

Attachment 3

University of British Columbia

Updating UBC's Regional Context Statement

CONSIDERATION MEMORANDUM OF CONSULTATION INPUT

Campus and Community Planning
February 24, 2014

CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (Public Hearing)

This section provides a detailed analysis and consideration of concerns and issues identified during the February 12th Public Hearing on the proposed update to UBC's Regional Context Statement.

The concerns expressed in the tables below are based on written submission received both leading up to (starting January 30th), and during the Public Hearing, and summarize ideas and concerns raised. Responses to each concern are provided to show UBC's consideration of each issue or concern, and in some cases indicate how UBC's existing *Land Use Plan* already addresses them.

Response to Written Submissions and Speaker Comments at the Public Hearing

<u>Issue</u>	<u>Feedback Received</u>	<u>Response</u>
Include students in the population count for UBC	<ul style="list-style-type: none"> 1 written submission 	<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>This approach is consistent with that of other Lower Mainland municipalities with post-secondary institutions within their boundaries.</p>
Be consistent with Statistics Canada’s Census methodology, and include all groups of persons, including students in the population count for UBC in UBC’s <i>Land Use Plan</i> and Regional Context Statement	<ul style="list-style-type: none"> 1 written submission 	<p>The revised Regional Context Statement will provide the linkage between the University’s <i>Land Use Plan</i> and the Metro Vancouver Regional Growth Strategy and ensure that the university’s planning is aligned with the policies for managing the region’s future growth.</p> <p>Students in residence on campus are explicitly documented in Appendix 1 of UBC’s <i>Land Use Plan</i>.</p>
Support for UBC analysis to reintegrate Sections 4.1.4e, 4.1.5, and 4.1.6.1 of UBC’s <i>Land Use Plan</i> in the proposed Regional Context Statement in reference to Regional	<ul style="list-style-type: none"> 1 written submission 	<p>We acknowledge and appreciate the positive comment.</p>

Growth Strategy section 4.1.7 (a)(i)		
Address heavy traffic and pedestrian-vehicle conflict at Wesbrook Mall and Berton Ave., including: (1) Re-visiting the Wesbrook Mall infrastructure with a view to promoting and facilitating traffic movements, and; (2) Considering the two-lane Wesbrook Mall Road, and what could happen when emergency vehicles have to pass	<ul style="list-style-type: none"> 1 written submission, presented at the Public Hearing submission 	This is not within the scope of the Regional Context Statement amendment. The issue can be addressed through the implementation of the Wesbrook Place Neighbourhood Plan.
Address noise and its adverse impact to health, in consideration of Goal #4 in Metro Vancouver's Regional Growth Strategy, to 'Develop complete communities'	<ul style="list-style-type: none"> 1 written submission (and two additional in support), presented at the Public Hearing 	This requires further amendment to the policies in the <i>Land Use Plan</i> , and could be considered at a future date.
Amend the <i>Land Use Plan</i> to include wording that requires playgrounds to be located in areas that are not noise sensitive	<ul style="list-style-type: none"> 1 written submission (and two additional in support), presented at the Public Hearing 	This is not within the scope of the Regional Context Statement amendment, but could be considered at a future date.
Decommission mini-play stations currently located too close to residential housing	<ul style="list-style-type: none"> 1 written submission (and two additional in support), presented at the Public Hearing 	This is a matter for the Iona Green working group and a University Neighbourhoods Association application to amend the development permit.

6.2 Response to Stakeholder Written Submissions

<u>Issue</u>	<u>Feedback Received From</u>	<u>Response</u>
Include students who live on campus on a year round basis in the population count for UBC	<ul style="list-style-type: none"> 1 written submission from the Alma Mater Society 	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

		<p>TransLink for associated regional growth/infrastructure demand modeling (e.g. transit).</p> <p>This approach is consistent with that of other Lower Mainland municipalities with post-secondary institutions within their boundaries.</p>
Provide the number of students who live on campus on an 8 month basis more prominently in official planning documents	<ul style="list-style-type: none"> 1 written submission from the Alma Mater Society 	This is accommodated in Appendix 1 to the <i>Land Use Plan</i> in response to Action 1.1.3b.
Be consistent with Statistics Canada's Census methodology, and include students in the population count	<ul style="list-style-type: none"> 1 written submission from the Alma Mater Society 	<p>UBC reports population counts when the Census is undertaken, and is consistent with Statistics Canada's methodology.</p> <p>Population projections for Metro Vancouver are based on provincial and Regional District projections prepared by the Province of British Columbia (BC Stats PEOPLE 33, July 2008). Population dwelling and employment projections for sub-regions and municipalities were prepared by Metro Vancouver in consultation with member municipalities.</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. (For more detail, see response to the first issue above)</p>
Include the projected total increase of students by 2021	<ul style="list-style-type: none"> 1 written submission from the Alma Mater Society 	This is included in Section 5.1.3 of UBC's <i>Land Use Plan</i> .

