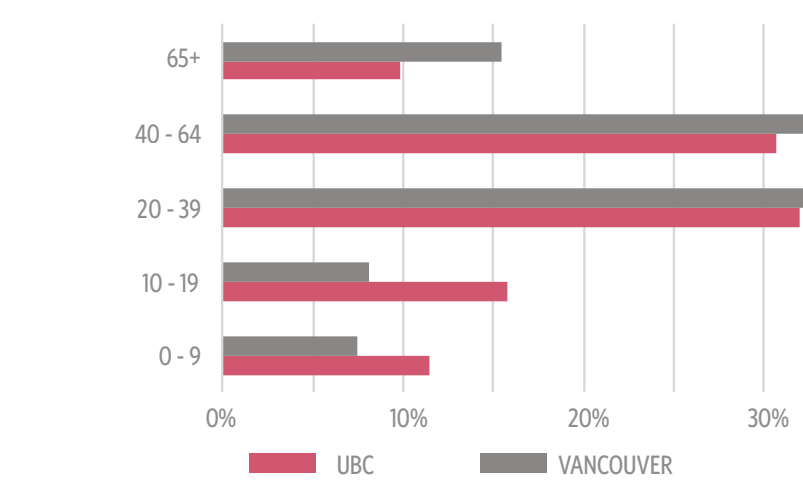
Language spoken most often at home

Source: UBC data, Statistics Canada 2016 Census



Age groups

Source: UBC data, Statistics Canada 2016 Census



Compared to Vancouver, UBC's neighbourhood population is younger, with more children, and more likely to speak a non-official language at home.

Wesbrook Community Centre

WHERE PEOPLE LIVE

UBC campus residents live in five six neighbourhoods – Hampton Place, East Campus, Chancellor Place, Hawthorn Place, University Boulevard, and Wesbrook Place. Student housing is primarily in UBC's academic core.

People at UBC live in different types of housing. Hampton Place, built in the early 1990s, has many townhome and low-rise apartments. Reflecting regional urban trends, newer neighbourhoods like Wesbrook Place include taller multi-family buildings, along with more community services like a grocery store, restaurants and community centre.

People at UBC also live in different housing arrangements, known as tenures. These include condominium ownership under 99-year leases, rental housing at market rates, and restricted rental housing for specific groups, such as seniors, or at reduced rates, such as faculty-staff housing.

Housing affordability is a growing and obvious challenge in Metro Vancouver. UBC's Housing Action Plan includes programs and policies to support faculty and staff housing. With 503 faculty-staff rental units at below-market rates, UBC is Metro Vancouver's largest provider of workforce housing. This is projected to grow to at least 778 by 2021.

UBC's policies support a range of different housing types, tenures and sizes in campus neighbourhoods.

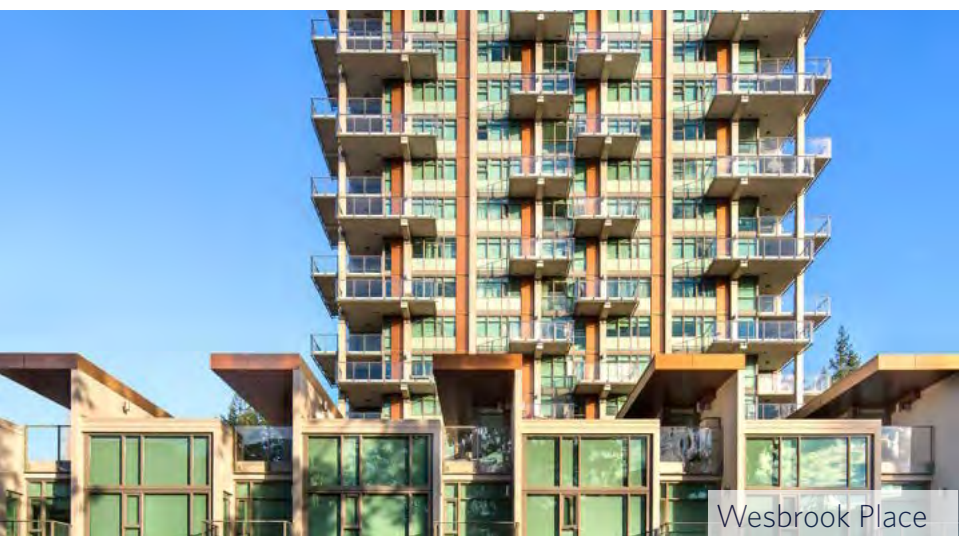
Existing UBC Policy

- Up to 30% of new housing built at UBC will be rental and up to 20% will be below-market faculty-staff rental
- Provide a range of housing types and sizes
- Maximum 65 metre building heights
- Maximum 3.5 Floor Space Ratio

Sources: Land Use Plan



Hampton Place



Wesbrook Place



Wesbrook Place



Hawthorn Green

The campus neighbourhood population grew by 32% between 2011 and 2016.

