



Minutes | Community Advisory Committee

Campus Vision 2050

Date & Time: Thursday, July 14th, 2022 from 4:30-7:30PM

Location: Zoom

Committee Attendees

Name	Role
Leona Sparrow	Musqueam
Dana Turdy	Students, AMS
Violeta Fabiani	Students, GSS
Gia-An Trinh	Students
Naton Ting	Students
Laia Shpeller	Senate, ABNC
Henry Yu	Faculty
Joe Dahmen	Faculty
Michele Koppes	Faculty
Linda Nowlan	Staff
Robin Poirier-Vasic	Staff
Sasha Wiley-Shaw	Staff
Sundance Topham	Residents, UNA
Alex Volkoff	Residents
Jane Kang	Residents
Deb Pickman	Alumni
Jennifer Cue	Alumni

Committee Regrets

Name	Role
Wade Grant	Musqueam
Binoy Mascarenhas	Faculty
Eagle Glassheim	Residents, UFASTA

Campus + Community Planning Staff Support

Name	Title
Gerry McGeough	Director, Planning + Design
Joanne Proft	Associate Director, Planning + Design
Brittany Jang	Community Planner



Minutes | Community Advisory Committee

Campus Vision 2050

Agenda Item	Issues/Conclusions	Action
1. Welcome & Introductions	<p>Welcome & Chair Introduction</p> <ul style="list-style-type: none">Dana Turdy was unable to chair the meeting as scheduled.Joanne Proft (C+CP) asked for a volunteer to chair the meeting, seeing none, the committee agreed that Joanne Proft would lead this meeting and she introduced herself as chair. <p>Adopt the Agenda</p> <ul style="list-style-type: none">Adopted without changes.	<ul style="list-style-type: none">Adopt the June meeting minutes at the next meeting.
2. Campus Vision 2050 Final Terms of Reference	<p>C+CP led an overview of the Final Campus Vision 2050 Terms of Reference, including a summary of the overall timeline of Campus Vision 2050 and the components that will be delivered as part of the process</p> <p><i>Terms of Reference</i></p> <ul style="list-style-type: none">Some members expressed that with respect to the 20% neighbourhood growth target above the current Land Use Plan allocation included in the Terms of Reference (“ToR”), they would rather see the CV2050 process inform the target rather than see it included as an upfront assumption.<ul style="list-style-type: none">Concerns raised around growth targets as an input at the charrette rather than an option to be explored and that the charrette occurred before the final Board of Governors (the “Board”) approval of the ToR.C+CP staff clarified that the ToR reflect a range of interests and needs (e.g. lack affordable housing, long commuting distances, livability) and that concerns regarding increased neighbourhood development provided critical context and balance to the Board as they considered a range of diverse voices from across the university community in their approval of the ToR.It was clarified that the CAC provides advisory input among other advisory groups for CV2050 (e.g. Administrative Advisory Committee, External Advisory Committee) and that input from these advisory groups is communicated to the Board. In addition, there are a number of other inputs into decision making (e.g. Musqueam Relationship Agreement, Deans, UBC-UNA Liaison Committee, Properties Trust Board, etc.).There was a question around affordability approaches, and whether density/growth is really the only mechanism or if other approaches can be explored.	<ul style="list-style-type: none">Circulate CV2050 Terms of Reference package to the Board, also linked HERE.



- C+CP noted that UBC has explored and will continue to explore a range of options, but have not found a viable alternative that will substantively support the range of UBC’s needs, including affordability and SkyTrain, to the extent development may.
- Within the ToR, issues like access, inclusion, and diversity require more development.
 - This includes addressing who is able to participate in these conversations—who has the time, resources, etc.
 - Some members raised concerns that with UNA representatives in advisory positions to the Board and several residents also present on the CAC, C+CP should explore ways to diversify the CAC membership and/or increase targeted engagement to reach non-resident voices and perspectives.

General Clarifications

- C+CP shared that there may be the potential to form a sub-committee to learn more about the HAP Review.
- C+CP summarized that the UBC SkyTrain Extension Business Case is being advanced by TransLink and the Province over the coming year, with active participation of from UBC, the City of Vancouver, and local First Nations.
 - The Business Case documents the evaluation of alternative technologies, alignments, and project delivery approaches and confirms the project scope before full project funding is committed.
 - In June, the TransLink Mayors’ Council confirmed support for the project as part of their 10-Year Priorities and endorsed a “Regional Base Case” for the project scope that includes stations at MacDonald, Alma, Jericho, and UBC as well as provision for a possible further extension and potential infill stations.

3. June Charette Overview

CAC members that participated in the June Charrette shared their reflections.

Format & Composition

- It was a challenging environment to build cohesion within teams.
- There were too many staff/design consultant stakeholders.
- Concerns around lack of Musqueam presence at the charrette.
- Would like more student representation at future events.
 - Potential to organize a similar exercise with students only, followed by comparing the outputs.
 - Difficult for students to speak up in a space with a lot of experts, it can be an intimidating environment.
 - While students are a transient population, often have enduring needs/aspirations.
- There is a lot of knowledge and expertise present at UBC (i.e. faculty) that was not present at the charrette.



- There was no room to test other models than the one prescribed in the brief (e.g. not pursuing 20% growth).
 - It felt to some like too much density was being poorly landed/was inappropriate, with inadequate room for green space and sustainability. However, other members questioned what inappropriate density means, noting that any housing is better than nothing for many students and others in need.
 - Land revenues principle still competes with the other principles.
- Is there room to push even further than what was presented at the charrette (e.g. be bolder, more visionary)?

