



# Minutes | Community Advisory Committee

## Campus Vision 2050

Date & Time: December 6<sup>th</sup>, 2022 from 4:30-6:30PM

Location: BC Hydro Theatre, Centre for Interactive Research on Sustainability

### Committee Attendees

Name	Role
Dana Turdy	Students, AMS
Violeta Fabiani	Students, GSS
Naton Ting	Students
Gia-An Trinh	Students
Laia Shpeller	Senate, ABNC
Binoy Mascarenhas	Faculty
Henry Yu	Faculty
Michele Koppes	Faculty
Linda Nowlan	Staff
Eagle Glassheim	Residents, UFASTA
Sundance Topham	Residents, UNA
Alex Volkoff	Residents
Ella Shi	Residents
Deb Pickman	Alumni

### Committee Regrets

Name	Role
Leona Sparrow	Musqueam
Wade Grant	Musqueam
Joe Dahmen	Faculty
Robin Poirier-Vasic	Staff
Sasha Santos	Staff
Jennifer Cue	Alumni

### Campus + Community Planning Staff Support

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

### Facilitator

Name	
Aslam Bulbulia	Facilitator



# Minutes | Community Advisory Committee

## Campus Vision 2050

Agenda Item	Issues/Conclusions	Action
<p>1. Welcome &amp; Introductions</p>	<p><b>Welcome</b></p> <ul style="list-style-type: none"> <li>Aslam Bulbulia introduced himself as chair and led a check-in exercise.</li> </ul> <p><b>Adopt the Agenda</b></p> <ul style="list-style-type: none"> <li>The Committee agreed to the proposed agenda, with the addition of a discussion around a member’s email regarding process (see #1A).</li> </ul>	
<p>1A. Member’s Email on Process</p>	<p>CAC Members raised that they received an email from a Committee member identifying process concerns, including member feedback not being incorporated into the Campus Vision work. The Committee decided to discuss the member’s email before proceeding with the other agenda items, evolving into an open discussion about the Big Ideas.</p> <p><i>Discussion</i></p> <p>Process Feedback</p> <ul style="list-style-type: none"> <li>One committee member described the process as an engine approach to planning that feels like a freight train, without time for feedback to be processed and incorporated. Doesn’t feel like there is space for reflection.</li> <li>Some members raised that it can be exhausting to keep showing up to a Committee that doesn’t seem to hear you or incorporate your feedback. Because of that, people feel the need to go outside the process (e.g. write a letter, organize) and not all groups have the time and privilege to do that. <ul style="list-style-type: none"> <li>Both the AMS and UNA have submitted formal letters to the Board of Governors regarding CV2050.</li> </ul> </li> <li>One committee member raised concerns that the Board of Governors November Report does not reflect/attribute feedback explicitly to the CAC. Would want to see a summary of what we heard from the CAC, and why it was or wasn’t incorporated. Several members agreed with this approach. <ul style="list-style-type: none"> <li>Even if the suggestion isn’t feasible, it would be helpful to include a response as to why. It is important to surface tensions.</li> </ul> </li> <li>Some members questioned if issues raised in the Committee member’s email are beyond the scope of CV2050.</li> </ul> <p>Big Ideas Feedback</p> <ul style="list-style-type: none"> <li>Some members raised concerns that there are big missing topics, such as being bold around: climate action/sustainability, Indigenous voices, and advocating for density regionally.</li> </ul>	



- There were differing views among CAC members regarding how much housing to accommodate on campus:
  - There is a housing emergency: people can't find housing to meet their basic needs.
  - The climate crisis is weighed against housing in ways that it shouldn't be.
  - UBC is large and has a regional presence, but it will never house the whole community if only using the campus and campus lands.
  - Identify what percentage of the UBC community UBC should aim to house.
  - UBC should maximize the use of its land to provide housing for students.
  - Consider not growing enrollment if UBC can't meet the needs of today's community.

The Committee agreed to have Joanne Proft present on the Big Ideas refinements before proceeding with further discussion on the Big Ideas.