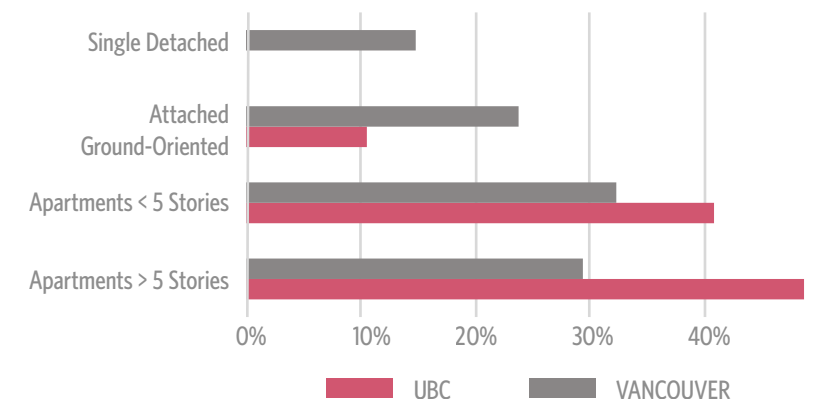
Statistics Canada



Hampton Place

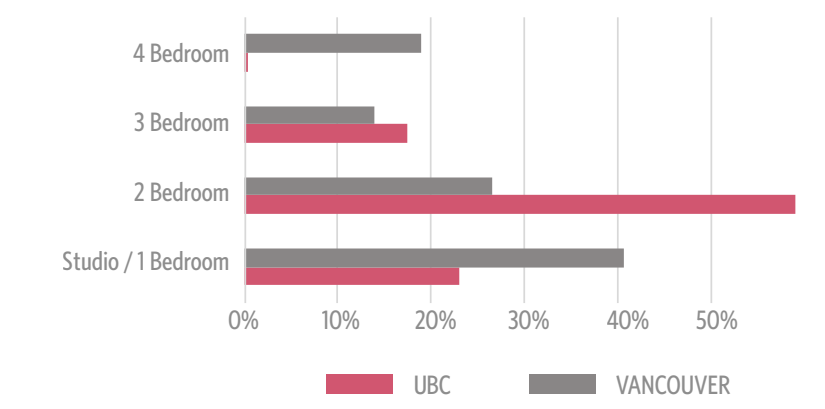
Housing Type

Source: UBC data, Statistics Canada 2016 Census

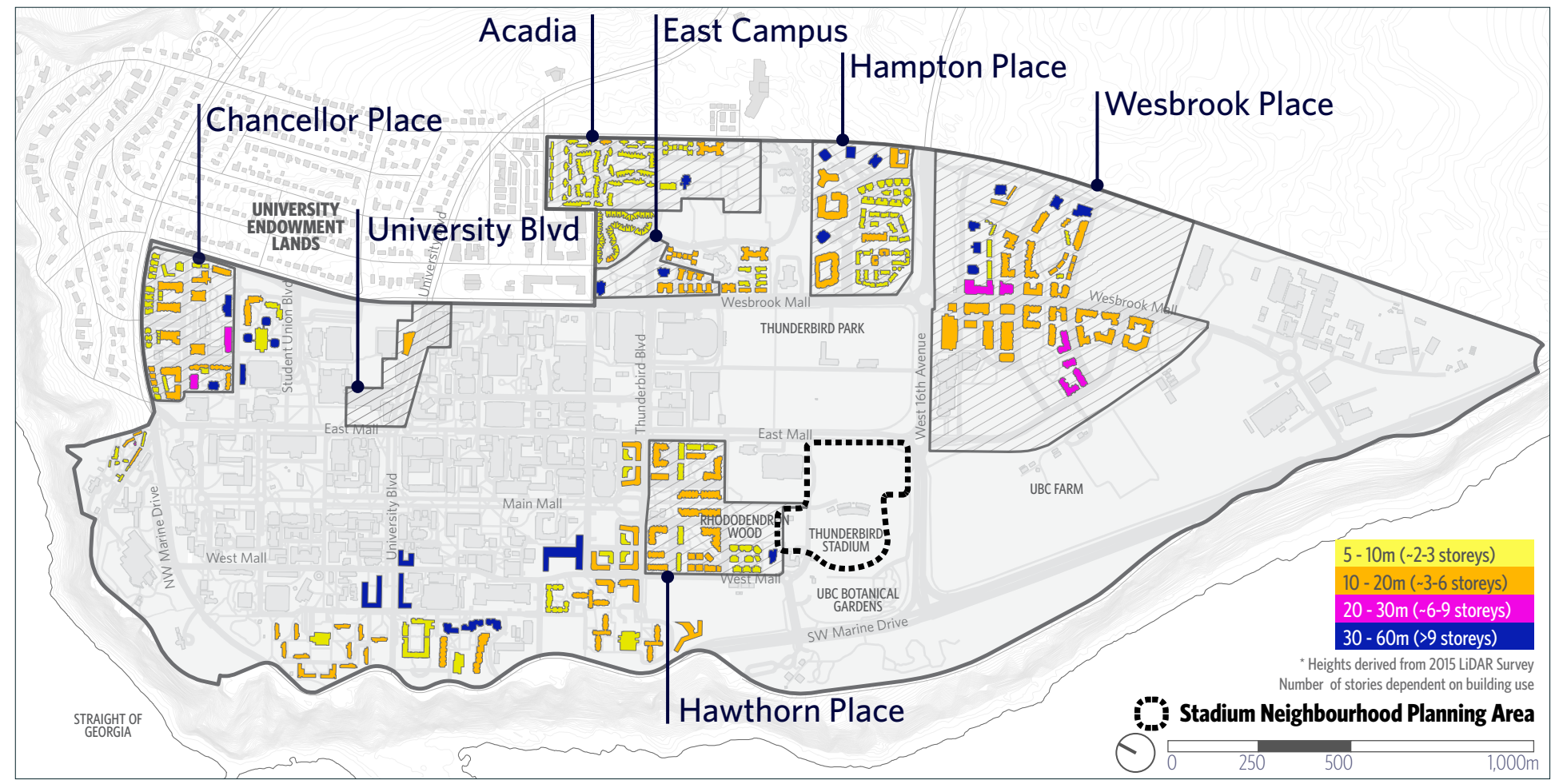


Unit Breakdown

Source: UBC data, 2011 Statistics Canada National Housing Survey



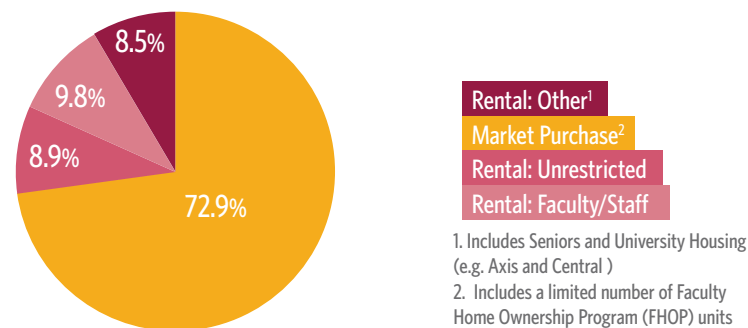
BUILDING HEIGHTS





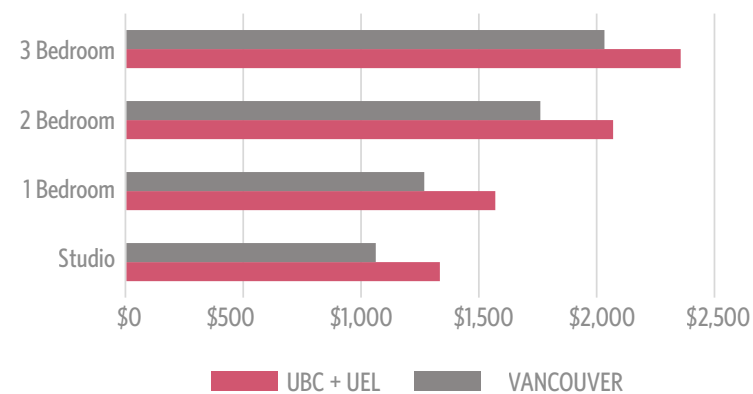
Housing Tenure

Source: UBC data



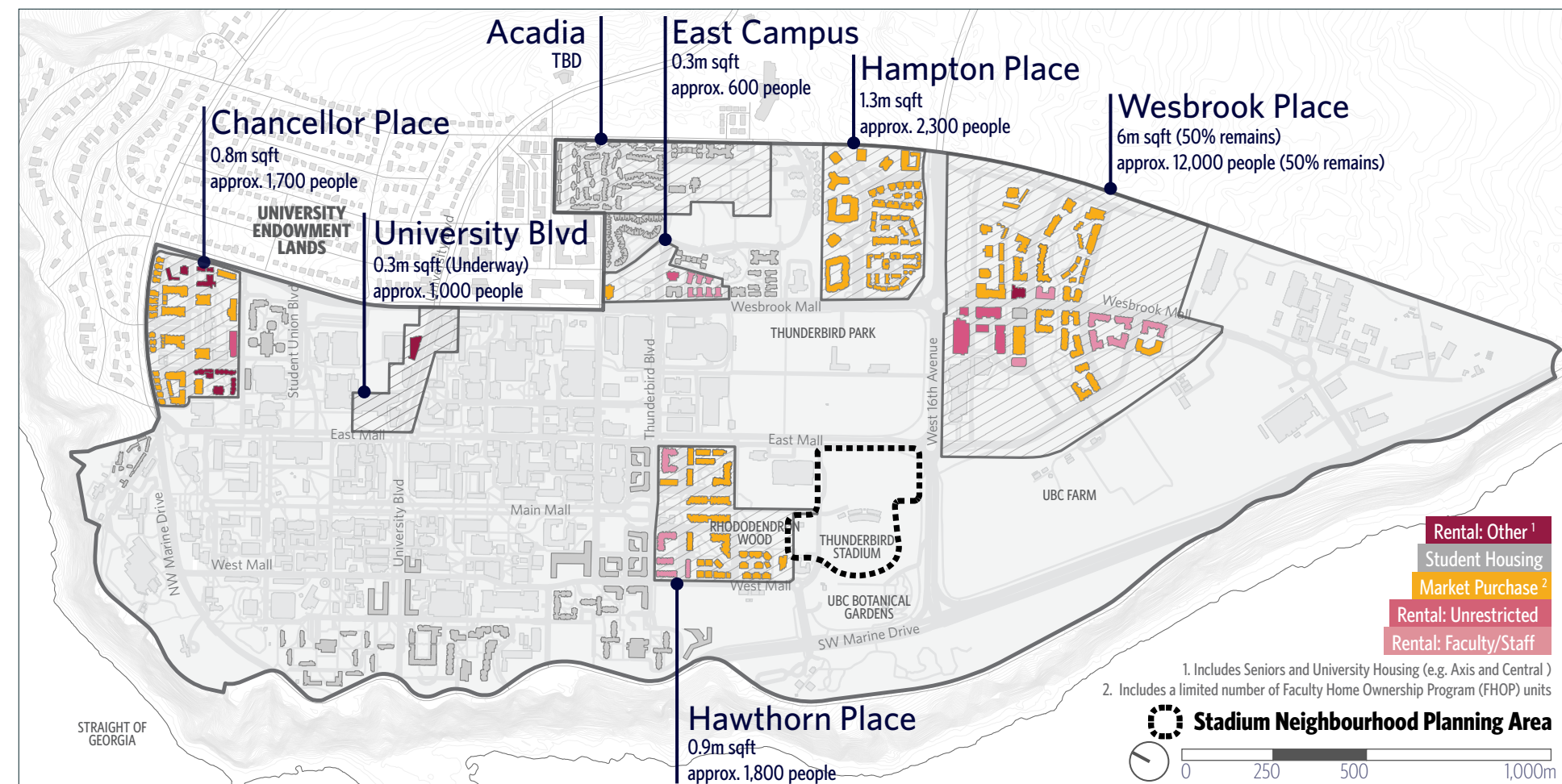
Average Rent

Source: 2016 CMHC Rental Market Survey



Note: Vancouver data reflects all housing types, including options like secondary suites and, on average, older rental housing stock than UBC/UEL. UBC faculty/staff rental rates are benchmarked 25% below comparable rental types.

HOUSING TENURE



All campus residents are within 500m of either a community shuttle or bus stop.



UBC Bus Exchange

GETTING AROUND

