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Welcome!

Public Open House on UBC's Regional Context Statement

Background

The purpose of today's open house is to provide the campus community with an opportunity to learn more about the update to UBC's Regional Context Statement.

UBC already has a "Regional Context Statement" to describe the link between its long range *Land Use Plan* and the larger context of Metro Vancouver's Regional Growth Strategy. The Regional Context Statement is a short technical section at the beginning of the *Land Use Plan*.

In 2011, Metro Vancouver updated its Regional Growth Strategy, replacing the *Livable Region Strategic Plan* (adopted in 1996) with the adoption of a new updated strategy: *Metro Vancouver 2040, Shaping Our Future*.

In light of this, UBC is now voluntarily updating its Regional Context Statement.

Detailed information is provided at this Open House and online. Public input and questions on the process are welcome.

Prefer to learn about this update and provide feedback online?

Online consultation runs from April 22 - May 3 at planning.ubc.ca

campus + community planning



2 Legislative Requirements

The purpose of UBC's Regional Context Statement, is to describe the relationship between the existing UBC *Land Use Plan* and Metro Vancouver's Regional Growth Strategy.

Why does UBC have a Regional Context Statement?

UBC is required under Part 10 of the *Municipalities Enabling and Validating Act*, the legislation governing land use planning at UBC, to include a Regional Context Statement in its *Land Use Plan*, which describes the relationship of UBC's *Land Use Plan* to the regional growth strategy.

Why is it being updated?

UBC's current Regional Context Statement reflects the goals of the previous Metro Vancouver Regional Growth Strategy, *The Livable Region Strategic Plan*. In 2011, Metro Vancouver updated its regional growth strategy, with adoption of *Metro Vancouver 2040, Shaping Our Future*.

As such, UBC is proposing to update its Regional Context Statement to describe the relationship between the existing UBC *Land Use Plan* and the updated Regional Growth Strategy: *Metro Vancouver 2040, Shaping Our Future*. UBC is doing this on a voluntary basis as the *Municipalities Enabling and Validating Act* does not require this update.

Will there be any changes to UBC's Land Use Plan?

Apart from the updates to the Regional Context Statement, no changes to UBC's *Land Use Plan* are proposed.

Where can I get more detailed information?

A detailed identification of UBC's *Land Use Plan* policies that relate to Metro Vancouver's Regional Growth Strategy's goals is available at the Resource Table or online at planning.ubc.ca.



3 Metro Vancouver's Regional Growth Strategy

Metro Vancouver's Regional Growth Strategy: looks out to 2040 and provides a framework on how to accommodate the 1 million people and 600,000 new jobs that are expected to come to the region in the next 30 years.

The strategy, *Metro Vancouver 2040, Shaping Our Future*, aims to accommodate regional growth in ways which advance both livability and sustainability and support the efficient provision of transportation, regional infrastructure and community services.

The strategy is based on five main goals:

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

Each of the above goals includes supporting strategies and action requests of municipalities.

Boards 4 to 8 outline each of the five Metro Vancouver Regional Growth Strategy goals, the strategies and municipal level roles in supporting them, and highlight UBC's relevant *Land Use Plan* policies.



4 Goal 1

Create a Compact Urban Area

The Regional Growth Strategy identifies a commitment to a compact region and recognizes that sprawling urban development affects the natural landscape.

The goal to create a 'Compact Urban Area' includes three strategies:

- 1.1 Contain urban development within the Urban Containment Boundary
- 1.2 Focus growth in urban centres and frequent transit development areas
- 1.3 Protect rural areas from urban development

UBC is within the Urban Containment Boundary of the regional growth strategy (see map).