**2. Fall Engagement: What We Heard**

*Topic was in the Agenda package but not discussed due to meeting time constraints.*

**3. Incorporating Feedback**

**Joanne Proft shared an overview of proposed refinements to the Big Ideas, reflecting what we heard during the fall engagement period.**

**Aslam Bulbulia led a breakout activity, which generated the following discussion. Note that the following were shared as self-summarized report-outs from breakout table discussions.**

*Discussion*

**Big Ideas Refinements**

- How do we push the boundaries of accessibility?
- How do we provide commuter students with a community?
- How do we create community in higher density housing?
- Need amenities that are affordable (e.g. food, groceries, fitness).
- Big Ideas could be spread across BC/Lower Mainland, beyond the confines of the campus.
  - Some felt it was important to consider expanding beyond Point Grey and UBC campus since there's a finite amount of land, and that it's hard to conserve green space with an ambitious housing plan. Others were most concerned about land constraints with respect to the housing emergency.
- Strive for biodiversity net gain, rather than only avoiding loss.

**Gerry McGeough shared an overview of Emerging Development Approach, reflecting what we heard during the fall engagement period.**

**Aslam Bulbulia led a breakout activity, which generated the following discussion. Note that the following were shared as self-summarized report-outs from breakout table discussions.**

- Share Student Housing and Community Services (SHCS) data on student housing satisfaction.
- Share UNA letter to Board of Governors Campus Vision Advisory Committee and UBC response.



### *Discussion*

#### Emerging Development Approach

- Where do the Big Ideas fit into the picture [development approach]?
- Consider future adaptability of student housing and other buildings as needs might change.
- What are the existing modalities of student life? Input from Student Housing and Community Services (SHCS) needed to inform the process. Would like more information from SHCS on student housing satisfaction.
  - For example, do people like to live in Ponderosa/mixed use academic? Anecdotally yes, seems to be a good mix, however need more affordable amenities.
- Create community more organically over time.
  - Efforts to make a livable community require concerted community-building—need to plan for the intangible, too.
  - Consider new amenities like dog parks, breweries.
- Encourage as many lower rise buildings as possible.
- Need to include accessibility and rain cover.
- Create a secondary transit and biking connection along Thunderbird Boulevard, connecting Lelem to SW Marine Drive.
- Attract government money rather than defaulting to generating housing-related land revenues through leasehold housing.
- Can we make everyone happy?
- Would like to see UNA letter and response.

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#### 4. Next Steps

- Next Meeting: January 10<sup>th</sup>, 4:30-6:30PM at BC Hydro Theatre
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**UBC  
campus  
vision  
2050**



# Meeting 11 | December 6<sup>th</sup>, 2022

Campus Vision 2050 Community Advisory Committee



THE UNIVERSITY OF BRITISH COLUMBIA  
Campus + Community Planning

[campusvision2050.ubc.ca](https://campusvision2050.ubc.ca)

# Agenda

1. Welcome
2. Fall Engagement: What We Heard
3. Incorporating Feedback
4. Next Steps





# What We Heard

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# Fall Engagement through November

*Including targeted discussions with UNA, AMS, GSS*

## Key Emerging Themes

**Academic Mission:** Strong support for a variety of expanded academic spaces that are flexible, resilient, informal and interdisciplinary

**Affordability:** Strong support for affordable housing as a critical priority

- Many calling for UBC to build far more than 3,300 student beds
- Strong calls from students, faculty and staff for more housing, more affordable options and more choice
- Desire to significantly increase rental housing target through HAP

**Climate Action:** Needing more focus particularly in the neighbourhoods

**Livability, Sustainability and Ecology:** Some continue to oppose and question the need for growth due to impacts

# Fall Engagement through November

*Including targeted discussions with UNA, AMS, GSS*

## **Key Emerging Themes** *Continued*

### **Form of Development:**

- Many prefer taller neighbourhood buildings on the basis that they provide more affordability and protect green spaces and forests
- Support for mid-rise wood-frame buildings due to benefits related to character, community sustainability, and accessibility

### **Amenities and Service Levels:**

- Need for more and better neighbourhood amenities and services (e.g., schools, grocery stores, daycare, police and fire services) and to better distribute them across the campus
- Creating a fully accessible and inclusive campus
- Connectivity and safe and efficient transportation to the campus and within and between neighbourhoods