There are 140,000 trips to and from UBC each day. Transportation is important to connect UBC to the region, and to connect UBC's community to different parts of campus.

Transportation to, from and around UBC has evolved as the campus has changed. Over the past 20 years, trips have shifted from cars to an almost 300% increase in transit travel thanks in large part to the student UPass and other UBC policies. Over the same time, daily trips per person have decreased almost 17% as UBC adds more community services and facilities.

Not surprisingly, walking is the primary way UBC's community gets around the campus. UBC has an extensive pedestrian network in and outside of neighbourhoods. Neighbourhood residents primarily travel the campus by foot, but also tend to cycle and drive more than faculty, staff and students.

The future of transportation is in flux at UBC and beyond. The Mayors' Council Vision for Metro Vancouver Transit and Transportation includes extending rapid transit to campus, which would further shift how people travel to, from and around UBC. New technologies like automated vehicles could also have an impact on the campus.

UBC's policies are committed to sustainable transportation and flexible to adapt to this changing world. They prioritize walking, cycling and transit and support the development of rapid transit to campus.

Existing UBC Policy

- Lead in alternative transportation models
- 2040 target: 2/3 of trips to and from campus by walking/cycling/transit
- Connect the campus with a greenway corridor

Sources: Land Use Plan, Transportation Plan, 20-Year Sustainability Strategy



UBC Bus Exchange



Main Mall



Main Mall + Hawthorn Community Gardens

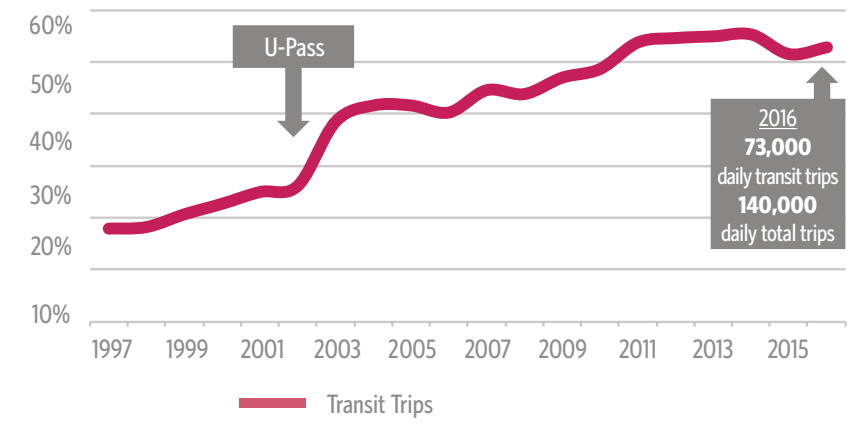


Over the past 20 years, trips have shifted from cars to an almost 300% increase in transit travel.