Output Reflections

- Excited by Team 1 (Eco City) vignettes.
- Team 2 (Connected Communities) seemed to balance the principles the best, rather than give one dominance.
- Do not see all principles addressed by all teams (e.g. EDI, Indigenous experience), especially Teams 1 and 3.
 - C+CP noted that while a lot of needs/strategies were not captured in the charrette outputs, they provide a number of compelling ideas that will be tested, refined and expanded upon as the basis for some emerging big ideas, options and strategies that will be presented in the fall engagement.
- CV2050 is an opportunity to support high-traffic areas (e.g. Arts and Culture district) that have few amenities.
- Question on opportunities to contribute ideas around areas of no growth, amid concern for the potential loss of biodiverse places on campus.
 - C+CP shared that addressing biodiversity and the climate crisis is critical, and is reflected as such in the CV2050 Guiding Principles.
 - Additional question around what measures or tools can be put in place to ensure the protection of biodiverse places on campus.

Next Steps

- Wondering if there is an opportunity to leverage classes to explore some of the issues and collect feedback (e.g. SCARP, BioGeog, Sauder, Social Justice, Public Policy, Public Health, etc.).
 - C+CP clarified it is regularly engaging with SCARP/SALA faculty and will engage with other faculty as part of targeted roadshows in the fall. Specific suggestions from the CAC members on how best to engage faculty and students are appreciated.
- Consider more pop-up engagement with students.
 - Ask simple questions like: What does your ideal campus look like? What does your perfect day on campus look like?
 - Ask trade-off questions like: would you rather have a bike path or housing?



Key Takeaways Summary

- Need to be clear on how outputs will be used to shape/inform CV2050.
- There should be less experts and a more diverse array of participants.
 - Subject matter experts can be intimidating to non-experts.
 - Potential to consider breakout groups or dedicated conversations to create safer spaces for discussion.
- Potential to take the dilemmas to the classroom, share in the problem solving with the UBC community.

4. Stadium Neighbourhood Current Plan Concept	C+CP led a brief overview of the Stadium Neighbourhood Current Plan Concept, with more information to be shared at the August meeting.	
5. Housing Action Plan Review Progress Update	C+CP led a brief overview of HAP Review progress, with more information to be shared at a meeting later in the year.	
6. Reflections on CAC Structure & Process	C+CP shared that staff were working on creating a feedback survey for the CAC, will circulate preliminary findings at August meeting. <i>Discussion</i> <ul style="list-style-type: none">• A suggestion that C+CP should be a stakeholder rather than the facilitator, given C+CP's role in the CV2050 process.• Members noted that the CAC does not have consensus around many issues and should not be viewed as a unified perspective.	<ul style="list-style-type: none">• C+CP to circulate and analyze survey ahead of August meeting.
7. Next Steps	<ul style="list-style-type: none">• Next Meeting: August 18th, 2022 from 4:30-7PM, virtual via Zoom	<ul style="list-style-type: none">• C+CP to schedule September meeting.• C+CP to follow-up on UNA CEAC survey, also linked HERE.

UBC
campus
vision
2050



Meeting 7 | July 14th, 2022

Campus Vision 2050 Community Advisory Committee



THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

campusvision2050.ubc.ca

Agenda

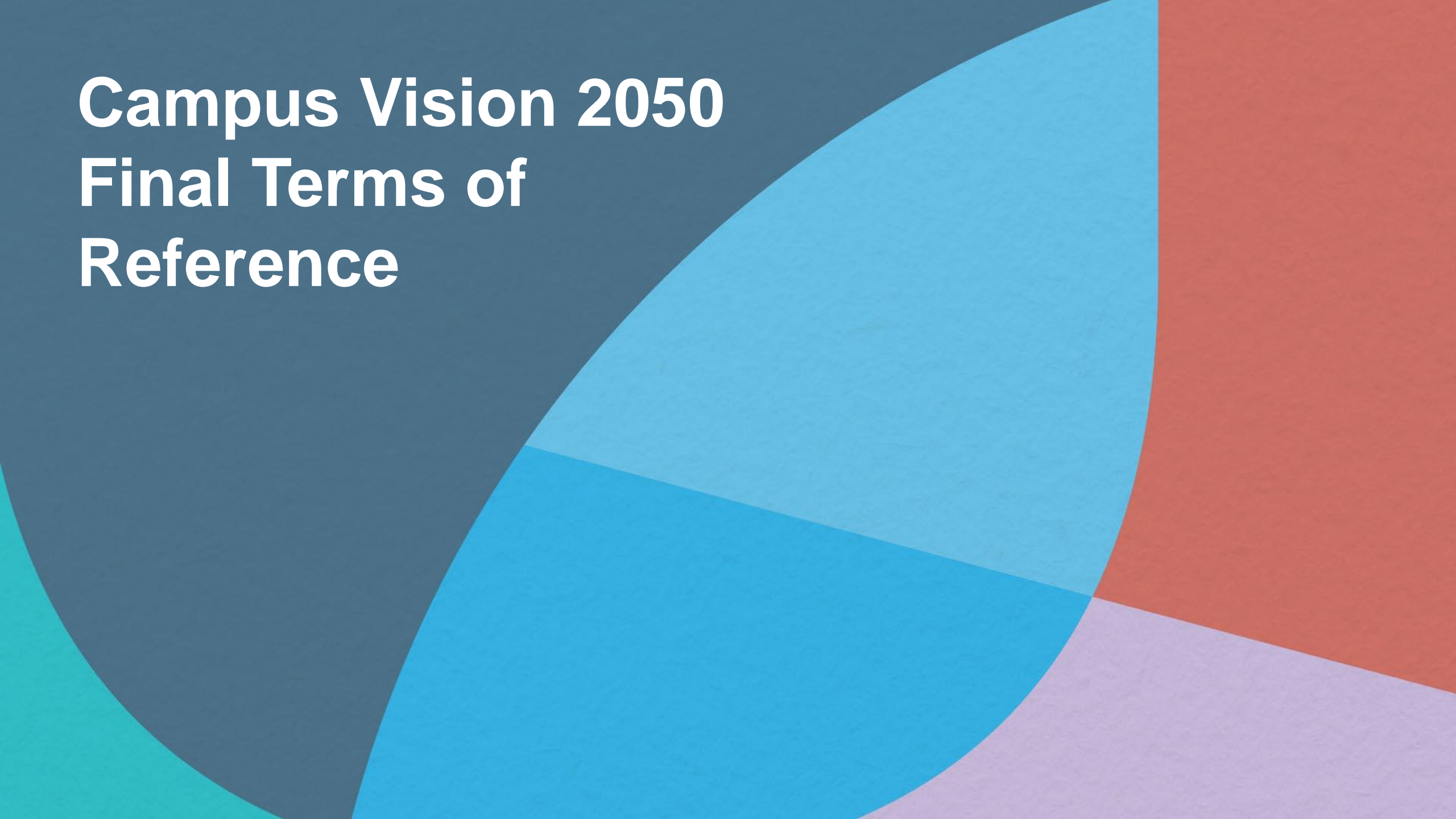
1. Welcome
2. Campus Vision 2050 Final Terms of Reference
3. June Charrette Overview