# Fall Engagement through November

*Including targeted discussions with UNA, AMS, GSS*

## Process Feedback

- Concern regarding the pace of Campus Vision 2050 and how related plans and policies fit in; the UNA requested a pause to the process, while the AMS requested the process keep going as planned
- Desire for more information and evidence to support assumptions behind growth
- Desire for more analysis and metrics to understand impacts from growth
- Desire for details about the design and experience of new buildings and spaces

# Musqueam Engagement

UBC and Musqueam have co-developed a process for Musqueam engagement in Campus Vision 2050. This includes:

- Musqueam-UBC meetings with senior administration from both communities along with Chief and Council meeting updates.
- Two representatives from Musqueam who are part of the Campus Vision 2050 Community Advisory Committee.
- Musqueam community-wide engagement, which includes sessions with Musqueam staff and community members, along with a community dinner event, as well as a survey tailored to Musqueam. The community will continue to be engaged throughout the process, including a Musqueam invitation to attend a Public Hearing on a request to the Province for amendments to UBC's Land Use Plan required to enable the long-term vision for the campus.

## How is Musqueam shaping Campus Vision 2050?

To-date, Musqueam engagement shaped the big ideas by incorporating learnings from current projects like the Gateway Building and the Peninsula Coordination Workshop, ongoing dialogue with Musqueam staff and leadership on Campus Vision 2050 and two recent engagement sessions with 25 Musqueam community members and staff.

We are now inviting Musqueam community members to share their thoughts on the future of the campus, including these five 'big ideas' for Campus Vision 2050. Input will be used to inform a draft 30-year Vision.

# Musqueam Engagement

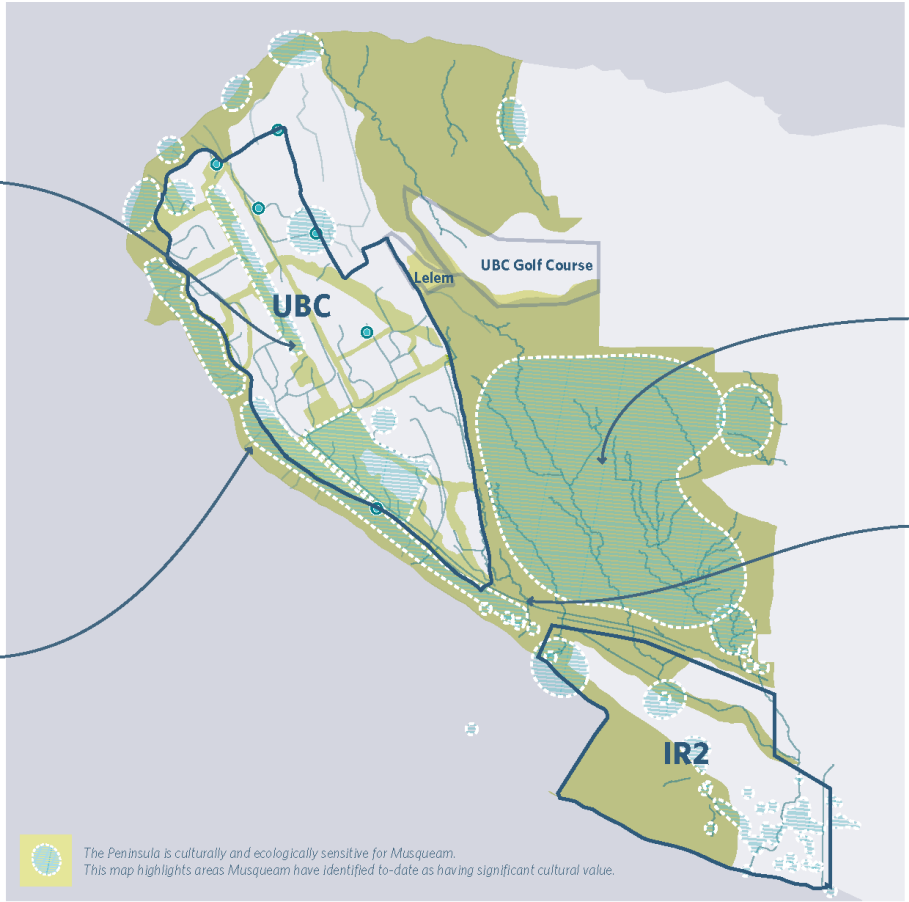
Recent engagement sessions with Musqueam community members and staff, campus projects, and a Musqueam-UBC Peninsula Coordination workshop established a deeper understanding of the cultural and ecological sensitivity across the Point Grey Peninsula, the need to manage the impacts of campus growth, the importance of strengthening Musqueam presence on campus and the great value of building an enduring partnership.