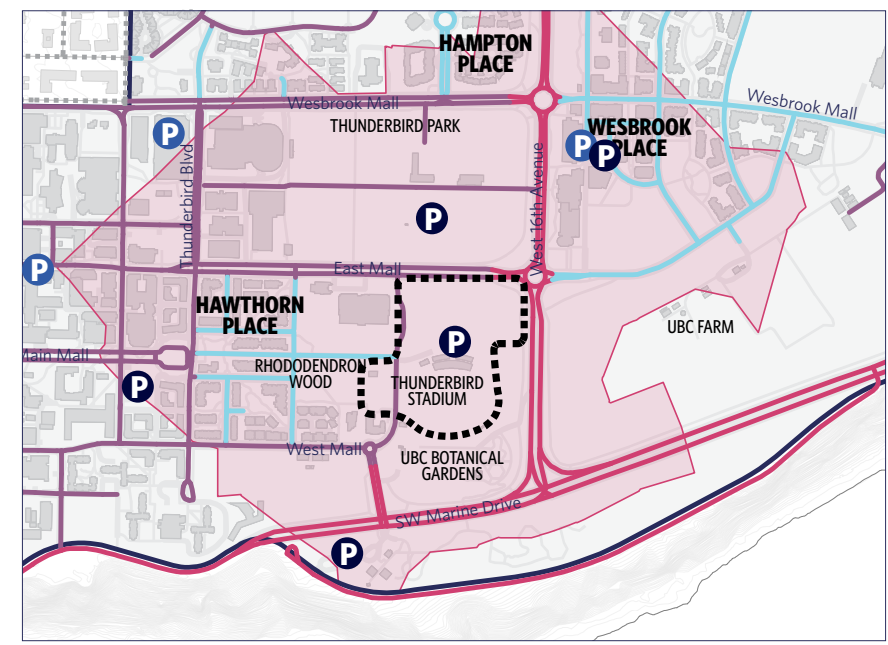
UBC Trolley Bus Loop

Transit Mode Share to and from UBC

Source: UBC Annual Transportation Status Report

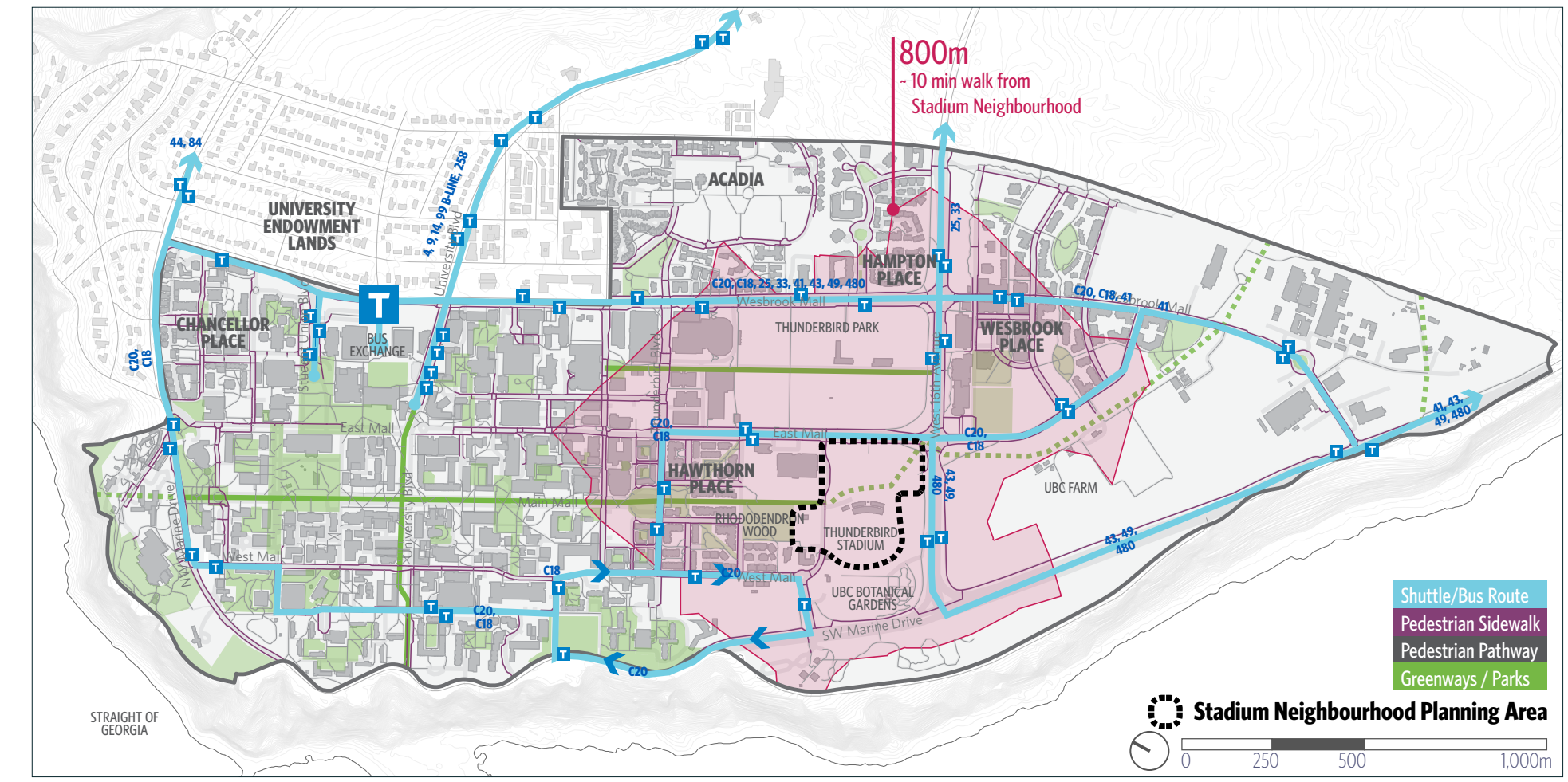


Road Jurisdiction + Parking Locations



- P Surface Parking
- P Structured Parking
- UEL
- Stadium Neighbourhood Planning Area
- UNA
- UBC
- MoTI

TRANSIT + PEDESTRIAN NETWORK



- Shuttle/Bus Route
- Pedestrian Sidewalk
- Pedestrian Pathway
- Greenways / Parks

 Stadium Neighbourhood Planning Area

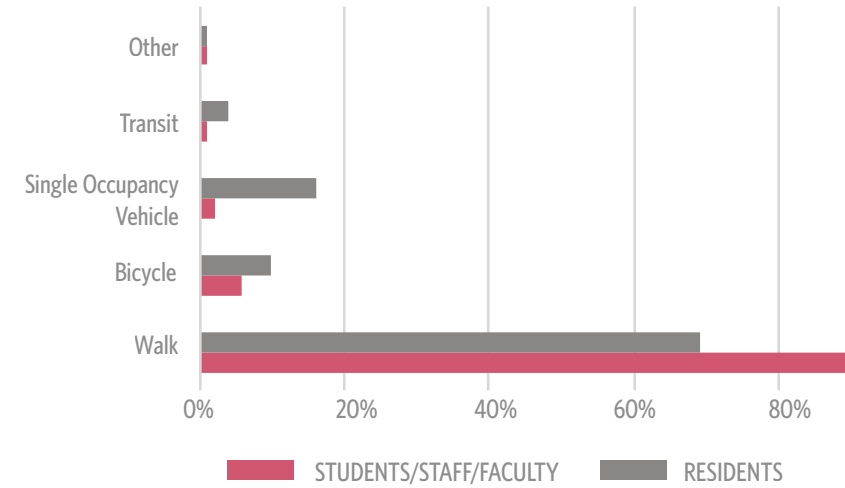
0 250 500 1,000m



UBC Cycling Route

Primary Mode of Travel on Campus

Source: 2013 Transportation Survey



UBC's Transportation Plan

TARGET 1

Sustainable Travel



- By 2040 at least two-thirds (66.7%) of all trips to and from UBC will be by walking, cycling or transit
- Maintain at least 50% of all trips to and from the campus on public transit

TARGET 2

Single Occupant Vehicles



- Reduce SOV travel to and from UBC by 20% from 1996 levels
- Maintain at least 30% reduction from 1997 levels in daily SOV trips per person to and from UBC