Break

4. Stadium Neighbourhood Current Plan Concept
5. Housing Action Plan Review Progress Update
6. Reflections on CAC Structure & Process
7. Next Steps



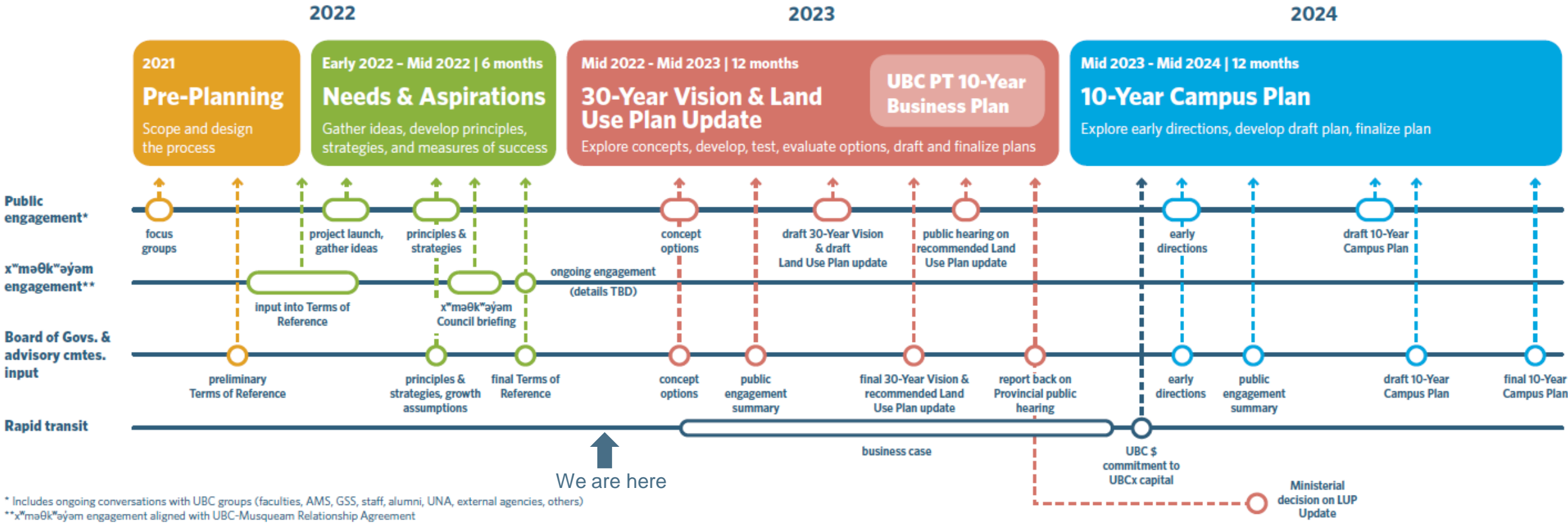




Campus Vision 2050

Final Terms of Reference

Process to Date & Next Steps



* Includes ongoing conversations with UBC groups (faculties, AMS, GSS, staff, alumni, UNA, external agencies, others)
 **x'məθk'əyəm engagement aligned with UBC-Musqueam Relationship Agreement

Key Deliverables & Sequencing

CAMPUS VISION 2050 OVERALL PROGRAM

June 2022 – Fall 2023

30-Year Vision & Land Use Plan

long term plan guiding location and amount of academic and neighbourhood development, policies for heights and densities, types of uses, open space targets and mobility networks, sequencing of future neighbourhoods, etc.

June 2023 – Fall 2024

10-Year Campus Plan

10-year plan guiding development of academic campus, student housing, transportation systems, green and open space, cultural features and community amenities, etc.