Create spaces that are both welcoming to and inclusive of Musqueam.  
 Welcome people to Musqueam territory.  
 Enrich the campus with more Musqueam culture, art, language, history, and practices.  
 Reflect Musqueam knowledge and expertise in landscape design and indigenous planting choices.



Valuable estuaries, intertidal habitat and creeks. These areas that can be enhanced and repaired through protection from industrial uses and sediments.



Planning for SkyTrain and its impacts on Musqueam cultural and community use, ecology, mobility dev't on the peninsula.



Cultural and ecological importance of Pacific Spirit Park, concerns about urbanization of park.



Traffic, parking, and safety along SW Marine Drive.

Work together to understand storm, sewer, and road infrastructure needs.

Remunerate for work on UBC projects.

# Board of Governors Direction

## Academic Infrastructure Plan

- Important input to understand future growth scenarios for enrolment and hiring

## Affordability

- Housing is a crucial priority for the university (recruitment & retention, student/staff livability/well-being)
- Strong support for emerging HAP directions and innovations, especially BC Housing partnerships

## Climate Action

- Strong interest/emphasis in support for undertaking Neighbourhood CAP in parallel with CV 2050

## Livability, Sustainability and Ecology

- Support for a balanced approach to growth with clear analysis of benefits and trade-offs
- Contextualize UBC growth relative to broader regional growth and population projections

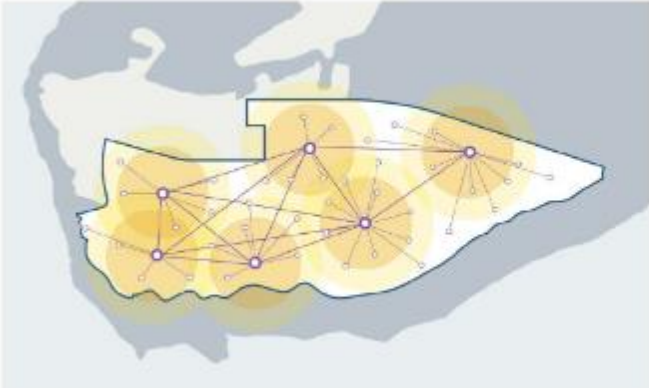
## Process

- BoG Committees directed CV2050 to continue while addressing key community concerns