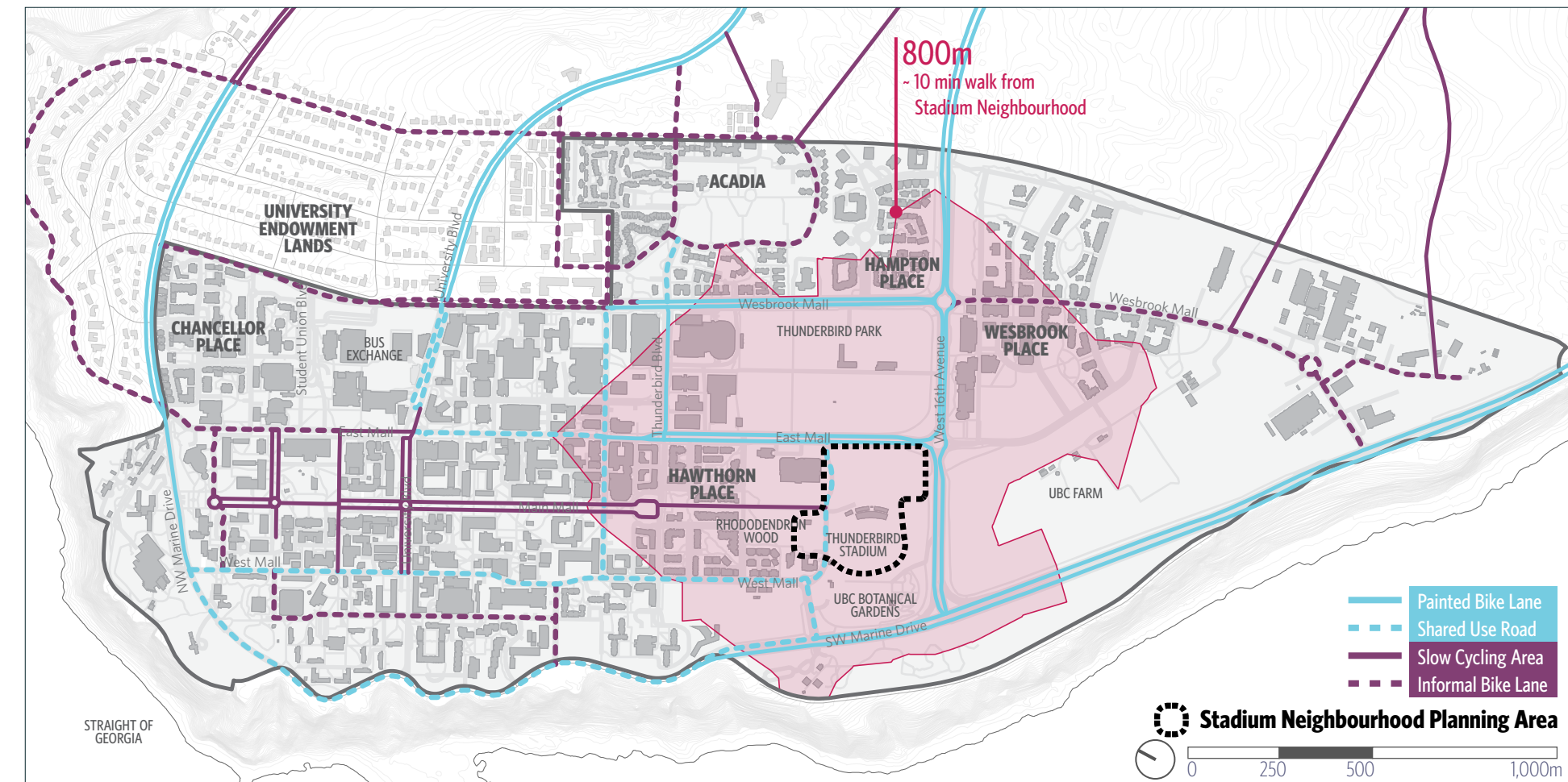
TARGET 3

Daily Private Automobile Traffic



- Maintain daily private automobile traffic at or less than 1997 levels

CYCLING NETWORK





Stormwater feature at UBC



REAP Platinum building at UBC



Pacific Spirit Park

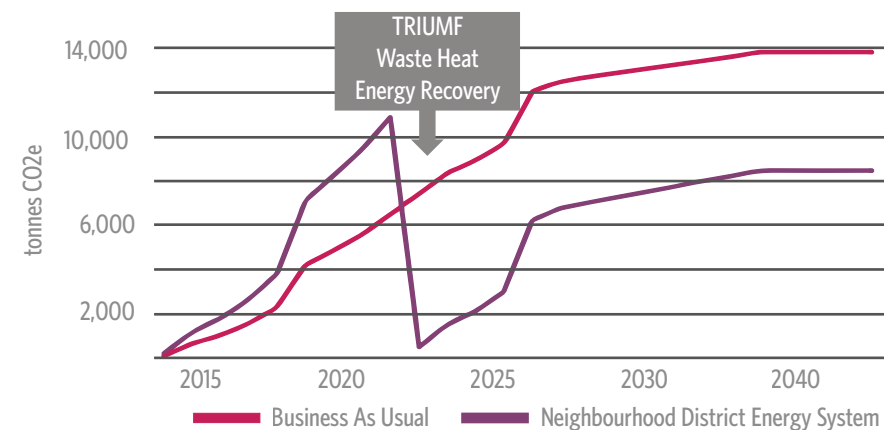
ENVIRONMENT

Surrounded by Pacific Spirit Park and the Pacific Ocean, the Point Grey campus' unique character and identity is deeply rooted in its coastal landscape setting. In fact, 95% of neighbourhood residents say UBC's natural setting was important to very important in attracting them to live on campus (2013 Survey).