PARALELL PLANS

Housing Action Plan

Updated policies to inform future physical plans, including the amount of housing growth and affordability for the UBC community.

Academic Infrastructure Plan

future teaching and research needs and space required; high level enrollment projections; what kind of future growth and change is needed across UBCs regional presence

Provincial
adoption of
Land Use
Plan (TBD)

Neighbourhood Plans

neighbourhood specific plans guiding more detailed planning and design of building locations, form of development, public realm, sustainability, amenities, character etc., in alignment with adopted Land Use Plan (e.g. final Stadium N-hood Plan)

Terms of Reference

- Engaged with 3,000 people, 80 different groups, including:
 - Historically marginalized and under-represented; Musqueam; University Neighbourhoods Association; UBC Properties Trust, advisory committees; faculty, students, residents, staff and external agencies
- Discussions with UBC Administration; strategic policies and plans
- Analysis and assessment of needs to inform growth assumptions

A Variety of Perspectives

- Strong divergence on appropriate amount of growth:
 - No increase to current Land Use Plan potential vs.
 - Calls for significantly more development than recommended in the Terms of Reference to address critical university needs, including affordable housing
- A bold yet thoughtful vision will require common ground and trade-offs
- Campus Vision 2050 will provide strong direction to meet strategic priorities while preserving what makes the UBC Vancouver campus special

Guiding Principles

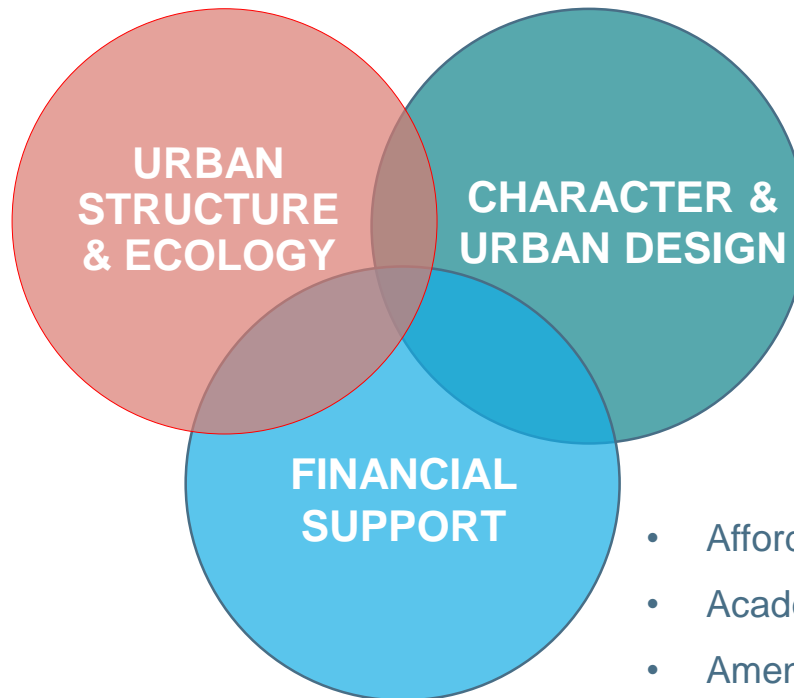
The principles reflect the vision, purpose and values of UBC and align with the university's strategic focus on "creating vibrant, sustainable environments that enhance wellbeing and excellence for people at UBC and beyond," as articulated in the Strategic Plan.



Assessment Criteria

Principles and Strategies

+



- Academic Space
- Transportation & Mobility
- Housing Distribution
- Amenities & Infrastructure
- Green Space & Ecology
- Climate Action & Resilience

- Sense of Place & Campus Fit
- Community & Belonging
- Culture & Experience
- Access & Safety
- Open Space Diversity & Connectivity

- Affordable Housing
- Academic Excellence
- Amenities & Infrastructure
- Bringing Skytrain To UBC

Growth Inputs & Assumptions

Core Academic Space

	Existing Built Floor Space (sq. ft.)	Additional Potential Built Floor Space (sq. ft.)	Total Potential Built Floor Space (sq. ft.)	Potential Change from Existing
TOTAL (gross floor area)	15.4 million	3.1 million	18.5 million	+ Up to 20%^

Student Housing

Current Housing Action Plan target: 17,300 beds total, or just over 3,300 new beds above current stock.

Neighbourhood Growth

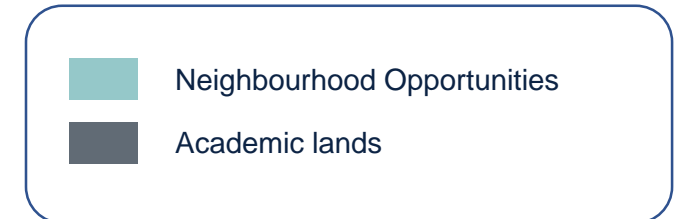
	Current Land Use Plan			Campus Vision 2050 Exploration		
	Existing Neighbourhood Development (sq. ft.)	Remaining Neighbourhood Development (sq. ft.)	Total Development Allocation (sq. ft.)	Potential Net-New Development (sq. ft.)	Potential Total Development (sq. ft.)	Change from Current Land Use Plan
TOTAL (gross floor area)	8.34 million	5.39 million	13.74 million	Up to 2.75 million	Up to 16.48 million	Up to 20%*

^Opportunities for growth, from limited, to up to 20%, will be explored through the Academic Infrastructure Process

*CV2050 will also explore opportunities for additional future neighbourhood growth should the need arise (e.g., Acadia East student family housing)

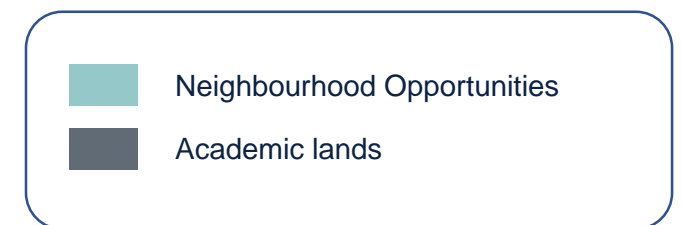
Academic Opportunities

- Support academic growth in the campus core through infill, mixing of uses, and more efficient use of existing spaces;
- Meet HAP targets for student housing and explore “flexible zones” for a mix of uses over the longer term;
- Explore replacement, infill or redevelopment of existing student housing expected to reach end-of-life;
- Establish areas of no growth (e.g., UBC Farm, Rhododendron Wood and UBC Botanical Garden).

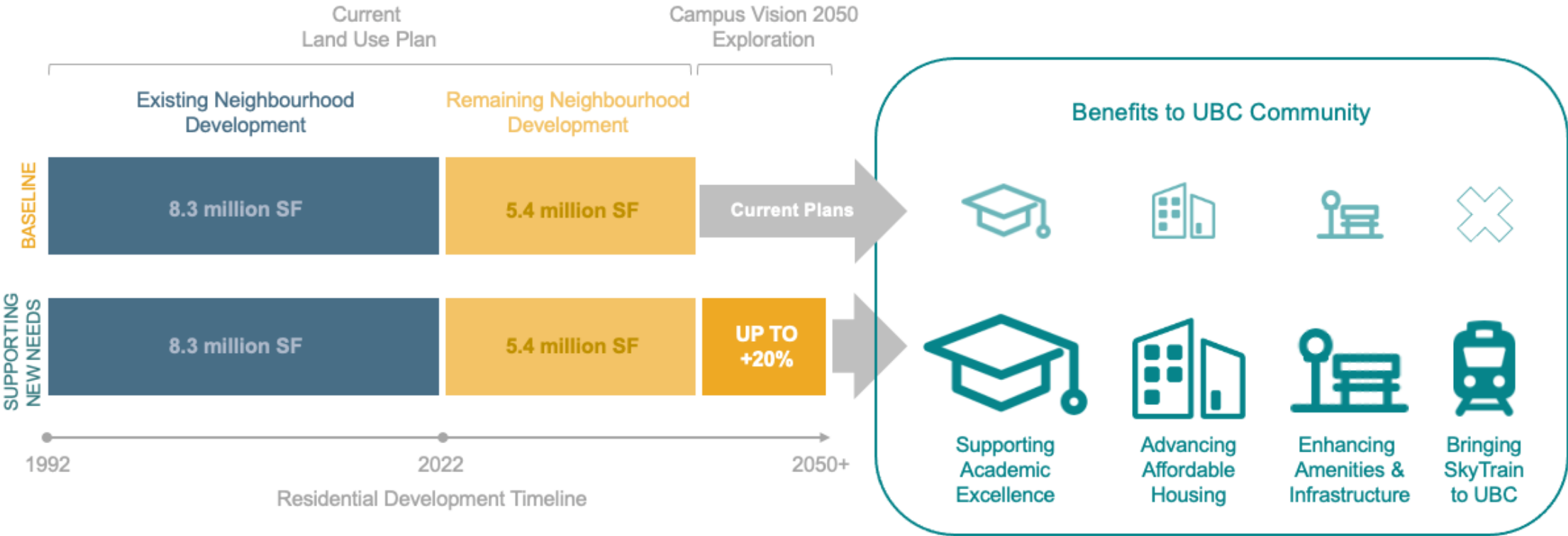


Neighbourhood Opportunities

- Adjustments to existing boundaries;
- More intensive use of existing and future neighbourhood areas (heights and densities);
- Mixed-use housing along academic corridors and on sites currently leased to third parties, respecting the lease conditions;
- Focus on Acadia area, respecting the remaining life of existing student family housing and childcare centres;
- Resolve Stadium Neighbourhood heights and densities within 2019 draft plan parameters; and
- Establish areas of no growth (e.g., UBC Farm, Rhododendron Wood and UBC Botanical Garden).



Neighbourhood Growth Assumptions



June Charrette Overview

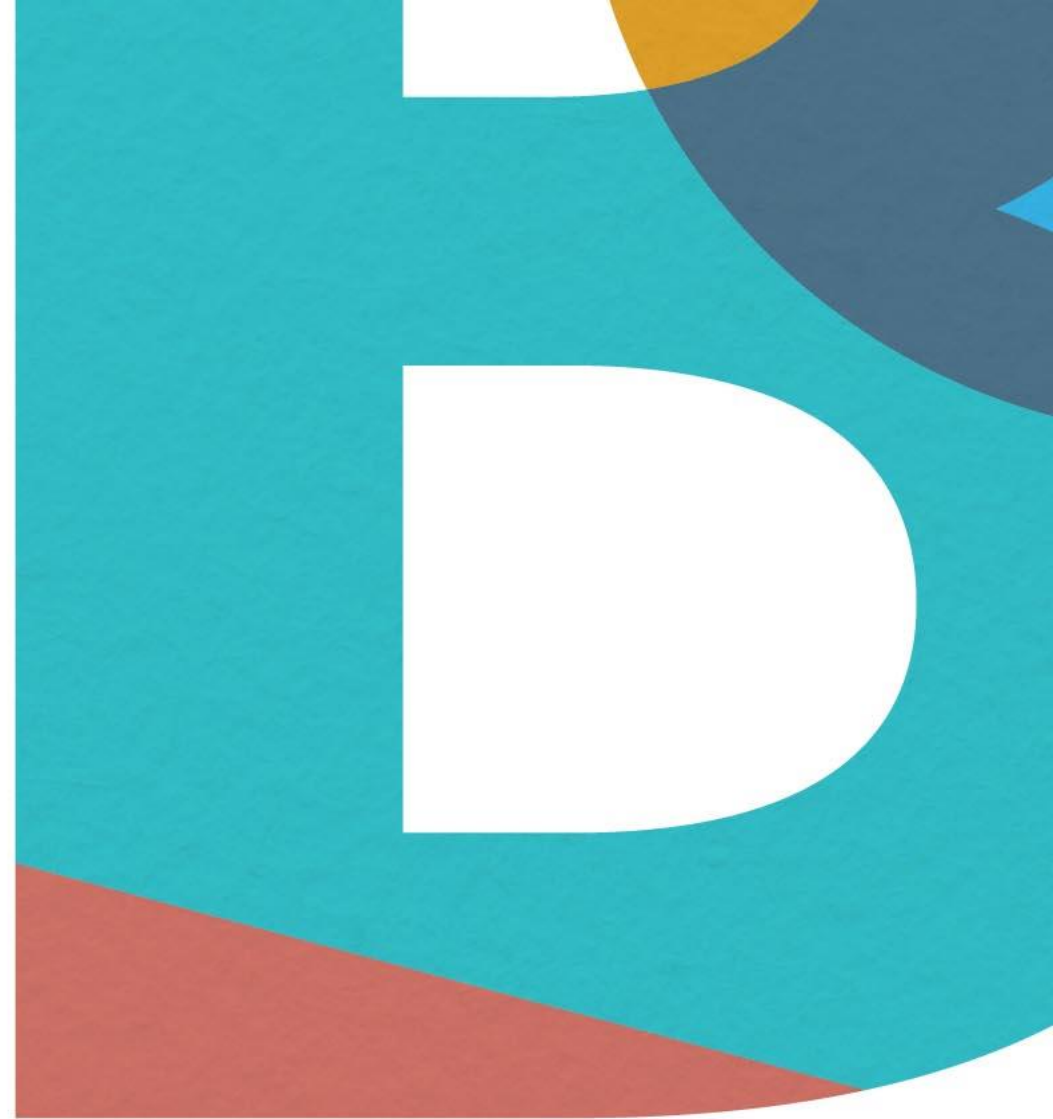
The background features a series of overlapping, curved, organic shapes in various colors: a teal shape on the left, a dark blue shape at the top left, a light blue shape in the upper middle, an orange shape on the right, and a purple shape at the bottom right.

Participant Reflections



Fall Engagement Approach

- Evolving the charrette outputs
- Engagement materials
- Engagement formats



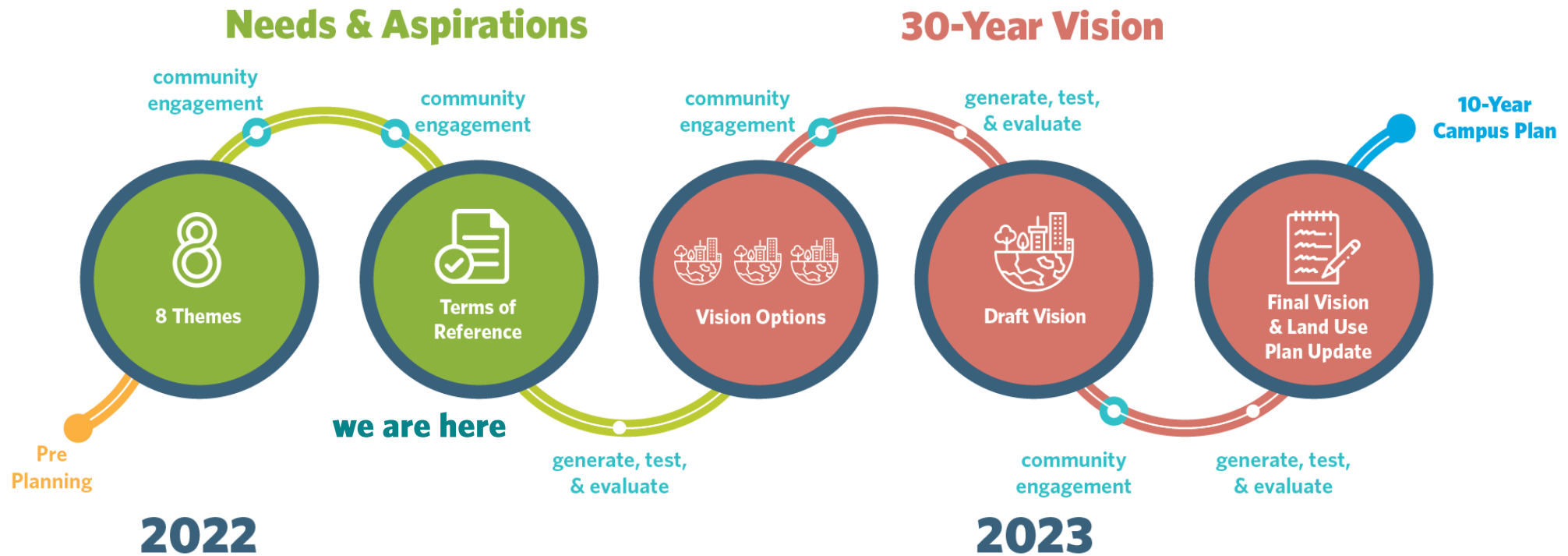
Break!

During the break, consider these questions for discussion when we reconvene:

- How well do the schemes reflect the guiding principles? And where do they fall short?
- Are there gaps and/or areas to go further?



Engagement Looking Forward



- Learning from each phase of engagement and identifying metrics to assess success
- Emphasis on tools and methods that are participatory and clearly communicate benefits, choices and tradeoffs



**Stadium
Neighbourhood
Current Plan
Concept**

Current Plan Concept

- **2017-2019:** draft plan developed through extensive community engagement, technical, financial analysis
- **2020 Board of Governors direction:** determine the timing and heights and density in the context of 30-Year Vision
 - 1.28M SF - 1.55M SF residential
 - Midrise wood frame: 6-8 storeys
 - Podiums at base of towers: 4-8 storeys
 - 5 towers: 18-32 storeys
 - 1/3 fac-staff, 1/3 UBC rental, 1/3 leasehold
 - 120,000 SF non-residential
 - New Thunderbird Stadium
 - Expansive new green space
 - Pedestrian oriented





FIGURE 9 ILLUSTRATION Looking north-west down the East-West Promenade and stadium field.



FIGURE 11 ILLUSTRATION Looking north along a Green Finger framed by mid-rise faculty-staff housing.

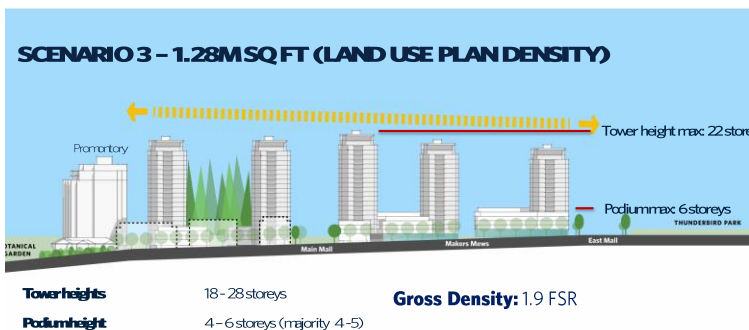
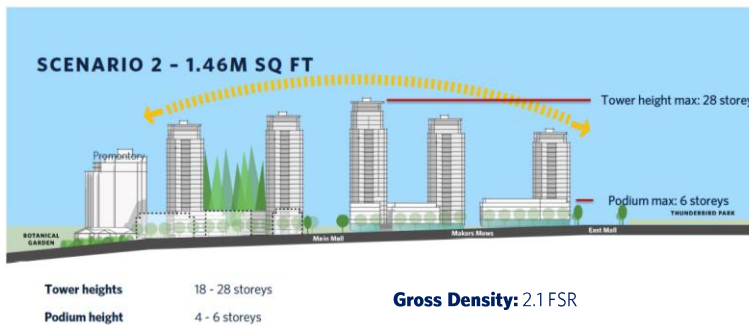
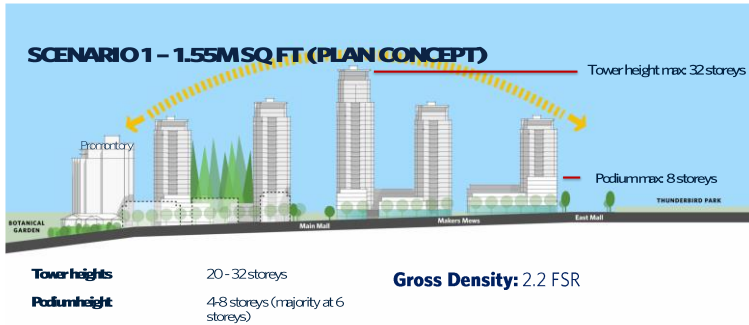


FIGURE 10 ILLUSTRATION Looking east across the Ecological Park, towards Thunderbird Stadium.



FIGURE 12 ILLUSTRATION Looking south down Main Mall towards the Ecological Park.

Stadium Neighbourhood Options



- Sculpted skyline creates variability of tower heights, minimizing cumulative visual impact
- Signature tower at terminus of Main Mall stepping down to lower heights = legibility / identity
- Lower podiums along south face of parcels
- Majority of podiums 6 storeys

- Sculpted skyline creates variability of tower heights, minimizing cumulative visual impact
- Signature tower at terminus of Main Mall stepping down to lower heights = legibility / identity
- Majority of podiums 6 storeys (some 4)
- Highest podium facing East Mall, limited shade impact

- Consistent with Land Use Plan height limits
- Majority of podiums 4 – 5 storeys
- Static skyline, little variability or hierarchy, more cumulative visual impact of towers
- Little / no flexibility to distribute density among parcels

Outstanding Issues

- **2017-2019:** draft plan developed through extensive community engagement, technical, financial analysis
- **Concerns about proposed heights and densities**
 - 1.28M SF - 1.55M SF residential
 - Midrise wood frame: 6-8 storeys
 - Podiums at base of towers: 4-8 storeys
 - 5 towers: 18-32 storeys
- **Proposed amount of rental** (up to 67%) to be reviewed as part of HAP

CV 2050 Terms of Reference framing: Resolve issues through the 30-Year Vision phase; heights and density not to exceed current draft plan





Housing Action Plan Review Progress Update

HAP Review Update

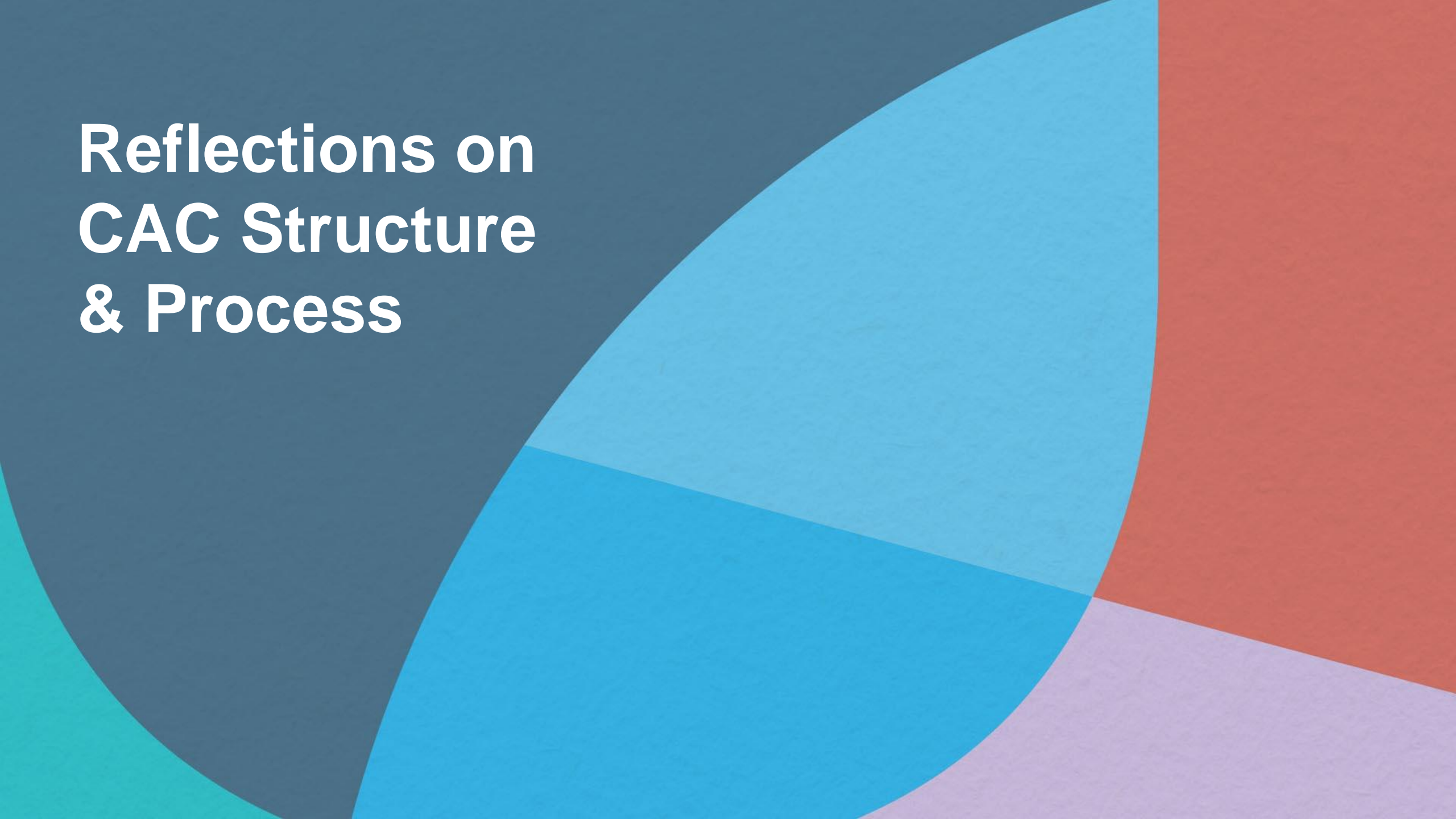
Analysis underway:

- Campus Vision 2050 Financial Model
- Faculty/Staff Housing Needs Assessment
- Faculty/Staff Housing Program Evaluation

This information will be used to start evaluating HAP policy changes. During fall engagement, we will start to share HAP analysis results and early thinking about policy changes.



Reflections on CAC Structure & Process

The background features several overlapping, curved, organic shapes in various colors: a teal shape on the left, a dark blue shape at the top left, a light blue shape in the upper middle, an orange shape on the right, and a purple shape at the bottom right. The text is positioned in the dark blue area on the left side.

Next Steps

The background features several overlapping, curved, organic shapes. On the left, there is a dark teal shape. To its right is a large, light blue shape. Further right is a bright orange shape. At the bottom, there is a purple shape. The overall composition is modern and abstract.

Upcoming Process

Summer 2022	Develop, test and evaluate 30-Year Vision options
Fall 2022	Engage on 30-Year Vision options
Winter 2022/2023	Develop and engage on draft 30-Year Vision
Spring 2023	Finalize 30-Year Vision and necessary amendments to Land Use Plan (LUP) for Board endorsement
Spring 2023	Public Hearing on recommended LUP amendments
Summer / Fall 2023	Submit recommended LUP amendment to Province for approval
June 2023 – Dec 2024	10-Year Campus Plan, supporting area plans, guidelines and policies (for Board approval)





Thank you!



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

campusvision2050.ubc.ca