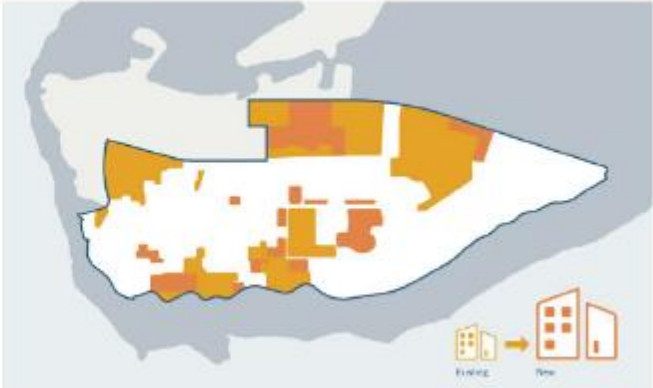
# Incorporating Feedback

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# Big Ideas Refinements



Learning City



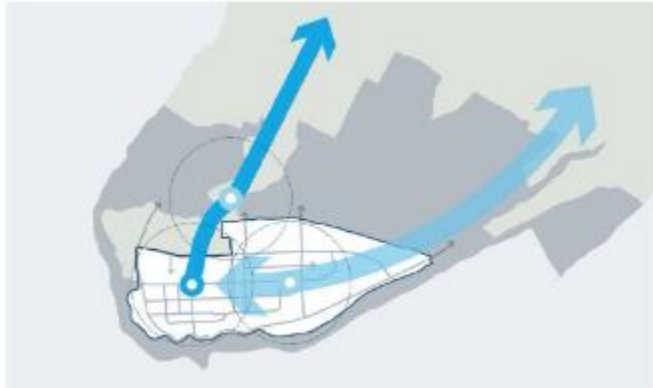
More Housing and Expanded Affordability



Restorative and Resilient Landscapes



Community of Communities



Connected Campus



Climate Mitigation and Adaptation



# Big Idea 1: The Learning City

- Strengthen academic and research connections across the campus and ensure new spaces are flexible and adaptable to future changes in teaching and learning
- Ensure all learning spaces are accessible, through a compact, accessible and legible campus
- Provide a range of indoor and outdoor learning spaces that are multi-functional and supportive of both quiet and communal learning
- Use mixed-use hubs and neighbourhood development to increase connections and build community between students and residents, while maximizing compatibility between different uses and users

## Big Idea 2: More Housing and Expanded Affordability for UBC

- Optimize development sites to increase rental housing, including 6-storey wood frame buildings to accommodate below-market faculty-staff rental
- Identify sites to pilot innovative home ownership options within the leasehold model
- Ensure that amenities and services support local needs and are well distributed
- Prioritize sites for at least 3,300 new student housing beds by 2034, and identify additional longer-term capacity
- Enable a variety of housing types, tenures, unit-types and sizes to support a range of household types and social arrangements
- Increase building heights in strategic locations to maximize open space and generate revenue to support affordable housing needs

*See Appendix for Draft HAP Principles & Policy Directions.*

# Big Idea 3: Restorative and Resilient Landscapes

- Protect and create substantial new green spaces as part of new development for social, recreational and ecological benefit, including rainwater management and tree protection
- Create a range of open and natural space types, from those that are more formal to those that are less manicured and “planned,” allowing for originality and organic changes
- Establish metrics and measures of success for the planning and design of green and open spaces to optimize benefits to ecology and biodiversity

# Big Idea 4: A Community of Communities

- Distribute amenities to support local needs and enhance campus life including:
  - Major anchors of amenities and services serving a campus-wide population (e.g., grocery, child care, shops, restaurants, larger open spaces)
  - Smaller clusters of amenities (e.g., corner stores, child care, prayer spaces, playgrounds)
  - Local nodes serving individual buildings or student housing areas
- Foster community-building and social interaction through well-designed buildings and open spaces
- Create open spaces and accessible pathways and buildings that anchor distinct communities and spaces
- Closely coordinate with external agencies and partners on planning for schools, police and fire services

# Big Idea 5: Connected Campus

- Ensure that integrating future SkyTrain into the campus minimizes disruptions and supports campus safety and security
- Ensure that accessibility is foundational and that access for accessible parking users and essential services is maintained throughout the campus
- Manage traffic impacts and enhance safety and mobility
- Manage parking supply and access in the campus core and in neighbourhoods

# New Big Idea: Climate Mitigation and Adaptation

- Ensure that existing and future buildings and landscapes are resilient against climate change impacts and natural disasters
- Strategically replace ageing and seismically at-risk facilities
- Enhance building performance and energy supply through low-carbon energy
- Pursue integrated rainwater management approaches through infiltration and green infrastructure where possible, and prioritizing conveyance and detention to minimize cliff erosion
- Updated UBC's Neighbourhood Climate Action Plan and continue to implement the institutional Climate Action Plan, including exploring carbon neutral construction (e.g., mass timber for taller buildings, zero carbon building certifications, increased use of light wood framing)

# Further Technical Analysis

## Carbon Emissions

- Implement current CAP for academic campus
- Update Neighbourhood CAP

## Transportation

- Improve regional connectivity
- Enhance connectivity and access on campus
- Address efficient network operation, prioritizing transit and green mobility

## Rainwater

- Update Integrated Rainwater Management Plan (IRMP) to align with climate adaptation and resiliency

## Ecology

- Develop guidelines and metrics for protecting and enhancing high value ecological areas and improving biodiversity

## Climate Adaptation

- Apply climate-ready building requirements to address human comfort, health and safety during extreme heat events and smoke from wildfires
- Update IRMP to address water scarcity from drought

# Emerging Draft Development Approach





# Emerging Draft Development Approach

## *Testing*

- Reflecting Big Ideas and engagement feedback on two approaches to building heights, open space and mixing of academic and neighbourhood lands.
- Different form of development combinations, including towers and mid-rise, and distribution of density, to achieve a balanced approach consistent with the Terms of Reference guiding principles, assessment criteria and approach to growth.
- Goal: to create outstanding living and working environments for the campus community, accompanied by a robust suite of amenities, services and open space, while using campus lands efficiently.

# Emerging Draft Development Approach

## *Testing*

### **Academic growth:**

- Increase of 20% academic space can be comfortably accommodated along key corridors and in proximity to future rapid transit.
- Potential for taller buildings up to 65 metres or 22 storeys (from 53 metres or 18 storeys in current policy) on new mixed-use hubs and TEF sites.
- At least 3,300 new student beds over the next 10 years, with sites for additional beds depending on financing.
- Replacement sites for displaced units in Acadia and Fairview to accommodate future neighbourhood development.

# Emerging Draft Development Approach

## *Testing*

### **Neighbourhood growth:**

- Doubling of residential development focused around current and future growth areas and rapid transit (Acadia, Stadium, Wesbrook) and spread across more neighbourhood land area (i.e., expanding Wesbrook Place to the south and Hawthorn Place to the north).
- Exploring increased building heights (above the current height limit of 22 storeys):
  - above 30 storeys in Acadia and in expanded areas of southern Wesbrook Place
  - below 30 storeys in Stadium, within the context of the existing plan concept
  - 6-storey wood frame buildings in an expanded Hawthorn Place to the north, with a replacement strategy for affected student housing
- Strategic approach to tower placement to reinforce campus identity and legibility, while minimizing visual prominence, shadowing and overlook on the public realm, together with maximizing 6-storey wood frame development to address affordability and sustainability.

# Updated Land Use Plan

- Updates needed to support the 30-Year Vision priorities, including climate action, reconciliation and affordability.
- Will include updated policies and requirements for land uses, building heights, densities, affordability, open space, community facilities, etc.
- Development of detailed Neighbourhood Plans will be initiated in collaboration with UBC Properties Trust following approval of the Land Use Plan by the Province.
- Key Land Use Plan recommendations to achieve the 30-Year Vision will be presented for broad community feedback in January 2023.



# Next Steps

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# Upcoming Process

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<b>January 2023</b>	<b>Engage on Draft Vision, Key Draft Land Use Plan and HAP recommendations</b> <ul style="list-style-type: none"><li>• January: Targeted engagement with Musqueam and advisory committees / groups (BoG, UNA, CAC, AMS, GSS, faculties, etc.)</li><li>• January 17 – Feb. 7: Broad public engagement</li></ul>
<b>Spring 2023</b>	<b>Finalize Draft Vision, Draft Land Use Plan, and Draft HAP for Board endorsement in March</b> <ul style="list-style-type: none"><li>• February: Targeted engagement with Musqueam and committees / groups (CAC, UNA, AMS, GSS, etc.)</li></ul>
	<b>Public Hearing on Draft Land Use Plan in April</b>
<b>Summer/Fall 2023</b>	Present feedback on LUP Public Hearing to the Board in June Submit recommended Land Use Plan amendment to Province for approval
<b>June 2023 – Dec 2024</b>	10-Year Campus Plan, supporting area plans, guidelines and policies (for Board approval)

# Winter Public Engagement Approach

*(Jan. 17-Feb. 7)*



**CV2050 Website  
Info + Survey**



**Pop-Ups  
(x6)**



**Speaker Event  
Jan. 25 (in person)**



**Workshops  
Feb. 1, Feb 4, Feb. 7 (in person)  
TBD x1 (online)**

February 4  
12-2:30  
at  
Wesbrook  
Community  
Centre



**Roadshows  
(x20-25)**



**Community Conversations  
(x15-20)**

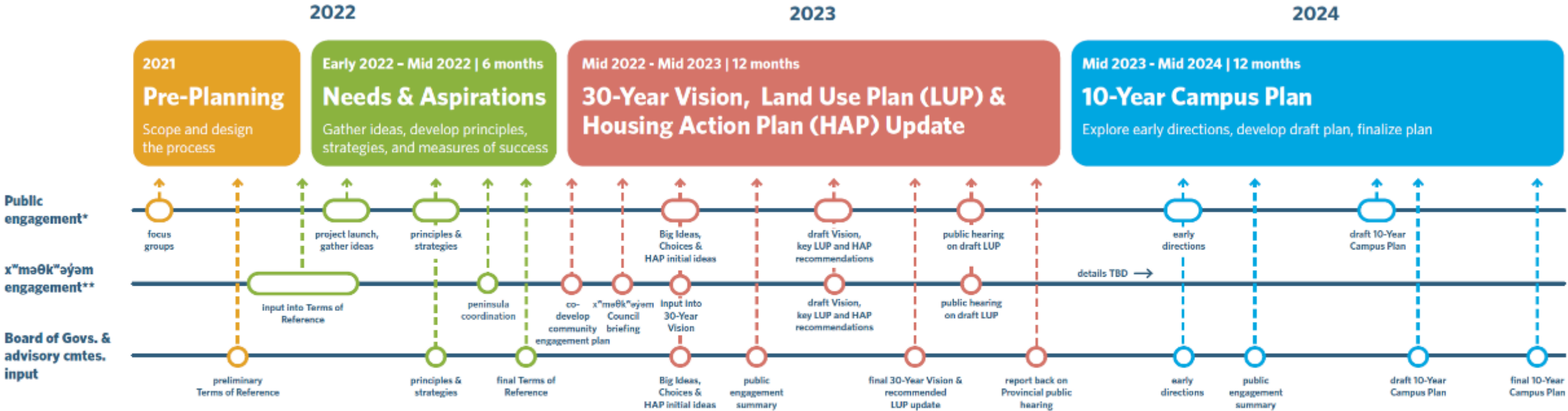


**Open Houses  
Jan. 25, TBD x1 (in person)**



**Walking Tours  
(x2)**

# Look Ahead: CV2050 Timeline



↑  
We are here

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





# Thank you!



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# Appendix

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# Draft HAP Principles

- **Maximize housing** to support UBC's people, academic mission, and communities
- Deepen affordability by focusing resources on **the most affordable** housing choices
- Provide housing choices to **meet different community needs**
- Prioritize affordability for **those who need it most**
- Use the campus as a test bed for **innovation** and partnerships
- **Balance financial needs** to address affordability

## Policy Directions

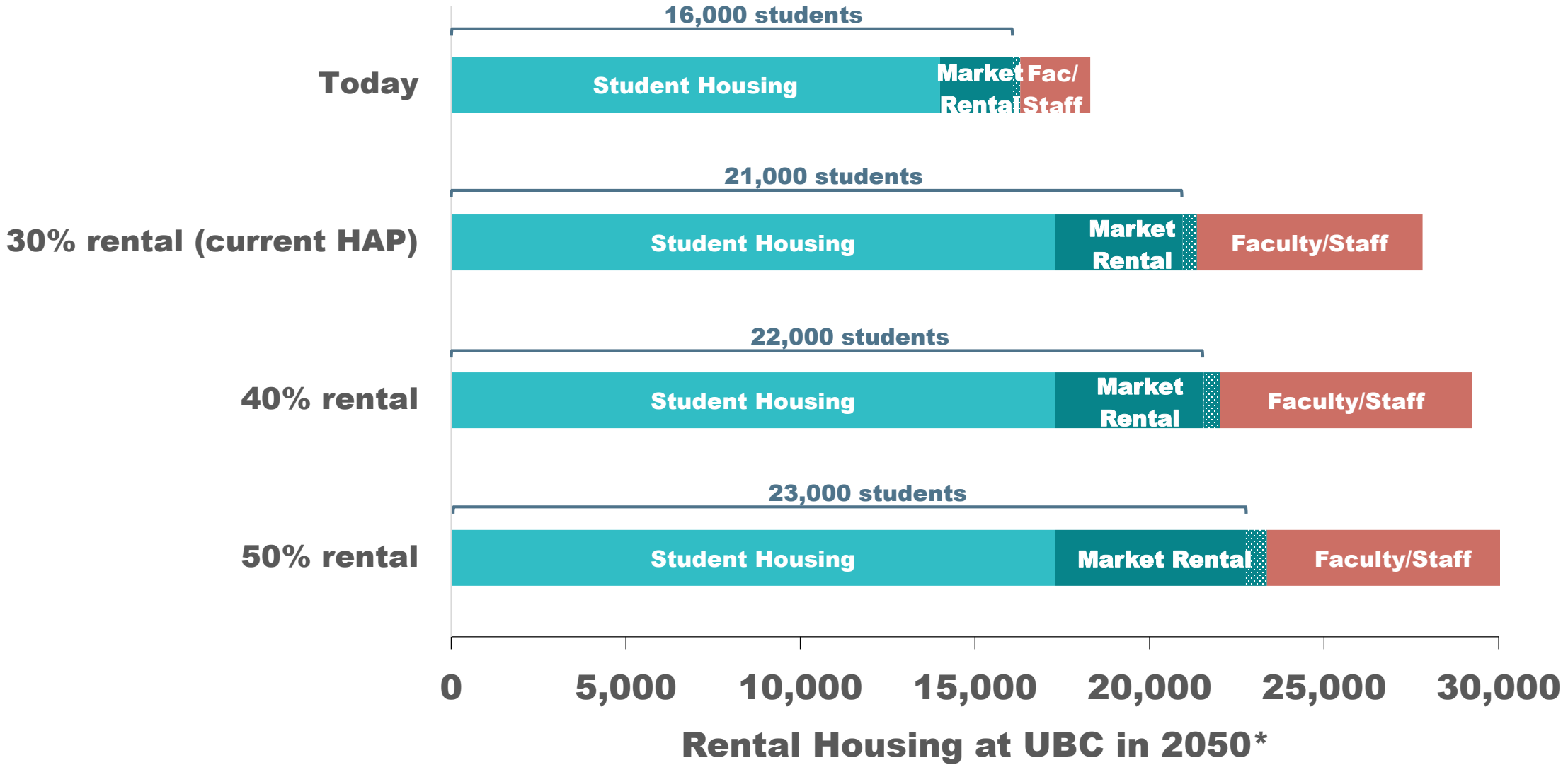
# More Rental Choice

- Increase neighbourhood rental housing from the current HAP policy of 30% (scenarios of 40%, 50%)
- Permanent Rent-Geared-to-Income program with higher income limits to expand eligibility
- Other campus employees eligible for rental housing (e.g. hospital, school, retail, UNA, etc.)
- Minimum commitments to family-sized rental housing
- Regional housing opportunities for the UBC community (Surrey, SkyTrain extension, partnerships, Great Northern Way, etc.)
- Explore a new donor-based Affordable Housing Endowment to fund housing priorities



# Policy Directions

# More Rental Choice



**Rental Housing at UBC in 2050\***

\*Reflects CV2050 Terms of Reference: 3,300 new student housing beds by 2034; additional beds would be added post-2034

## Policy Directions

# Attainable Ownership

- Innovative partnerships for on-campus faculty/staff home ownership (e.g. BC Housing)
- Resolve the provincial REDMA barriers to on-campus ownership programs; review the HAP when this is successful
- Expanded on- and off-campus faculty home ownership options (increased Prescribed Interest Rate Loans, continued Down Payment Assistance program)



## Policy Directions

# Student Housing Opportunities

- At least 3,300 new student housing beds in the next ten years, along with ways to deliver more beds subject to demand, siting and financing (including demand assessment with SkyTrain)
- Target for housing as a portion of students (currently at 25% of FTE students)
- Continuing current policies on affordability, unit sizes, and provincial advocacy
- If student housing has a surplus, provide a portion to support student services and affordability
- Advancing advocacy to enable financing; leading a HAP review when this is successful



## Policy Directions

# Implementation

- IBPOC prioritization for faculty and staff housing programs, connected to recruitment and retention needs; continued Indigenous prioritization for student housing
- Funding accessibility needs for on-campus rental and student housing, on a case-by-case basis
- Continuing five-year reviews and BOG annual reporting
- Making program changes to respond to evaluation results on administration and communications