<p>Address housing affordability and choice, and reintegrate 'Strategy 4.1: Provide diverse and affordable housing choices' into the final plan</p>	<ul style="list-style-type: none"> • 1 written submission from the Alma Mater Society 	<p>Policies related to housing that are in the existing <i>Land Use Plan</i> have been referenced in the Regional Context Statement. The Housing Action Plan is not part of the <i>Land Use Plan</i> and is not intended to be as it is an employer / institution – based document.</p> <p>UBC recognizes that housing affordability for students, faculty and staff is an issue, and the <i>Land Use Plan</i> does include policies related to non-market housing, rental housing, student housing and faculty and staff housing.</p> <p>The UBC <i>Housing Action Plan</i> includes separate affordable housing initiatives, which are not included in the Land Use Plan and therefore are outside of the scope of the Regional Context Statement.</p>
<p>Show connecting green corridor from 'Conservation/Recreation' to Block F labelled 'General Urban' for connection to Pacific Spirit Regional Park</p>	<ul style="list-style-type: none"> • 1 joint written submission from the Wreck Beach Preservation Society, Pacific Spirit Park Society, and the Fraser River Coalition 	<p>The Regional Context Statement map is consistent with the Regional Growth Strategy's mapping designations for 'General Urban'.</p> <p>The green corridor connections are already designated in Schedule A of the <i>Land Use Plan</i>.</p>
<p>Retain existing and approved UBC campus green areas that have been labelled 'Green Academic Lands', which includes the UBC Farm, the Botanical Garden and Nitobe Garden, and several connecting green corridors on campus that are important for</p>	<ul style="list-style-type: none"> • 1 joint written submission from the Wreck Beach Preservation Society, Pacific Spirit Park Society, and the Fraser River Coalition 	<p>The Regional Context Statement map is consistent with the Regional Growth Strategy's mapping designations for 'General Urban'.</p>

wildlife and people, instead of re-designating them as 'General Urban' in the proposed Regional Context Statement		
Re-designate the University Golf Course from 'Urban Development' to 'Conservation/Recreation'	<ul style="list-style-type: none"> 1 joint written submission from the Wreck Beach Preservation Society, Pacific Spirit Park Society, and the Fraser River Coalition 	The Regional Context Statement map does not place any designations outside UBC campus lands. The University Golf Course is not on campus lands.
Identify components of the Regional Recreational Greenway Network on the UBC campus	<ul style="list-style-type: none"> 1 joint written submission from the Wreck Beach Preservation Society and the Fraser River Coalition 	This reference to Map 9 in Metro Vancouver's Regional Growth Strategy is a reference to a map that is conceptual and not a regional land use designation.
Clarify wording around 'minimizing risks associated with climate change and natural hazards, such as 'mudslides'	<ul style="list-style-type: none"> 1 joint written submission from the Wreck Beach Preservation Society and the Fraser River Coalition 	This reference to Section 4.3.1b is a reference to text in the <i>Land Use Plan</i> and is beyond the scope of the Regional Context Statement amendment.
Address Integrated Stormwater Management Planning, particularly in the context of increased development on campus lands, and the effect of increased volumes on water courses	<ul style="list-style-type: none"> 1 joint written submission from the Wreck Beach Preservation Society and the Fraser River Coalition 	The Integrated Stormwater Management Plan is a separate planning initiative that is currently being developed. The Integrated Stormwater Management Plan has only referential connections to the Regional Context Statement.
Concern that language in the existing Regional Context Statement relating to how 'development is considerate of its setting and neighbours' will be deleted in the amended Regional Context Statement	<ul style="list-style-type: none"> 1 joint written submission from the Wreck Beach Preservation Society and the Fraser River Coalition 	The language pertaining to this observation is in fact in Chapter 1 of the <i>Land Use Plan</i> , and does not appear in Chapter 2, Regional Context Statement.