UBC's Land Use Plan:

- supports development of a unique, complete university community with diverse housing types, transit supportive land uses and community design that is human scaled, compact and pedestrian friendly;
Sections 4.1.3.a, 4.1.6.1.b, 4.1.6.2.e, 4.1.6.3.a, 4.1.6.5.a, 4.1.6.5.b, 4.1.6.5.c, 4.1.6.6.a. and 4.1.6.6.b
- provides higher density housing in locations that are closer to transit locations;
Part of Section 4.1.6.1.e
- encourages a mixed use centre in the academic campus including housing with shops and services serving the daily needs of the local university population;
Sections 4.1.3.a, 4.1.4.b
- provides a household, population and employment forecast to the year 2021 as follows;
 - Approximately 5,700 households in Neighbourhood Housing Areas;
 - Approximately 12,500 residents in Neighbourhood Housing Areas;
 - Approximately 21,300 jobs;Sections 4.1.3.a, 4.1.3.b, 4.1.4.a, 4.1.6.2.c, 5.1.3.c, and 5.1.4

- provides capacity to accommodate the following households, population and employment by 2031 and 2041 respectively, depending on demand:

By 2031:

- Approximately 8,850 households in Neighbourhood Housing Areas;
- Approximately 17,700 residents in Neighbourhood Housing Areas;
- Approximately 24,600 jobs;

By 2041:

- Approximately 12,000 households in Neighbourhood Housing areas;
- Approximately 24,000 residents in Neighbourhood Housing Areas.
- Approximately 26,750 jobs;

Sections 4.1.3.a, 4.1.3.b, 4.1.4.a, 4.1.6.2.c, and 5.1.4

- supports the Land Use and Transportation Characteristics listed for Frequent Transit Development Areas in Table 3, through the following:
 - provide higher density housing in locations that are closer to transit locations;
Part of Section 4.1.6.1e
 - employment and commercial uses needed by the local population;
Sections 4.1.3.a, 4.1.3.b, 4.1.4.a and 4.1.6.2.c
 - a greenway for the academic core will be provided, and usable neighbourhood open space for residential use including local parks, playgrounds and tennis courts will be provided.
Sections 4.1.2.1.a, 4.1.2.1.b, 4.1.2.1.c, 4.1.3.d, and 4.1.6.3.a

For a full list of UBC *Land Use Plan* policies that relate to this goal and strategies, please go to the Resource Table or view it online at planning.ubc.ca.



5 Goal 2

Support a Sustainable Economy

The Regional Growth Strategy is intended to support a sustainable economy.



The Goal 2 strategy that applies to UBC is:

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

UBC's Land Use Plan:

- encourages land use and transportation policies consistent with UBC's designation on Map 11 as a Special Employment Area, due to its role as a major post-secondary institution of global significance and as a hospital/clinic site; Sections 4.1.3.a, 4.1.3.b, 4.1.4.a, 4.1.4.d, 4.1.6.2 c, 4.2.1, 4.2.2.a, 4.2.2.b, 4.2.2.c, 4.2.2.d, 4.2.2.e, and 4.2.3.a
- accommodates approximately 21,300 jobs by 2021, 24,600 jobs by 2031, and 26,750 jobs by 2041 ; Sections 4.1.3.a, 4.1.3.b, 4.1.4.a, 4.1.6.2.c
- supports mixed use neighbourhood centres in the university's neighbourhoods providing day to day services for the local population. Section 4.1.6.2.c

For a full list of UBC *Land Use Plan* policies that relate to this goal and strategies, please go to the Resource Table or view it online at planning.ubc.ca.



6 Goal 3 Protect the Environment and Respond to Climate Change Impacts

The natural environment is important to livability and sustainability as well as our sense of place.

The goal to 'Protect the Environment and Respond to Climate Change Impacts' includes four strategies:

- 3.1 Protect conservation and recreation lands
- 3.2 Protect and enhance natural features and their connectivity
- 3.3 Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality
- 3.4 Encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks

UBC's Land Use Plan:

- acknowledges and reinforces the *Pacific Spirit Regional Park Management Plan*; Section 4.1.1
- encourages the preservation of ecological resources through its:
 - Greenway Policy; Section 4.1.2.1.a, 4.1.2.1.b, 4.1.2.1.c, 4.1.2.1.d
 - Tree Guideline Areas; Section 4.1.2.2.a, 4.1.2.2.b
 - Tree Management Plan, and; Section 4.1.2.3.a, 4.1.2.3.b
 - Green Edges Policy Section 4.1.2.4.a
- calls on UBC and the GVRD to jointly address slope stability and erosion issues; Section 4.3.3b

- supports UBC coordination of development of its greenway with adjacent jurisdictions including the GVRD and City of Vancouver; Section 4.1.2.1.d
- supports preparation and implementation of a long term physical servicing strategy that:
 - is innovative and economically and environmentally sustainable Section 4.3.1.b
 - will address issues of energy conservation and demand-side management for solid waste, water conservation and other services; and Section 4.3.1.c
- calls for UBC to develop a greenhouse gas reduction strategy for Neighbourhood Plan areas Section 4.3.1.e
- encourages land use and transportation infrastructure that reduces energy consumption, greenhouse gas emissions and improves air quality through:
 - the development of a complete urban village community that is transit-supportive and a community design that is human scaled, compact and pedestrian friendly Section 4.1.6.1e
 - through a transportation system that is auto restrained, favouring pedestrians, cyclists and transit. Sections 4.2.1.a, 4.2.1.b, 4.2.1.c, 4.2.1.e, 4.2.3.d and 4.1.4.c and 4.1.4.d

For a full list of UBC *Land Use Plan* policies that relate to this goal and strategies, please go to the Resource Table or view it online at planning.ubc.ca.



7 Goal 4

Develop Complete Communities

Complete communities are walkable, mixed use, and transit-oriented where people can: find an appropriate place to live, earn a living, access services they need, and enjoy social, cultural, educational and recreational pursuits.

The goal to 'Develop Complete Communities' includes two strategies:

4.1 Provide diverse and affordable housing choices

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

UBC's Land Use Plan:

- sets objectives for a diverse range of housing types and tenures;
Section 4.1.6.1.b
- establishes goals to provide housing for people who work or study on campus;
Sections 4.1.5.a, and 4.1.5.b
- calls on UBC and the GVRD to jointly address slope stability and erosion issues;
Section 4.3.3b
- encourages redevelopment, in-fill, and new housing areas to be developed at higher density;
Section 4.1.6.1 c, and 4.1.6.1.e
- establishes that a mixed use commercial village will be developed in Wesbrook Place consistent with that Neighbourhood Plan, and may also be considered in other neighbourhoods;
Section 4.1.6.2.c
- specifies that the Village Centre Academic area will emphasize transit, pedestrians, and cyclists as part of the greenway;
Section 4.1.4.c

- provides that shops and services in neighbourhood housing areas and the Village Centre Academic area are primarily oriented to the daily needs of the university and local residential community;
Sections 4.1.4.a and 4.1.6.2.c
- provides for a community centre and school in conjunction with a south campus village centre; and
Section 4.1.6.4.a, 4.1.6.4.b, 4.1.6.4.c
- provides for social, recreational and community services to serve a growing population.
Sections 4.1.6.3.a, 4.1.6.4.a, 4.1.6.4.b, 4.1.6.4.c, 4.1.6.5.a, 4.1.6.5.b, 4.1.6.5.c, and 4.1.6.6.a and 4.1.6.6.b, 4.3.2.b

For a full list of UBC *Land Use Plan* policies that relate to this goal and strategies, please go to the Resource Table or view it online at planning.ubc.ca.



8 Goal 5

Support Sustainable Transportation Choices

Accessible and sustainable transportation choices are supported by strategies for a compact urban area, and transit-oriented development patterns throughout the region with growth focused in Urban Centres and Frequent Transit Development Areas.

The goal to 'Support Sustainable Transportation Choices' includes two strategies:

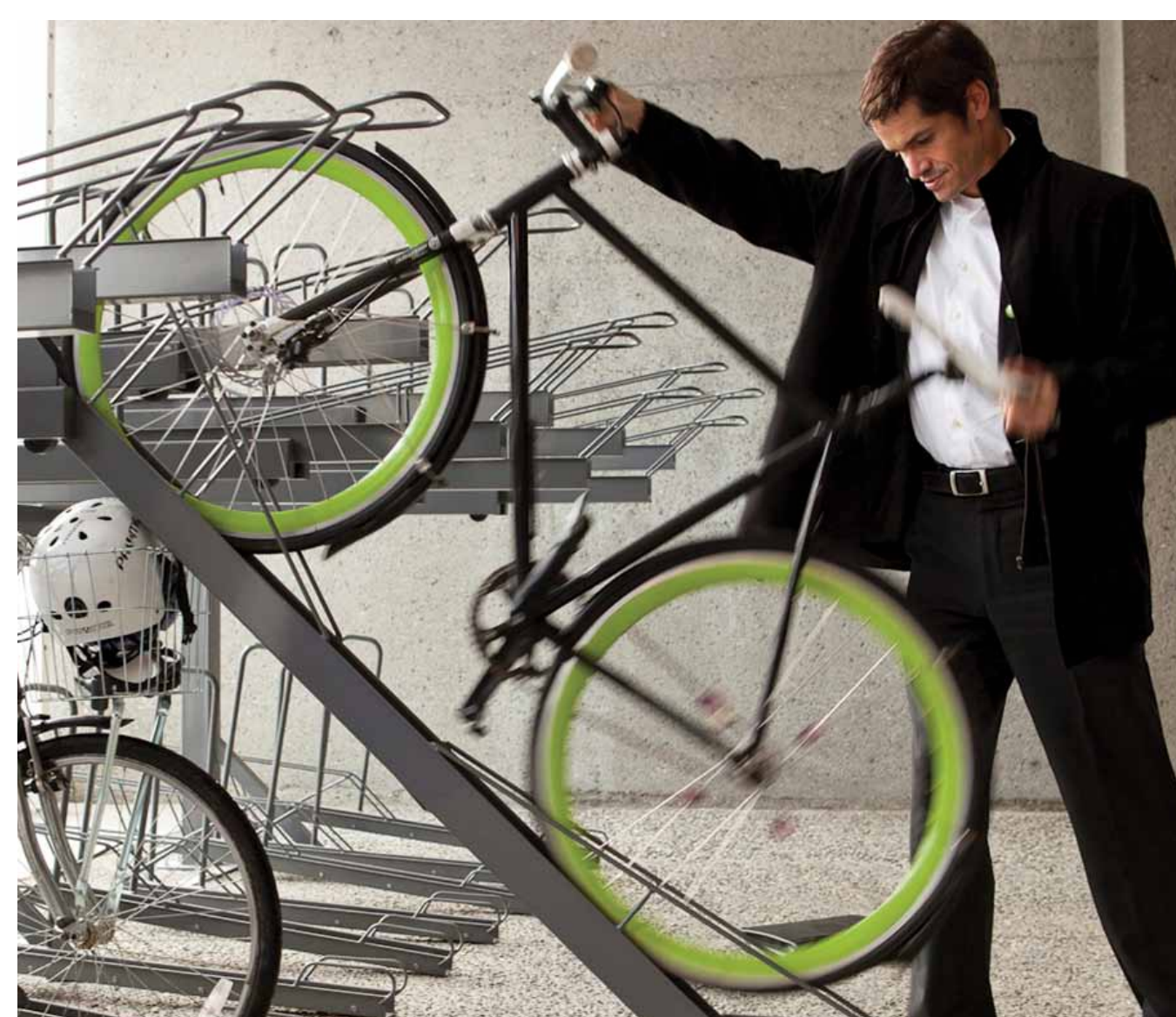
- 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking
- 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods and services

UBC's Land Use Plan:

- supports new local and regional transit services in conjunction with growth in activity and population, and promotes alternative non-automobile travel modes (walking and cycling);
Sections 4.2.1.a, 4.2.1.b, 4.2.1.c, 4.2.1.d, and 4.2.1.e

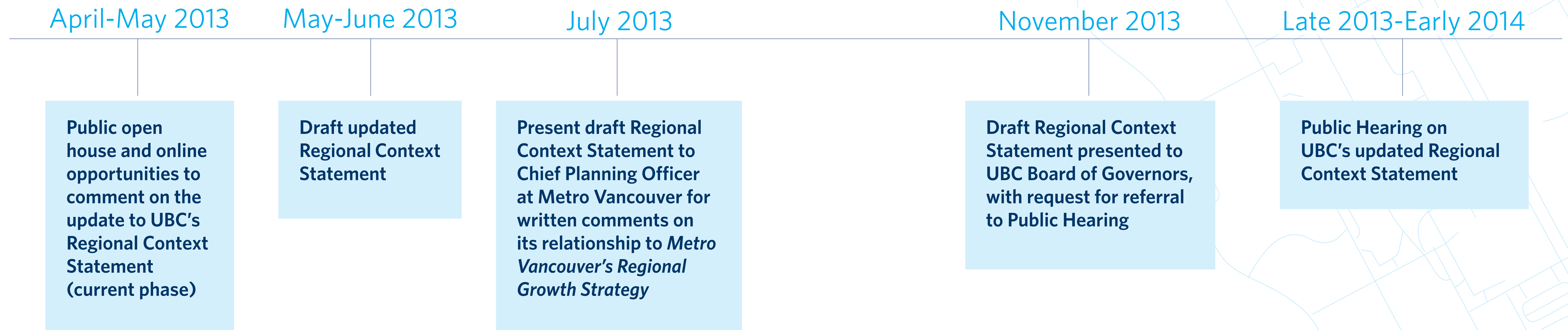
- encourages transportation demand management measures to restrain single-occupant automobile use;
Sections 4.2.2.a, 4.2.2.b, 4.2.2.c, 4.2.2.d, 4.2.2.e
- encourages convenient on-campus access and movement infrastructure to support transit, cycling and walking with policies regarding campus road system design, traffic calming, and the pedestrian, bicycle and shuttle bus route network; and
Section 4.2.3.d, and 4.2.3.e
- notes that UBC will work with the City of Vancouver to address truck travel;
Section 4.1.6.1 c, and 4.1.6.1.e

For a full list of UBC *Land Use Plan* policies that relate to this goal and strategies, please go to the Resource Table or view it online at planning.ubc.ca.



9 Timeline for Updating UBC's Regional Context Statement

Following public consultation, UBC will draft the updated Regional Context Statement, taking into consideration public feedback.



Staff to staff discussions with Metro Vancouver will be ongoing throughout the process of updating UBC's Regional Context Statement.



Establishing UBC's *Land Use Plan*

UBC's Land Use Plan is the result of a comprehensive multi-year planning process that included extensive public consultation.

Background and Context

After 5 years of extensive consultation with the campus community, UBC approved the *Vancouver Campus Plan* for its academic lands in 2010. This Plan was the first update for the academic lands in 18 years, and enjoyed widespread and strong support. In order to implement UBC's *Vancouver Campus Plan*, amendments to UBC's higher level *Land Use Plan* were required.

Adopted in 2011, the first phase of amendments to the *Land Use Plan* addressed housing affordability, density transfers from the UBC Farm and other locations, and the achievement of a year round population and density needed to support a sustainable community.

2005 - 2010: *UBC Vancouver Campus Plan*

- Six-phase comprehensive, inclusive and engaging consultative process with students, residents, alumni and other stakeholders.

June 2010 - January 2011: Amendments to UBC's *Land Use Plan*

- Phase I Consultation: July 15 - July 30, 2010
- Phase II Consultation: September 27 - October 15, 2010
- Outreach Meetings: July 13 - October 27, 2010
- Public Hearing: November 30, 2010

March 2011: Minister of Community, Sport and Cultural Development adopts UBC's *Land Use Plan* Amendments for the Vancouver Campus.

April 2011 - June 2012: Amendments to UBC's *Land Use Plan*

- Phase I Consultation: November 15 - 29, 2011
- Phase II Consultation: February 27 - March 7, 2012
- Public Hearing: April 25, 2012

August 2012: Minister of Community, Sport and Cultural Development adopts UBC's *Land Use Plan* amendments for the Vancouver Campus.

April 2013: Process to update UBC's Regional Context Statement begins.

- Public Open House - April 23, 2013
- Public Hearing - Late 2013/Early 2014