UBC celebrates this natural setting by embracing sustainability. For campus neighbourhoods, this includes: managing rainwater to prevent cliff erosion; setting high green building standards for all residential development; and connecting all new development to the Neighbourhood District Energy System.

Greenhouse Gas Emissions Forecast

Source: Community Energy + Emissions Plan (Neighbourhoods)



Existing UBC Policy

- Embed sustainability in neighbourhood development
- All neighbourhood buildings REAP Gold certified or better
- Replace neighbourhood trees at a 1:1 ratio

Sources: Land Use Plan, 20-Year Sustainability Strategy



Official opening of the Physic Garden 1981 - UBC Botanical Garden

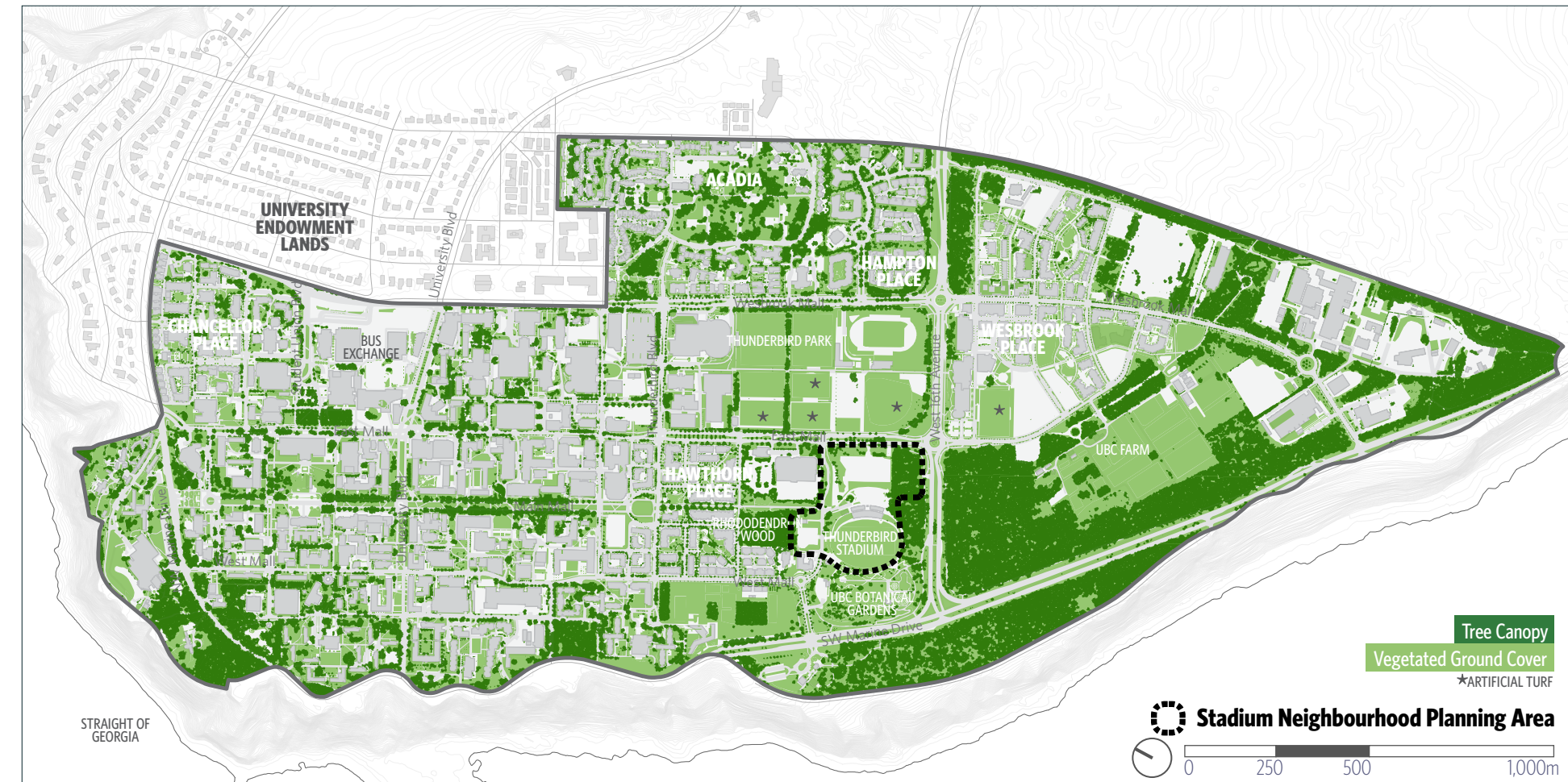
95% of campus residents say UBC's natural setting important to very important in attracting them to live on campus.

Tree canopy covers 26% of UBC total area



Rhododendron Wood

TREE CANOPY





THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning