



Minutes | Community Advisory Committee

Campus Vision 2050

Date & Time: January 10th, 2023 from 4:30-6:30PM

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

Committee Attendees

Name	Role
Leona Sparrow	Musqueam
Cindy Jimenez	Musqueam
Kamil Kanji	Students, AMS
Violeta Fabiani	Students, GSS
Naton Ting	Students
Gia-An Trinh	Students
Max Arsenault	Students, Physical Disabilities
Laia Shpeller	Senate, ABNC
Binoy Mascarenhas	Faculty
Henry Yu	Faculty
Joe Dahmen	Faculty
Michele Koppes	Faculty
Robin Poirier-Vasic	Staff
Eagle Glassheim	Residents, UFASTA
Sundance Topham	Residents, UNA
Alex Volkoff	Residents
Jennifer Cue	Alumni

Committee Regrets

Name	Role
Wade Grant	Musqueam
Sasha Santos	Staff
Ella Shi	Residents
Deb Pickman	Alumni

Campus + Community Planning Staff Support

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

Facilitator

Name	
Aslam Bulbulia	Facilitator



Minutes | Community Advisory Committee

Campus Vision 2050

Agenda Item	Issues/Conclusions	Action
1. Welcome & Process Updates	<p>Welcome</p> <ul style="list-style-type: none">Aslam Bulbulia introduced himself as chair and led a check-in exercise.Aslam Bulbulia summarized CAC membership changes, including:<ul style="list-style-type: none">Welcoming Max Arsenault representing Students with Physical DisabilitiesWelcoming Kamil Kanji representing the AMS, replacing Dana Turdy who is on a temporary leave of absence from her role at the AMSInforming the Committee that Linda Nowlan has resigned from the CAC and will continue to engage with CV2050 through the Administrative Advisory Committee <p>Adopt the Agenda</p> <ul style="list-style-type: none">Aslam Bulbulia introduced the agenda; it was accepted without changes. <p>Process Updates</p> <ul style="list-style-type: none">Gerry McGeough shared updates on CAC process, in response to discussion and action items from the December Meeting.	
2. Winter Engagement Content	<p>Gerry McGeough shared an overview of Winter Engagement content, including a preview of the types and format of information that will be shared around the 30-Year Draft Vision—including the Big Ideas and realizing the development approach.</p> <p><i>Discussion</i></p> <p><u>General</u></p> <ul style="list-style-type: none">How will amenities be shown?<ul style="list-style-type: none">Staff shared that amenities are woven throughout the Big Ideas, however are most explicit as part of Community of Communities.Understanding that the Vision is indicative, how much can the massing change?<ul style="list-style-type: none">The Vision will determine the big strokes of how much development will be accommodated in each neighbourhood (e.g. gross buildable area, building heights, etc.).Staff explained that developments will need to align with outputs of a Neighbourhood Plan process, including community engagement, and seek approval through the Development Permitting process.	



- It is important to articulate what this information means and how it may impact people (e.g. what FSR means, how proposed growth may impact livability).
- Visuals are a big improvement for legibility; would be helpful to include footprint today as well as proposed.
- It would be helpful to have information to understand/perceive scale.

Aslam Bulbulia led a breakout activity, which generated the following discussion. Note that the following were self-summarized comments from small group discussions that were later themed by staff.

What would make it easy to engage with this amount of content? To engage in at the right depth?

Post-it notes received:

- Communicate broad aspirations and be clear about assumptions/inputs.
 - For example, be honest about 20% growth relative to the current campus, which is a doubling of the population.
- Use simplified language and material, concise for engagement, with links to more detailed/in-depth material for those who want to go deeper.
 - Include various depths of information sources available.
 - Communicate information on social media with links to more.
 - Provide a glossary.
- Provide visual representation (e.g., drawings, videos, models, etc.) at a specified scale.
 - Include visual cues to understand the scale of proposed development and landmarks and street names for people to orient themselves on the map.
 - Focus on the output physical plan rather than on the design process/philosophy.
 - Compare proposed development with buildings everyone knows (i.e. precedent images).
 - Video explanations (i.e. 1-minute videos for each of the 6 Big Ideas).
- Connect CV2050 to existing and future work.
 - Provide information on existing and proposed development (including numbers, graphics, drawings).
 - Be clear around changes to the Land Use Plan and how they will be reflected in future development.
 - Connect information (e.g. densities) to Neighbourhood Plans.
 - Use performance targets to align efforts and organize design moves.
- Identify aspects which will affect people most and present those.
 - Discuss implications of changes.
 - Identify the positive changes the Vision will bring about.
 - Clarify where SkyTrain stations are likely to be located.



What are some great questions to ask in this round of engagement?

Post-it notes received:

- What are your priorities, which [Big Ideas] are most important?
- What are your annoyances with the Big Ideas?
- What is missing?
- What do you like? Dislike?
- How do you see these changes affecting you? In positive and negative ways.
- Why do you not like things?
- If a repeat audience, to what extent does the plan presented here address the concerns you had before? Are there any new concerns?
- How to engage with Musqueam community?

3. Winter Engagement Approach

Madeleine Zammar shared an overview of Winter Engagement activities and stakeholder groups.

Gerry McGeough shared an overview of Musqueam Engagement to date.

Discussion

- Leona Sparrow shared her concerns and frustration with the Vision as presented.
 - She expressed that Musqueam has not agreed to the proposed growth in the Draft Vision and that she considers engagement with Musqueam to this point to be information sharing, not consultation.
 - She also emphasized that there has been lots of good conversation, but that it is premature for the UBC Board of Governors decide on growth without engaging Musqueam at the decision-making level.
- In response, one member expressed that building only on campus is a fundamental problem, and that UBC should not build without Musqueam consent on stolen land. They further highlighted that UBC should develop land off-campus to support its housing needs.

Aslam Bulbulia led a breakout activity, which generated the following discussion. Note that the following were self-summarized comments from small group discussions that were later themed by staff.

Are there any groups we should be reaching but aren't? How could we reach them?

Post-it notes received:

- Suggested stakeholders:
 - Musqueam
 - Alumni
 - Leisure groups (e.g. visitors staying at residences)
- Suggested ways to reach stakeholders:
 - Consider more focus group discussions.
 - Quick "Tik Tok" style digestible videos, consider partnerships with the AMS.
 - Sidewalk markings to drive survey and promote materials.
 - Signage at major transit stations and the bus loop.



Do you have any concerns about the engagement approach?

Post-it notes received:

- Consultation opportunities are not clearly promoted.
 - Students and residents are generally not well-informed about engagement.
 - No significant social media presence.
 - Consider prompts to those off campus (e.g. alumni).
 - Information is too technical for all groups, need a physical model.
 - It is a very condensed time to review/absorb details.
 - Is the timeline too rigid? Not flexible enough to accommodate?
 - Is there real listening?
 - Engage when people have more free time.
 - Provide QR codes linking to more information at pop-ups.
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4. Next Steps

- Next Meetings:
 - February 9th, 4:30-6:30PM at Jack Poole Hall South, Robert H. Lee Alumni Centre.
 - March 7th, 4:30-6:30PM at Room 2301, AMS Student Nest.
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**UBC
campus
vision
2050**



Meeting 12 | January 10th, 2023

Campus Vision 2050 Community Advisory Committee



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

campusvision2050.ubc.ca



Agenda

1. Welcome & Process Updates
3. Winter Engagement Content
4. Winter Engagement Approach
5. Next Steps



CAC Process Updates

- Will include a summary of CAC feedback in Board and Engagement Summary Reports
- Will share stakeholder communications and staff responses (e.g. UNA and AMS letters to the Board)
- CAC student members will be supporting Winter Engagement pop-ups at the bus loop to engage with commuter students



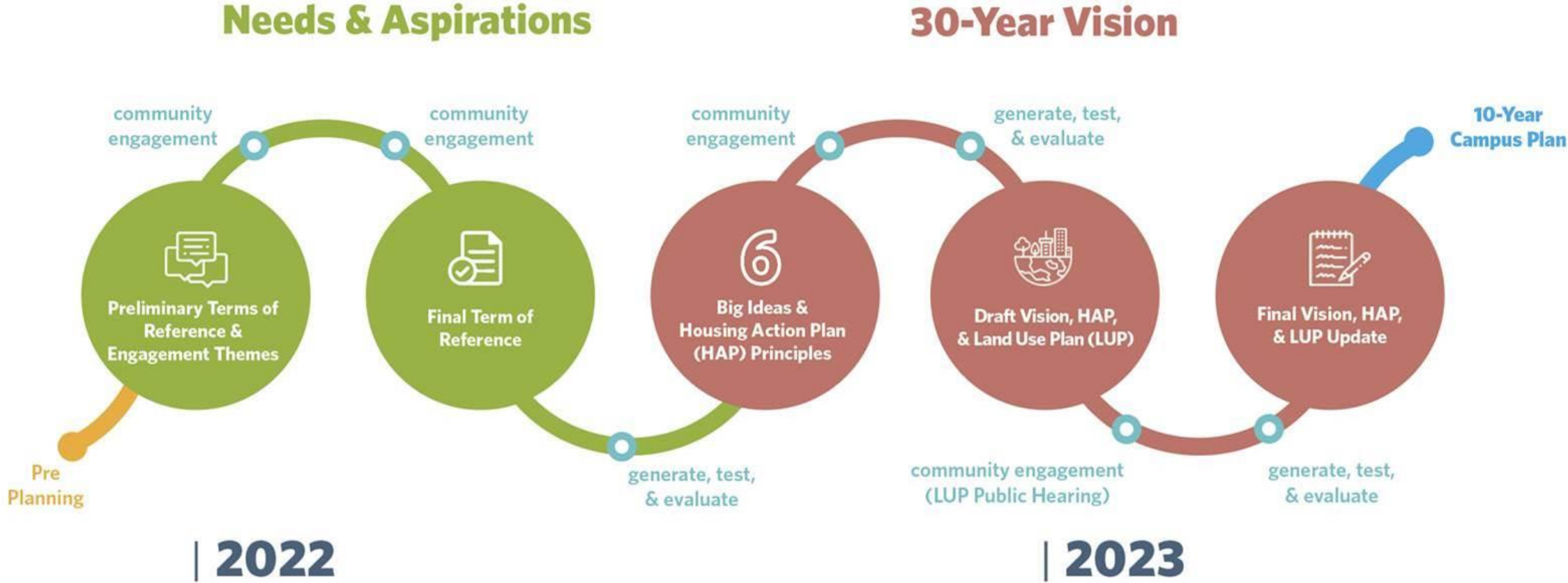
Revised Look Ahead: CAC Engagement

Phase	Vision and HAP Initial Ideas	Draft Vision, Key LUP and HAP Recommendations	Final Vision, Draft LUP and HAP	10-Year Campus Plan
Timing	July – Sept. 2022	Oct. – Feb. 2023	March – May 2023	June 2023 – June 2024
Types of input	<p>July 14</p> <ul style="list-style-type: none"> – Input on charrette outputs to inform better alignment with 7 guiding principles and supporting strategies; input to feed into the development of options to be presented in late September/early October – Review/input on fall engagement approach <p>August 18</p> <ul style="list-style-type: none"> – Review/input on fall engagement approach – Preview emerging big ideas, choices and trade-offs for the Draft Vision <p>September 13</p> <ul style="list-style-type: none"> – Preview fall engagement materials, including big ideas, choices, and initial HAP policy ideas 	<p>October</p> <ul style="list-style-type: none"> – Overview of the HAP process and housing at UBC – Share preliminary findings from HAP consultant studies <p>November</p> <ul style="list-style-type: none"> – Share what we heard from fall engagement – Review/discuss initial thinking on Draft Vision and types of potential Land Use Plan policy changes (e.g. new land use boundaries, building heights, densities, open space amounts and connectivity) <p>December January 10</p> <ul style="list-style-type: none"> – Review approach for January/February engagement on Draft Vision, HAP directions, key LUP changes <p>January February TBD – FIRST WEEK</p> <ul style="list-style-type: none"> – Review early Collect engagement feedback on Draft Vision and HAP recommendations – Review draft key-Land Use Plan recommendations 	<p>February March TBD – FIRST WEEK</p> <ul style="list-style-type: none"> – Review/comment on Draft Final Vision document – Review/comment on Draft Land Use Plan – Review/comment on Draft Final HAP <p>March April</p> <ul style="list-style-type: none"> – TBD, Public Hearing on Draft Land Use Plan in April <p>April</p> <ul style="list-style-type: none"> – TBD <p>May</p> <ul style="list-style-type: none"> – Review public hearing feedback and any changes to Draft Final Land Use Plan in advance of being presented to the Board of Governors 	<p>TBD</p> <ul style="list-style-type: none"> – Initial input on engagement and technical planning approach for 10-Year Campus Plan – Ongoing input/review of planning and engagement materials to support development of 10-Year Campus Plan

Engagement Content

The background features a series of overlapping, curved, organic shapes in various colors: a teal shape on the left, a dark blue shape in the upper left, a light blue shape in the upper right, an orange shape on the right, and a purple shape in the lower right. The text 'Engagement Content' is positioned in the upper left area, overlaid on the dark blue background.

How We Got Here / Where We're Going



Winter Engagement Goals

- Share the Draft 30-Year Vision and gauge if it meets and balances community needs
- Make it easy for people to understand how the Vision will influence changes to the Land Use Plan and Housing Action Plan
- Collect feedback on areas of the Vision that could change



Winter Engagement on Draft Vision

Context & Background

- Needs and aspirations feedback
- Design charrette work and feedback
- Big ideas and choices feedback
- Technical work and analysis

Inputs

- Public engagement
- Community Advisory Committee
- UNA
- Other Advisory Boards and Committees
- Board of Governors
- Technical work and analysis

+

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Refined 5 Big Ideas +1 *in response to community feedback*

Learning City (academic mission & bridging town and gown)

More Housing and Expanded Affordability (housing, amenities & services)

Community of Communities (making a big campus feel small & inclusive)

Restorative and Resilient Landscapes (Musqueam presence, biodiversity & ecology)

Connected Campus (mobility, accessibility, connectivity)

Climate Mitigation and Adaptation (GHG reductions, resilient infrastructure)

+1

Development & Open Space Approach

- Mixing and distribution of uses, density, and open space
- Neighbourhood character and building height

+

More Information

- Draft Housing Action Plan Principles & Policies
- Key Land Use Plan changes
- Further technical work and implementation



Draft Vision Statement

“In 2050, UBC Vancouver is a resilient, accessible and inclusive urban campus—a unique and complementary combination of a world-class post-secondary institution with a thriving, complete residential community—that celebrates and honours its land, ecosystem, history and Indigenous hosts.”



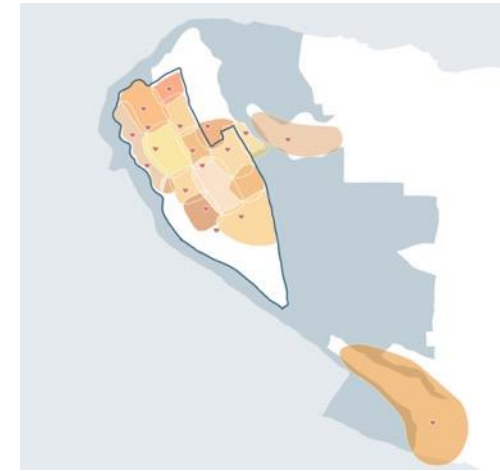
Winter Engagement on 6 Big Ideas



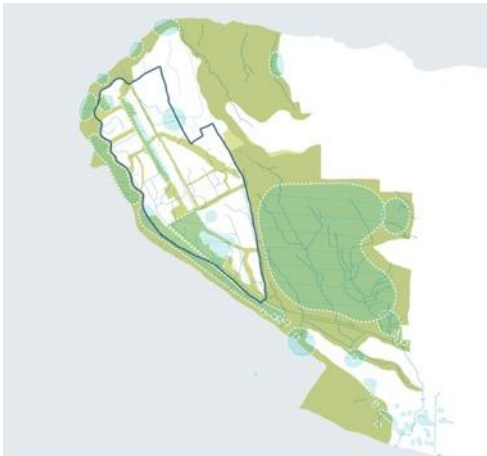
Learning City



More Housing and Expanded Affordability



Community of Communities



Restorative and Resilient Landscapes



Connected Campus



Climate Mitigation and Adaptation

This is a sample page from the Vision Document.

Big Idea: Restorative and Resilient Landscapes

UBC Vancouver in 2050... Guided by rich natural surroundings and Indigenous knowledge, the campus integrates natural systems and supports increased biodiversity. A network of connected green public spaces, courtyards, corridors, green roofs, and places for respite and social connection work alongside academic and neighbourhood buildings. Indigenous plants and xʷməθkʷəy̓əm

values reflected throughout create a sense of welcome to xʷməθkʷəy̓əm traditional territory. Biodiversity and ecological resilience are supported throughout the campus, including new tree canopy, rain gardens and green corridors for biking, walking and rolling.

Diagram is for illustrative purposes only. Future design and layout of buildings, streets and open spaces are subject to more detailed planning.



- LEGEND**
- PRIMARY GREEN CORRIDOR
 - SECONDARY GREEN CORRIDOR
 - MUSQUEAM WELCOME AND PLACES OF SIGNIFICANCE



KEY STRATEGIES

- Protect and enhance existing high-value ecological areas (e.g., Pacific Spirit Regional Park, UBC Farm forested area)
- Create substantial new green spaces for social, recreational and ecological benefit
- Bring surrounding forests into the campus to support species movement and increase biodiversity
- Work with natural conditions to shape where green spaces and corridors are prioritized
- Support surrounding ecosystems with corridors that absorb, clean and transfer rainwater and provide habitat
- Protect and enhance habitat for wildlife such as migrating birds and species at risk
- Introduce abundant Indigenous plants, traditionally harvested by xʷməθkʷəy̓əm, including removal of invasive species
- Provide equitable access to a system of human-scaled landscapes that nurture social wellbeing and create a sense of place.

DRAFT

This is a sample page from the Vision Document.

Surrounded by Pacific Spirit Regional Park, UBC is part of a broader ecological and open space system within the region. Situated within xʷməθkʷəy̓əm traditional territory, there is significant historic and cultural importance of this land to xʷməθkʷəy̓əm. The unique qualities of UBC's open spaces have evolved over time in response to the historic campus structure of malls and courtyards, protection of green academic land for research, recreation and cultural uses,

and investments in the public realm. More recently, deeper engagement with xʷməθkʷəy̓əm and evolving knowledge of Indigenous practices and climate adaptive planting are shaping novel approaches to creating and enhancing the ecological, educational and social role landscapes play on the campus.

xʷməθkʷəy̓əm Values and Connection to the Land



The Point Grey Peninsula is culturally and ecologically sensitive for Musqueam. Musqueam and UBC continue to work together to identify areas having significant cultural value. Campus gateways and landscapes with a strong xʷməθkʷəy̓əm welcome and presence will be integrated into plantings, design, art, architecture and public realm.

Forested habitat surrounding the university has high cultural and natural value. (Photo Credit: TBD)



xʷməθkʷəy̓əm welcome at University Boulevard. (Photo credit: TBD)

Strategies for Enhancing Ecology and Biodiversity



Natural rainwater management and habitat creation through diverse planting areas. (Photo credit: TBD)



Green corridors for continuous planting alongside places for people. (Photo credit: TBD)

- Protect and enhance existing high-value ecological areas (e.g., Pacific Spirit Regional Park, UBC Farm forested area).
- Create substantial new green spaces as part of new development for social, recreational and ecological benefit, including rainwater management and tree protection.
- Seek opportunities to bring surrounding forests into the campus and create ecological corridors to support species movement and increase biodiversity.
- Work with natural conditions (e.g., watershed, topography, habitat and soil conditions) to shape where new development occurs and where green spaces and corridors are prioritized, contributing to climate resilience and biodiversity.
- Support surrounding ecosystems with blue and green corridors that absorb, clean and transfer rainwater and provide habitat.
- Protect and enhance habitat for wildlife such as migrating birds and species at risk.
- Introduce abundant Indigenous plants, traditionally harvested by xʷməθkʷəy̓əm, including removal of invasive species.
- Create and provide equitable access to a connected system of human-scaled landscapes that nurture social wellbeing and create a sense of place.

Corridors



Enhanced and naturalized Main Mall corridor.



Diagonal Connector moving east-west across campus.



East Mall corridor with enhanced ecology and mobility.

Main Mall

UBC's most prominent landscape will continue to be a major pedestrian promenade fronted by significant buildings, cultural spaces and public art. Over time, portions will transition to a more naturalized character and function, integrating Indigenous landscapes that embrace reconciliation and honour the x̱m̱əθḵʷəy̱əm host nation, and offer areas for teaching, research and Indigenous ways of knowing. A potential landscape connection over Northwest Marine Drive could provide a major new open space opportunity with expansive views over Burrard Inlet and increase the accessibility of the northern parts of the campus. Indigenous landscape qualities will prevail as it connects south to the planned ecological park in Stadium Neighbourhood and towards Powerline Trail in Pacific Spirit Regional Park.

Diagonal Connector

Linking Pacific Spirit Regional Park's Heron Trail to the forest overlooking Wreck Beach, this new ecologically rich landscape will draw in the surrounding forest. New wetland and climate adaptive plantings will capture, clean and manage rainwater. This connector will provide people and wildlife passage across campus that is surrounded by nature.

East Mall

A revitalized East Mall will introduce large sections of Indigenous plantings and enhanced ecological landscapes. To its north the corridor links the gateway at Southeast Marine Drive through to the revitalized Bosque at University Square. To its south, a green mobility corridor will enhance ecological diversity and prioritize pedestrians, transit and bikes.

University Boulevard

The University Boulevard corridor increases x̱m̱əθḵʷəy̱əm presence at this prominent gateway to the campus, building on the successes of the natural rainwater feature and double-headed serpent house post. Landscapes along the corridor will feature Indigenous plantings, x̱m̱əθḵʷəy̱əm presence, native ecology and visible rainwater features.

16th Avenue

16th Avenue provides an opportunity to link significant natural open spaces between Pacific Spirit Regional Park in the east and UBC's research forest in the west. These high value ecological areas include concentrations of tall trees and diverse habitat features. A treatment of 16th Avenue provides the opportunity to connect them, allowing for species movement between these larger forested areas.



University Boulevard corridor



16th Avenue as a green link between natural open spaces.

This is a sample page from the Vision Document.

Public Realm Categories



Public realm plantings that incorporate Indigenous and diverse species. (Photo credit: TBD)



UBC Farm as a productive landscape where land-based research takes place. (Photo credit: TBD)



UBC recreational fields

Ecologically-focused Open Spaces

These spaces connect existing forested and green academic areas along key corridors and around the campus periphery with new and enhanced green corridors to promote biodiversity, ecological health, and increase x̣ṃəθḳəỵəm presence. Along Northwest Marine Drive and 16th Avenue, forested edges provide a green buffer that provides wildlife habitat and contributes to protecting Pacific Spirit Regional Park. These green edges also reinforce the experience of arriving to an urban campus set within nature.

While these spaces are more natural in character, particularly at the interface with Pacific Spirit Regional Park, within the campus core they may contain formal plazas and programmable spaces, particularly as they intersect with areas of higher social activity.

Productive/Research Landscape

These areas focus on land-based research and teaching, supporting the Campus as a Living Lab initiative, in areas such as in areas such as urban forestry, horticulture, ecosystem services, biodiversity, climate change. They also offer opportunities to integrate x̣ṃəθḳəỵəm knowledge and expertise, continue the tradition of and renew x̣ṃəθḳəỵəm practices, and incorporate traditional ways of knowing and caring (e.g., places where elders can teach youth about plants and harvesting).

At a smaller scale these landscapes offer opportunities for community gardens and for cultivating native and harvestable plants throughout the academic campus and in neighbourhoods.

Recreation Fields

Outdoor recreation, sport and fitness are central to the health and wellbeing of students, faculty, staff and residents. UBCs recreation fields enhance access to quality sport and recreation for those who learn, live, work, and play on campus while engaging communities in the life of the university. A key opportunity is the new Thunderbird Stadium that will serve as a hub for athletic, recreation and residential community sport and engagement.

Community-focused Open Spaces

A fine-grained network of human-scaled open spaces is envisioned across the campus for people to gather, socialize, nurture social wellbeing and create a sense of community identity. These include:

Commons and community parks: larger spaces for the surrounding academic, student housing and neighbourhood population. These spaces offer open lawn, play areas and/or small recreation courts combined with more natural areas, seating and other features. They will facilitate a wide range of activities and programming including: places for art, temporary exhibits, outdoor learning and places for cooking and gathering.

Courtyards: intimately scaled spaces that function as "outdoor rooms" framed by the buildings around them. Future development will continue the pattern of internal courtyards that link spaces within the academic campus. Each courtyard will have a unique identity, character and programming linked to the specific users and communities within the buildings they serve, and provide visible connections to the broader open space network.

Plazas, Pedestrian Areas and Streets

Some spaces are paved to allow flexibility for social gathering, pedestrian movement and events. They may be co-located near active commercial areas and with amenities to provide outdoor space for these uses on campus and in new neighbourhoods. They will be designed to accommodate everyday informal uses such as sitting and people watching, small to medium-sized events such as farmers markets, community celebrations and informal play, as well as larger events such as concerts or community celebrations.

Streets are also important parts of the public realm and more than simply movement corridors. They are 'places' in and of themselves when they are comfortable and pleasant to spend time in, with seating, bike parking, plazas and other features to make people stop, linger, connect, and enjoy the surroundings.



Ponderosa Commons provides a variety of open spaces for accommodating a range of activities. (Photo credit: TBD)



Residential courtyard with naturalized planting. (Photo credit: TBD)



Large paved plaza area allows for flexibility for social gathering needs. (Photo credit: TBD)

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This is a sample page from the Vision Document.

Winter Engagement on Realizing the Development Program



See following page for blow-up of graphic.

Key Program Features

- Up to 3.1M SF more academic space
- Up to 1M SF more research partnership space
- Preservation of Green Academic land to support land-intensive research
- At least 3,300 student beds by 2034, along with 1,000 beds to replace ageing and/or displaced units
- Approximately 8.3M SF more residential development—a 20% increase from the current Land Use Plan
- A range of new amenities, services, and community facilities

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New & Expanded Neighbourhoods: Stadium Winter Engagement on Realizing the Development Program



Highlights

- Reflects draft concept from 2019
- Mix of housing types and amenities
- New ecological park and stadium
- Heights up to 28 storeys
- 1.46M SF residential density, plus rental housing along East Mall
- Expanded neighbourhood boundary to include additional rental housing along East Mall

*Proposed Stadium Neighbourhood and East Mall Faculty-Staff
Rental Housing*

Winter Engagement on Key Land Use Plan Recommendations

To implement Campus Vision 2050:

- Updated land use boundaries, growth distributions, and maximum building heights by area
- Increased student and rental housing targets
- Open space, community space, retail, and childcare targets
- Process commitments for future neighbourhood plans, and regional and Musqueam engagement

Discussion Questions

- What would make it easy to engage with this amount of content? To engage in at the right depth?
- What are some great questions to ask in this round of engagement?

Engagement Approach

The background features a series of overlapping, curved, organic shapes. On the left, a teal shape overlaps a dark blue shape. In the center, a light blue shape overlaps a darker blue shape. On the right, an orange shape overlaps a purple shape. The overall composition is modern and abstract.

Winter Public Engagement Approach

(Jan. 17-Feb. 7)



**CV2050 Website
Info + Survey**



Pop-Ups
(x8-10)



Speaker Event
Jan. 25 (in person)



Workshops
*Feb. 1, Feb 4, Feb. 7 (in person)
Feb. 6 (online)*



Roadshows
(x20-25)



Community Conversations
(x15-20)



Open Houses
Jan. 25, Feb. 4 (in person)



Walking Tours
(x2)

Engagement Activity Details

Information Sharing & Promotion



Pop-Ups
(x8-10)

Purpose: Share information, answer questions, and promote survey and events

Format: Booths set up in high-trafficked areas across the academic campus and in the neighbourhoods

Limitations: Limited amount of time to grab people's attention (1-2 min conversations with passersby max.)



Open Houses
Jan. 25, Feb. 4 (in person)

Purpose: Share information via display boards and answer questions, and promote survey and events

Format: 2-hour drop-in events in central locations on campus and in neighbourhood

Limitations: Not well-attended and not ideal for people to provide feedback

Engagement Activity Details

Information Sharing, Comments & Feedback on Content



Roadshows
(x20-25)

Purpose: Share high-level information, answer questions, and hear feedback, as well as promote survey and events

Format: CV2050 team joins pre-existing meetings of campus and neighbourhood groups and presents a short presentation (usually 15-30 min)

Limitations: Short timeframe with limited opportunity to provide feedback



Survey

Purpose: Share in-depth information and solicit feedback at the respondent's own pace

Format: Web survey of 10-15 questions (with links to access full Draft Vision and more info re: proposed LUP and HAP updates)

Limitations: Inability to ask questions

Engagement Activity Details

Dialogue and Feedback on Content



Community Conversations (x15-20)

Purpose: Solicit in-depth feedback through intimate discussions with groups across campus and in the neighbourhoods

Format: Short presentation to share information followed by a facilitated discussion for 45 – 90 min

Limitations: Time constraints for shorter conversations, especially if larger groups



Workshops

*Feb. 1, Feb 4, Feb. 7 (in person)
Feb. 6 (online)*

Purpose: Solicit in-depth feedback by a diverse set of participants (a mix of staff, faculty, students, residents)

Format: Long format event with large and small group discussions over 2-3 hours

Limitations: Longer time commitment can affect access and ability to participate

Engagement with Musqueam

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 engaging with approximately 73 Musqueam community members and staff through three engagement sessions and a survey.

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 are members of the Campus Vision 2050 Community Advisory Committee.
- Musqueam community-wide fall engagement:
 - A lunch event with Musqueam staff
 - A dinner event with community members who have a connection to UBC
 - A community-wide dinner event
 - A survey tailored to Musqueam
- Upcoming engagement
 - Consultation on draft vision, highlighting how Musqueam input has been integrated
 - Public hearing on the Land Use Plan in April

Roadshows & Community Conversations

Based on Spring and Fall Engagement outreach. **Fall additions in bold.** Winter additions in **bold pink.**

Affiliation	Group/Organization
Students	AMS, GSS, Agronomy Garden, AMS Foodbank , AMS Peer Support , Arts Undergraduate Society , Association for Population and Public Health Students, Black Graduate Student Network, Black Student Union, CAPACity, Climate Hub , Collegia (incl. Indigenous Students' Collegium), Design League , Disabilities United Collective, Disabled Graduate Students Association , Equity Student Advisory Council, Feminists for a Feminist Architecture, First Generation Student Union, First Nations House of Learning, Free Periods, Geography Students' Association, Global Lounge, Hillel, IDEAS@UBC, Law Disability Alliance , LFS Council, National Organization for Minority Architecture Students, Planning Equity Coalition, Point Grey Islamic Society, Pride Collective , Queer BIPOC Student Collective , Residence Advisors, SCARP BIPOC Caucus, Science Undergraduate Society, Seri Malaysia Club, Sexual Violence Prevention and Response Office, Smart Cities Club, Student Ambassadors , Student Sustainability Council , Sustainability Ambassadors, Tandem Language Club, Third Quadrant Design Team, Wastenaut
Faculty	Applied Science, Arts, Black Caucus, Dentistry , Disability Affinity Group , Education , Faculty Association , Forestry, Geography, Graduate and Post-Graduate Studies , Graduate Council , Land & Food Systems, Law, Medicine, Occupational Therapy, Pharmaceutical Sciences, Sauder, School of Architecture & Landscape Architecture, School of Community & Regional Planning, School of Music, School of Public Policy & Global Affairs, Science
Emeritus	Emeritus College, President's Advisory Committee on Campus Enhancement (PACCE)
Residents	University Neighbourhoods Association (UNA) incl. UNA Board, Community Engagement Advisory Committee, Land Use Advisory Committee, UBC-UNA Liaison Committee, and UNA Youth Leadership and Pre-Teen Leadership Clubs, Parent Advisory Councils (UHill Elementary, UHill Secondary, and Norma Rose), Newcomers Support Group , Norma Rose 5th + 6th Graders , Tapestry Seniors Living, Strata Councils (Argyle East, Corus, Sandringham), UBC Community for Sustainable Development

Roadshows & Community Conversations, cont.

Based on Spring and Fall Engagement outreach. *Fall additions in bold. Winter additions in bold pink.*

Affiliation	Group/Organization
Staff	Athletics & Recreation , Belkin Gallery, Botanic Gardens , Campus Security, Centre for Accessibility, Ceremonies, Chan Centre , Childcare Services, Collegia, Communicators Network , Conferences & Accommodations, CTLT Indigenous Initiatives , Development & Alumni Engagement , Dining Services shift workers, Equity & Inclusion Office, Facilities & Building Operations (incl. custodial shift workers), Finance & Operations, Farm , First Nations House of Learning, Indigenous Strategic Plan Implementation Committee , Indigenous Strategic Plan Executive Advisory Committee , Institute for Critical Indigenous Studies , Interdepartmental Climate Committee , Library Operations, Mastercard Foundation Scholarship Program, Municipal Services , Museum of Anthropology, Residence Life Managers, St. John's College , School of Public Policy and Global Affairs, Student Housing & Community Services (Leadership Team; Facilities + Bldg Services Mngmnt Team; Food Services Mngmnt; Safety Team) , Sustainability Hub
Alumni	Alumni Advisory Council
External	Pacific Spirit Park Society, Wreck Beach Preservation Society
Other	Advisory Urban Design Panel (AUDP), Campus Biodiversity Initiative: Research and Demonstration (CBIRD), Climate Crisis in Urban Biodiversity (CCUB), Council of Senates Budget Sub-Committee, CUPE 2950 , Property and Planning Advisory Committee (PPAC), Senate Academic Building Needs Committee, University Multifaith Chaplains Association

Additionally we met with representatives of the following groups:

Anti-Racism and Inclusive Excellence Task Force, Acadia Park Residents Association, IBPOC Connections, Muslim Students Association, and Trans, Two-Spirit, and Gender Diversity Task Force

Discussion Questions

- Which of these engagement activities could you see/not see yourself participating in? Why/why not?
- Are there any groups we should be reaching but aren't? How could we reach them?
- Do you have any concerns about the engagement approach?

Next Steps

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

Upcoming Process

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

**UBC Campus Vision 2050:
30-Year Vision**

[DRAFT – Jan. 3, 2023]
un-illustrated version

January 2023

DRAFT

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DRAFT

Land Acknowledgement

The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of the xʷməθkʷəy̓əm people. For millennia, xʷməθkʷəy̓əm people have been stewards and caretakers of these lands and have shared it with others. UBC has been located on these lands for over 100 years, and strives toward building meaningful, reciprocal and mutually beneficial partnerships with xʷməθkʷəy̓əm and learning from xʷməθkʷəy̓əm's traditional relationship with the land.

DRAFT

Foreword: Message from Chair of the UBC Board of Governors

DRAFT

PART A: BACKGROUND

Purpose

The 30-Year Vision is an ambitious, long-range plan for how the UBC Vancouver campus will change and grow to support the needs of the university, its students, faculty, residents and staff, and deepen engagement with its host nation, the xʷməθkʷəy̓əm. The Vision provides a bold, high-level description of how the campus and neighbourhoods will evolve over the next 30 years, including its general look and feel and where and how much development will occur.

The Vision focuses on the physical development of the campus, both academic and neighbourhood lands. It addresses overall spatial layout and structure, relationships between land uses, development, and the ecological, social, cultural and physical requirements for a healthy, thriving campus community that support the university's academic mission.

The Vision is adopted by the UBC Board of Governors and serves as an inspiration and guide for updating the Land Use Plan and sub-plans including the 10-Year Campus Plan, future Neighbourhood Plans and other implementation plans and policies.

Context

UBC is a global centre for teaching, learning and research, consistently ranked among the top 20 public universities in the world. Since 1915, UBC has been opening doors of opportunity for people with the curiosity, drive and vision to shape a better world. UBC's two major campuses—in Vancouver and the Okanagan—attract, nurture and transform more than 65,000 students from Canada and 140+ countries around the world.

UBC Vancouver Campus

Surrounded by ocean and forest on traditional xʷməθkʷəy̓əm territory, UBC Vancouver sits at the tip of the western edge of Metro Vancouver. The campus consists of 402 hectares of academic and neighbourhood lands and has been located on this site for most of its 100+ year history.

Pacific Spirit Regional Park surrounds the campus, providing rich wildlife habitat, upland temperate rainforest and the Fraser River estuary. The campus slopes gently from east to west, and bluffs overlook the Strait of Georgia, Burrard Inlet and the greater Salish Sea.

The campus lands differentiate UBC from most other Canadian universities and have helped the university achieve a level of excellence in support of the university's academic mission by enabling:

- world-class spaces for teaching, learning and research
- thriving, sustainable residential communities, with a wide range of community amenities including shops, restaurants, a grocery store, community centres and schools
- industry and community partnerships

- services, amenities and open spaces that support the people who study, work, live and play on campus
- residential development, from which UBC generates revenue to help achieve university priorities, such as affordable housing and bursaries and scholarships

Campus History

Musqueam Territory

For millennia, xʷməθkʷəy̓əm people have lived in the area that includes the lands upon which UBC's Vancouver campus is now located. As the river delta grew, settlements moved down the river to maintain their position at the mouth of what is known today as the Fraser River, where the main village has been for 4,000 years. For time immemorial, xʷməθkʷəy̓əm people have been stewards and caretakers of these lands and have shared it with others. These lands have been a place of learning where the xʷməθkʷəy̓əm people acquired knowledge of local plants and animals for their enduring wellbeing and ways of thriving with these resources.

Choosing Point Grey

In 1908, the Government of British Columbia chose Point Grey as the site for UBC and endowed the university with the land through Crown grants commencing in 1925. xʷməθkʷəy̓əm representatives have advised that these decisions were made without Indigenous involvement.

An Evolving Campus

From the 1950s through the 1980s, the campus grew rapidly and much of the current academic core was established. For decades, UBC was a commuter campus with limited amenities and services for the small population of residents. The 1989 construction of UBC's first campus neighbourhood, Hampton Place, marked the beginning of a transformation still underway today. While many people still commute to campus from other parts of the region, there are now more than 28,000 people living in six neighbourhoods and in student residence buildings. The growing campus population supports the shops, restaurants, services and amenities that the UBC community now enjoys.

Deepening UBC-xʷməθkʷəy̓əm Relationship

There has been a significant shift in the relationship between UBC and xʷməθkʷəy̓əm over the past 70 years — from a time when Indigenous people were forced to give up their status to attend university, to a steady increase in xʷməθkʷəy̓əm enrolment and programming and a growing partnership over the decades because of strong xʷməθkʷəy̓əm leadership, commitment and tenacity.

Today, UBC and xʷməθkʷəy̓əm are working together to transform this long-standing relationship with a new Relationship Agreement. This is an important part of UBC's institutional commitment to deepening the university's relationship with xʷməθkʷəy̓əm and to reconciliation more broadly.

Through the Relationship Agreement, UBC and xʷməθkʷəy̓əm are co-developing a comprehensive framework for engaging xʷməθkʷəy̓əm on land use initiatives to better understand and incorporate

xʷməθkʷəy̓əm values, needs and interests into planning. Initial projects and collaborations under this emerging framework have helped shape the Vision.

Becoming a Complete Community

The last major updates to UBC's Land Use Plan and Campus Plan, which occurred in 2010/11, laid the foundation for many of the prominent features of the current campus:

- mixed-use hubs that combine student housing with academic uses, amenities and services
- vibrant, walkable neighbourhoods
- well-connected, pedestrian-oriented and high-quality open spaces
- facilities that support green mobility and transportation choice
- a strong sense of place and identity in concert with growing inclusion and representation of xʷməθkʷəy̓əm history and presence on campus

Since 2010, the student body has grown by 20 per cent, the number of faculty and staff has increased by 25 per cent and the neighbourhood population has nearly doubled. Campus facilities and infrastructure have expanded to meet the demand, including new state-of-the-art teaching and research facilities, almost 5,000 new student housing beds (now totaling over 13,000), new community amenities like the Aquatic Centre and Wesbrook Community Centre, and new childcare facilities.

More than a decade after the last updates to UBC's land use planning policies, the Campus Vision 2050 process enabled UBC to work with the university community, residents and xʷməθkʷəy̓əm to envision the campus and neighbourhoods of the future. The Vision seeks to address the needs, aspirations, challenges and opportunities identified by the university and the community, as well as the associated financial requirements.

Growing Responsibly

UBC is a public post-secondary institution. Most of the university's revenue comes from provincial funding, tuition, sponsored research and donors, which supports UBC's research, teaching and learning mission. The university and its community are also fortunate to have land that provides housing opportunities and financial resources to support the university priorities.

UBC generates investment income on the sales of pre-paid 99-year residential leases and the proceeds from commercial and residential market rental. UBC leases its land – rather than selling it – and generates investment income from the revenue. In this way, the university preserves both its land and the revenue it generates in perpetuity and for the benefit of current and future generations, while building livable, thriving residential neighbourhoods.

Four critical needs require substantial funding from residential development:

1. Providing **more** housing options for UBC faculty, students and staff.
2. **Supporting** academic excellence through the Trek Endowment.

3. **Enhancing** campus amenities and infrastructure to meet the daily needs of faculty, students, staff and the campus community.
4. **Realizing** UBC's commitment to explore a financial contribution to the regional share of the cost of extending SkyTrain to campus.

The Vision outlines how the campus and neighbourhoods will grow in the coming decades to provide housing, amenities and services, and the financial resources to deliver on these critical needs.

Process

The Vision was developed as part of a comprehensive planning and engagement program. Students, faculty, residents, staff and ʷməθkʷəyəm were deeply involved in multiple stages of the visioning process, working together with the university to define the process itself, assess community and university needs and aspirations, generate planning ideas and strategies and explore trade-offs and choices.

Planning Process

The university took an integrated approach to planning, which considered social, ecological, cultural and financial aspects of the plan, and methods and processes that specifically sought outcomes that will enable the campus community and ecology to thrive as an integrated whole. The Vision development involved technical and design analysis and metrics, leading urban design and sustainable community planning research, and promising practices review.

In addition to extensive exploration with the community, the university explored and assessed a wide range of development scenarios against qualitative and quantitative considerations for optimizing value and benefit to the university, the community and the land. The three main categories of assessment considerations were:

1. Urban structure and ecology: land use distribution and integration; transportation and mobility network capacity; amenities and services quantity, distribution and proximity; ecological connectivity and resilience; amount and distribution of open space
2. Character and urban design: ʷməθkʷəyəm and campus Indigenous community values; sense of place and campus fit; human-scale urban design; cultural diversity and campus experience; green and open space access and connectivity
3. Financial support to advance university needs: amount, type and tenure of affordable housing for the UBC community; and support for academic excellence, amenities and infrastructure, and bringing SkyTrain to UBC.

Community Engagement

The Vision is, in part, the product of more than 9,000 engagements with UBC community members. Students, faculty, residents, staff, alumni and ʷməθkʷəyəm provided feedback and input over multiple engagement periods between September 2021 and January 2023. Input was gathered using a range of

methods, including surveys and other interactive online tools, open houses, in-depth workshops, facilitated community conversations, pop-up information booths and discussions with various campus departments and groups.

The engagement approach was designed to support comprehensive and diverse engagement and intentionally sought to lower barriers to participation. Vision engagement fore-fronted principles of equity, diversity and inclusion, and clear communication.

Engagement included building collaborative relationships with equity-seeking groups on campus, as well as meeting the community where they were by attending scheduled meetings and joining community events.

xʷməθkʷəy̓əm and Indigenous Engagement

UBC and xʷməθkʷəy̓əm co-developed a process for xʷməθkʷəy̓əm engagement in Campus Vision 2050. This included meetings between senior administration from UBC and xʷməθkʷəy̓əm, updates to Chief and Council, and community-wide engagement, which included sessions with xʷməθkʷəy̓əm staff and community members, a community dinner event, and a survey tailored to xʷməθkʷəy̓əm.

UBC also engaged with Indigenous students, faculty and staff that are part of the UBC community, and with other First Nations.

SIDE BAR:

Key Advisory Groups and Subject Matter Experts

- Property and Planning Advisory Committee (PPAC)
- President’s Advisory Committee on Campus Experience (PACCE)
- Senate Academic Building Needs Committee (SABNC)
- School of Community and Regional Planning (SCARP)
- School of Architecture and Landscape Architecture (SALA)
- Campus Biodiversity Initiative: Research and Demonstration (CBIRD)
- Climate Crisis in Urban Biodiversity (CCUB)
- UBC Properties Trust

University Neighbourhoods Association (UNA)

The UNA was engaged as an advisory body to the Board of Governors on matters that directly impact the experience of those living in the university neighbourhoods, reflecting the Neighbours Agreement between UBC and the UNA.

Advisory Committees

Community Advisory Committee: provided input on the public engagement process, advice on how to enhance the transparency of and participation in the planning process, and ongoing community input into the development of the plan

Administrative Advisory Committee: provided strategic input on internal policy alignment, identified institutional needs and interests, and provided input on the development of the plan and recommendations to the Board

External Advisory Committee: shared information between UBC and external service providers, such as TransLink, RCMP, Vancouver Fire and Rescue Services, and the Vancouver School Board, and jurisdictions, such as the University Endowment Lands, to provide alignment between UBC growth and future delivery of regional services



Figure 1 -

Engagement Themes

The visioning process surfaced numerous challenges facing the community and the university, as well as opportunities where UBC’s land use planning can make a difference in the lives of students, faculty, residents, staff, and xʷməθkʷəy̓əm, and at the same time improve the overall ecology and biodiversity of the campus.

- **UBC’s mission**—emphasize UBC as a university and place of learning above all else.
- **Addressing the affordability crisis**—life on campus is increasingly unaffordable for many, and more housing needs to be built for the UBC community.
- **Climate emergency and campus resilience**—calls for UBC to lead climate action by example and to build more climate-adaptive and green infrastructure.
- **xʷməθkʷəy̓əm and Indigenous campus presence**—strong interest from the community in honouring and celebrating xʷməθkʷəy̓əm and Indigenous ways of knowing and strengthening xʷməθkʷəy̓əm presence on campus.
- **Accessibility and safety of campus**—campus can be inaccessible to some, difficult to get around and unsafe at times.

- **Managing growth and the preservation of green space and biodiversity**—strong calls to protect campus green space and to consider the capacity of the campus to grow.
- **Meeting the needs of our diverse communities**—more amenities and services (e.g., grocery stores, daycares and schools) are needed to enable thriving communities.
- **How UBC uses land to finance campus needs**—concern that market housing is outpacing housing for students, faculty and staff, and that it is coming at the expense of livability, campus character and green space.

Coordinating with Other Initiatives

UBC Academic Infrastructure Plan

The Academic Infrastructure Plan (AIP) is a high-level framework and principles that identify the infrastructure needed to provide the capacity to respond and adapt to changes in pedagogy, demographics, technology and societal trends. The plan's development is led by the Office of the Provost. The AIP identifies:

- future teaching and research needs of the university, including the types of spaces required;
- high-level enrollment projections; and
- what future growth and change is needed across UBC's regional presence, including leveraging opportunities such as the Surrey site.

The Vision enables sufficient academic land capacity to meet the long term needs and directions emerging from the AIP and ensures the campus is responsive and adaptive to future growth and change.

UBC Housing Action Plan 10-Year Review

The Housing Action Plan (HAP) is a 30-year strategy how UBC uses its land and financial resources to support student, faculty and staff housing choice and affordability. The strategy, first established and approved by the Board of Governors in 2012, is reviewed and updated every five years. Recognizing that affordable housing was a top concern identified throughout Campus Vision 2050 community engagement, the 10-year HAP review integrates UBC's housing affordability policies with the future vision for the Vancouver campus.

Other UBC Policies

Other UBC policies and initiatives informing the Vision:

- UBC's Strategic Plan
- UBC's Indigenous Strategic Plan
- Wellbeing Strategic Framework
- Inclusion Action Plan
- Rapid Transit Strategy
- In Service (UBC's global engagement strategy)
- Anti-Racism and Inclusive Excellence Task Force Final Report and Recommendations
- 20-Year Sustainability Strategy
- Green Building Action Plan

- UBC’s Climate Emergency Final Report and Recommendations
- Climate Action Plan 2030

PART B: The Vision

Vision Statement

In 2050, UBC Vancouver is a resilient, accessible and inclusive urban campus—a unique and complimentary combination of a world-class post-secondary institution with a thriving, complete residential community—that celebrates and honours its land, ecosystem, history and Indigenous hosts.

Guiding Principles

The Vision is guided by seven principles. Developed with extensive community input, they are a strong reflection of the needs, aspirations, challenges and opportunities identified by the community, the university and xʷməθkʷəy̓əm. The values underpinning the principles are woven throughout the Vision.

Support UBC’s academic mission.

The Vision supports the university’s pursuit of excellence in research, teaching, learning and community engagement to foster global citizenship and advance a sustainable and just society. It responds to the evolving role the university has in confronting the challenges of today while being adaptive and resilient in the face of future change and uncertainty.

Strengthen UBC’s relationship with xʷməθkʷəy̓əm and campus Indigenous communities.

UBC and xʷməθkʷəy̓əm are working together to develop a more meaningful, reciprocal, mutually beneficial and enduring relationship to benefit both communities now and for future generations. The Vision supports this work and the goals and actions of the UBC Indigenous Strategic Plan, while honouring and celebrating UBC’s host nation on whose traditional territory the campus is situated.

Confront the affordability crisis.

Unaffordable housing and food insecurity are detrimental to the well-being of the community and ultimately the future success of the university. The Vision supports daily life on campus being more affordable, convenient and supportive and enables new ways to provide affordable housing and food options as part of a complete community.

Make campus more inclusive, accessible and welcoming.

Everyone deserves to feel welcomed and supported in their daily activities on campus and in the neighbourhoods. The Vision c Everyone deserves to feel welcomed and supported in their daily activities on campus and in the neighbourhoods. The Vision

supports equitable, diverse and inclusive spaces that will help achieve the best learning, working and living environments for all, as well as a strong sense of community and belonging.

Take bold action to address climate change and enhance campus ecology.

Climate change and unsustainable land use threaten human and ecological wellbeing and biodiversity, disproportionately impacting marginalized and underprivileged people. The Vision supports UBC's systemic, collective action to combat climate change, including reinforcing and aligning with Climate Action Plan 2030, and protect and enrich campus ecology and biodiversity.

Strengthen connectivity.

UBC suffers from limited connectivity with the broader region—socially, economically and ecologically—and getting to, from and around the 400-hectare campus can be difficult for many. The Vision strengthens connections within campus and to the broader region.

Ensure the campus lands benefit the UBC community today and for generations to come.

The campus lands provide the space for world-class teaching, learning and research and support the community today and for generations to come. The Vision ensures the campus lands continue to serve these purposes, and support livable and sustainable communities that will continue to make UBC an exceptional place to learn, teach, live, work and play.

Growing Over the Next 30 Years

The Vision provides the capacity for future growth in support of the guiding principles. This includes:

- academic and research partnership space
- new and replacement student housing
- new neighbourhood housing, including rental and below-market rental for faculty and staff and for others who work on campus and support the community
- a comprehensive suite of amenities, services and infrastructure to support the future population

Academic Growth

About 70 per cent of the 402-hectare UBC Vancouver campus is designated for academic uses, such as teaching, learning and research, athletics facilities and student social space, which directly support the university's academic mission. Academic lands also include “green academic” areas—space for land-based research and protected forested areas, such as UBC Farm, UBC Botanical Garden and Totem Park. Green academic areas also provide opportunities to increase biodiversity, species movement and carbon sequestration. There is approximately 20 million sq. ft. of built space on academic and green academic lands supporting the academic mission.

The Vision identifies sufficient land capacity for new and renewed academic spaces needed to address basic infrastructure needs, such as current seismic and building condition deficiencies, and to respond to future academic trends, in alignment with UBC's Strategic Plan and the Academic Infrastructure Plan.

This includes up to 3.1 million sq. ft. of additional space for core academic uses, including near term capital priorities, and an additional 1 million sq. ft. for research partnership space expansion, with sufficient development flexibility to accommodate more or less growth, depending on the longer-term need. Green academic lands will be preserved to continue supporting the land-intensive research needs of the university.

This approach is informed by historical growth and enrolment trends, discussion with Deans and faculty heads, and a review of current capital planning priorities and supporting needs, such as student housing, recreation and child care.

Student Housing

UBC has the most student housing of almost any post-secondary institution in North America. For individuals, student housing has significant wellbeing, community-building, and affordability benefits. For UBC, it is a financially sustainable investment in campus vibrancy and student success. Student housing is also one of UBC’s most significant contributions to regional housing affordability; students living on campus equal more than 10 per cent of the City of Vancouver’s rental housing supply.

Dedicated student housing is accommodated on UBC’s land designated for academic uses. Significant numbers of students also live in UBC’s neighbourhood lands.

The Vision accommodates 17,300 student beds by 2034, including at least 3,300 new beds along with 1,000 replacement beds to address seismic deficiencies, subject to demand, financing and fiscal capacity. Through intensification of existing housing and/or new development, more student housing beds can be accommodated beyond 2034, or earlier, subject to demand, financing and fiscal capacity.

Neighbourhood Housing

Land allocated for neighbourhood housing includes a range of housing types, community centres, grocery stores, daycares, and more. This includes rental and ownership housing for the UBC community.

UBC’s neighbourhoods have become well regarded by both residents and visitors alike as highly walkable, sustainable and amenity-rich environments. Over the last 30 years—since UBC’s first campus neighbourhood, Hampton Place, was completed in 1992—the university has developed about 8.2 million sq. ft. of neighbourhood housing.

To meet the needs and aspirations of the university and the community over the next 30 years, particularly in response to the housing affordability crisis, the Vision provides for a doubling of neighbourhood housing units beyond 2022 levels—about 8.3 million sq. ft. of additional residential development.

Program Summary

Type	Current Space	Future Space (i.e., current + future)
Academic		

Core Academic space	13.2 million sq. ft.	16.3 million sq. ft.
Research Partnership space	2.3 million sq. ft.	3.3 Million sq. ft.
Student Housing	14,000 beds	17,300 beds by 2034, plus additional capacity, subject to financing
Neighbourhood housing	8.34 million sq. ft.	16.48 million sq. ft.

Figure 2 -

Amenities, Services and Open Space

Future campus growth will be supported by a range of amenities, services and facilities integrated into mixed-use academic and neighbourhood environments. This includes a range of locally-serving commercial and retail uses, student and community space, child care, recreation facilities, a rich network of open spaces and natural areas. UBC will also work with the Vancouver School Board and the province on delivery of schools, including timing for development of the Wesbrook Place elementary school site, and other essential services, including police and fire.

The Vision enables an interconnected system of campus landscapes and open spaces that will create a cohesive, socially and ecologically rich campus protecting areas of high natural value, restoring the ecological health of landscapes, and enhancing biodiversity on the campus.

Big Ideas

The Vision is anchored around six big ideas—cross-cutting physical approaches to the campus that respond to university and community needs, advance the guiding principles and reflect the unique qualities of UBC and its surrounding context.

While they provide cues as to the intention, general arrangement, amount and location of buildings, uses and spaces, more specific layouts, massing and designs for each neighbourhood and academic project will be developed through more detailed plans.

The Learning City

UBC Vancouver in 2050...

With a daytime population of over 100,000 people, the campus is a learning city, showcasing UBC teaching, research and innovation, and prioritizing collaboration, creativity and knowledge exchange through inviting, accessible and flexible buildings and outdoor spaces for all, including marginalized and traditionally underrepresented people. More than ever before, the campus is a test bed, incubator and role model for novel approaches to planning and implementing low carbon communities, translating new knowledge into practice, and attracting industry and community partnerships. Blurring the divide between academic and neighbourhood activities in formal and informal spaces throughout the campus and neighbourhoods encourages serendipitous encounters that foster learning, discovery and community and unlock synergies between UBC’s communities.

Key Features of the Big Idea

Concentrating Academic Growth in the Campus Core

The Vision maintains the approach of building and renovating academic spaces within the traditional campus core, emphasizing new growth in proximity to the future rapid transit station on University Boulevard and along East Mall and West Mall. Sites are identified for near term capital priorities that support research excellence and transformative learning, address deteriorating and seismically vulnerable facilities, and advance UBC's climate action goals, within new or renovated facilities for the faculties of Medicine, Applied Science and Science, and Information Technology.

New or renovated academic buildings will contribute to a livelier, pedestrian-oriented campus through more mixed-use developments, more intensive use of land, and buildings with engaging and inclusive ground floor programming fronting onto streets and the public realm. A new South Campus works yard will free up additional space in the academic core and provide a consolidated space for maintenance and campus services operations, including storage of equipment, supplies and materials.

More Learning Hubs

The Vision also identifies sites for new learning hubs, developments that mix housing, academic space and amenities. These hubs will create connections between students and residents and people at various stages in their life and bring learning to the neighbourhoods, while maximizing compatibility between different uses and users.

Learning Hubs in the academic campus are proposed in the Arts and Culture District, along Thunderbird Boulevard adjacent to athletics facilities, and as part of potential future parkade redevelopment¹ in the campus core. Neighbourhood hubs use ground floor "flex" spaces for learning and to seed grass roots community-based entrepreneurship and innovation.

Within each hub, upper-level floor space will provide student housing, with various combinations of academic, social and community space, child care and other amenities on lower floors, with active uses fronting new outdoor public spaces and adjacent streets. Future design of mixed-use hubs will also consider adjacent academic uses, including mitigating the impacts of building fume hoods.

Learning Corridors

The Vision enables stronger, more defined connections between learning hubs and centres of activity. A series of learning corridors will intensify academic capacity along East Mall, West Mall, and Thunderbird Boulevard to support transit-oriented development, increase vibrancy and connect to increased research partnership and housing opportunities. Along these corridors, academic spaces, such as major new interdisciplinary buildings for the faculties of Applied Science and Medicine, will invite collaboration, experiential learning, and make interior activities and research visible to the outside. They will be complemented by ground-floor space that enables compatible retail and social enterprises. An

¹ Timing and viability of parkade redevelopment will be coordinated with parking demand decline expected as a result of future SkyTrain and green mobility initiatives, and may include some replacement underground parking.

integrated network of indoor and outdoor learning spaces will support multi-functional learning (e.g., outdoor classrooms, demonstration projects, performance and public realm activation).

Learning Everywhere

The entire campus and neighbourhoods will offer significant opportunities to support teaching, learning and research. For example:

- UBC’s “campus as a living lab” will apply UBC’s academic land-based research to enhance ecosystem services for the campus community and foster innovative approaches to regional and global challenges, like the climate crisis and biodiversity collapse.
- UBC Farm, MOA landscape, Totem Research Fields, and Research Ponds will provide test beds for urban forestry and landscape resiliency, xʷməθkʷəy̓əm traditional harvesting practices, and knowledge exchange between western and Indigenous cultures and traditions.
- Academic-research partnership areas at Technology Enterprise Facility (TEF) and TRIUMF will expand to support innovation, knowledge-sharing and entrepreneurship.
- Indigenous knowledge and practices will serve as an inroad to alternative ways of knowing and problem-solving, including opportunities to access and learn hən̓q̓əmin̓əm, and xʷməθkʷəy̓əm history and traditions through signage, and celebrate xʷməθkʷəy̓əm graduates.

More Housing and Expanded Affordability for UBC

UBC Vancouver in 2050...

A dramatic expansion of housing means more UBC community members have more affordable housing options close to where they work or study. The campus includes even more family homes, opportunities to age in place, and amenities that make life easier and richer for residents, including childcare, groceries and transit. Free from long commutes and worries about finding stable housing, more students, faculty and staff have more time to focus on studying, teaching and research, being present for their families and friends, getting involved in campus life, and building community with their neighbours. Reducing the number of people commuting to campus has helped UBC address the climate crisis.

Key Features of the Big Idea

The Vision, along with UBC’s Housing Action Plan, enables UBC to better address the regional housing affordability challenge by:

- Doubling neighbourhood housing on campus with a broad range of housing types, tenures, unit-types and sizes to support a range of house-hold types and social arrangements (e.g., bigger units, smaller units, co-living options, emergency housing options).
- Significantly increasing rental housing, including 6-storey wood frame buildings to accommodate below-market faculty-staff rental.
- Prioritizing sites for at least 3,300 new student housing beds by 2034, and identifying additional longer-term capacity.
- Identifying sites to pilot innovative home ownership options within the leasehold model.
- Concentrating housing within walking distance of amenities and transit.

- Continuing to prioritize housing access for the vulnerable and traditionally marginalized, including Indigenous students.
- Supporting fast, reliable and affordable transit to off-campus housing via SkyTrain.

Student Housing

The Vision accommodates at least 3,300 new student beds by 2034, bringing the total supply to 17,300, and identifies sites for even more student housing in the future, subject to need and project financing. The Vision also allocates replacement sites for student housing affected by future neighbourhood development in Acadia and through an expansion of the Hawthorn Neighbourhood.

Sites to accommodate student housing over next 10 years include:

Redevelopment of Place Vanier Residence: up to 1,700 beds

The redevelopment will increase capacity, address seismic deficiencies, create more active and vibrant streets through building design ground-floor programming, and maintain the tranquil forest character that is a defining feature of the western campus edge

Arts and Culture District Learning Hub: up to 1,000 beds

A new mixed-use Learning Hub in the Arts and Culture District will combine student housing with academic facilities to support the Faculty of Arts and will include a range of amenities such as local retail, collegia and child care.

Additional Sites: up to 600 beds

Additional beds can be accommodated on several sites across campus, which will be determined as part of future project planning.

Totem Park Residence Expansion

Student family and independent student housing affected by the redevelopment of the Acadia area will be accommodated at Totem Park in mid-rise, family-oriented courtyard buildings in keeping with the character of the adjacent Hawthorn Neighbourhood. While the Totem Park tennis courts will have to be displaced, a plan to replace them will be developed through future engagement with the community.

Redevelopment of Ritsumeikan-UBC House and Marine Drive Residence Expansion

A northward expansion of the Hawthorn Neighbourhood creates new faculty and staff housing opportunities close to the academic core, displacing the aging Thunderbird Residence. The student beds displaced here would be accommodated through future redevelopment of nearby Ritsumeikan House and an expansion of Marine Drive Residence through a redevelopment of Lower Mall Research Station, or within the future Learning Hub on Thunderbird Boulevard.

Neighbourhood Housing

UBC's future neighbourhoods will continue to model sustainable community planning and urban design best practice, incorporating successes and lessons learned at UBC and from other successful neighbourhoods from Vancouver and elsewhere.

To optimize livability, maximize open space and balance the distribution of growth, new neighbourhood development is focused in new and expanded neighbourhood areas south of the academic core. The general form of development will include a mix of mid-rise and taller buildings, prioritizing wood-frame construction where possible, to maximize affordability, carbon sequestration and ground-oriented neighbourhood feel.

For more detailed descriptions of neighbourhood character, including building heights, see *Character and Urban Design*.

Wesbrook Place South

Situated where the south campus greenway meets Pacific Spirit Regional Park, and within walking distance of future rapid transit, a southward expansion of Wesbrook Place Neighbourhood will include approximately 1.3 million sq. ft. of new housing, or about 1,300 units, along with locally-serving amenities, creating a secondary community node for Wesbrook. More housing is achieved on sites already identified in the Wesbrook Neighbourhood Plan and through a more intensive use of land to the south.

Stadium Neighbourhood

Stadium Neighbourhood will be a new compact, high density residential development. It will include 1.46 million sq. ft. within the neighbourhood proper and 164,000 sq. ft. along the athletics fields on East Mall, totaling 1.63 million sq. ft. of new housing, or about 1,600 units, as well as commercial and community amenities, including a grocery store, child care, locally serving retail, academic "flex space" and a major ecological park adjacent to a redeveloped Thunderbird Stadium.²

This new neighbourhood, a draft concept for which was developed with the community from 2017 to 2019, will knit together new and existing residential, ecological and athletics areas near the academic core and as well as a future south campus rapid transit station.

Hawthorn Place North

A northern expansion of Hawthorn Place Neighbourhood, maintaining the existing mid-rise form of development, will provide an additional 684,000 sq. ft. of new housing, or about 700 units, for faculty and staff, providing new opportunities for people to live close to where they work. The expansion to the north side of Thunderbird will reinforce the boulevard as a new mixed-use

² Total square footage reflects an expanded neighbourhood boundary to include 6-storey housing along East Mall.

“main street” that connects the potential SkyTrain station near the new Acadia Neighbourhood with a diversity of housing types, academic uses and amenities in Hawthorn and Totem student family housing. Residential buildings will frame Thunderbird Boulevard and ground-floor amenities and community uses will front onto Main Mall.

Acadia

Acadia will be a major new neighbourhood on campus, providing approximately 3.6 million sq. ft. of new housing, or about 3,600 units, and dovetail with the existing mixed-use neighbourhoods of University Village and Lelem in the University Endowment Lands (UEL). Acadia will include a range of building types, with an emphasis on mid-rise wood frame buildings, with higher residential towers set back from a major central open space. A new Thunderbird Boulevard mixed-use “main street” will offer a range of amenities for the community and connect to a future rapid transit station on UEL lands to the north.

Future neighbourhood planning will consider redeveloping the current site of police, fire and ambulance services into a mixed-use development that includes emergency services and housing.

Most existing child care facilities next to the central ecological corridor will be retained, with new and replacement spaces provided within new neighbourhood buildings.

Future Potential Housing Opportunities

The Vision identifies future sites that could provide additional housing over the longer term, subject to future Land Use Plan and neighbourhood plan processes:

- Housing along 16th Avenue to the south of the Thunderbird Park sports fields and on the University Hill Secondary School surface parking lot, as part of a transformation of this major thoroughfare into a more human-scaled, urban street and green connector.
- Housing integrated along the edge of the future elementary school site in Wesbrook Place.
- In the remaining Acadia area, including a full replacement strategy for student family housing and Acadia childcare as those facilities reach their end of life.

A Community of Communities

UBC Vancouver in 2050...

A mosaic of connected communities, each with their own local heart, unique features and identity, defines a socially-connected, approachable, urban campus that is easy to navigate and where people feel included and supported. Each community features a blend of housing, work spaces, open space and amenities (e.g., corner stores, cafes) that allow people to meet their daily needs conveniently. Destination features draw people in to each community from across the campus and the region. Each new development contributes to a complete, compact, sustainable and resilient campus. There is also a strong xʷməθkʷəy̓əm welcome and presence across campus.

Key Features of the Big Idea

Community Amenities

A hierarchy of amenities will support local needs and reinforce neighbourhood vitality and identity including:

- **Community Hearts:** major anchors of amenities and services serving a campus-wide population (e.g., grocery, child care, shops, restaurants, recreation, larger open spaces);
- **Mixed-Use Hubs:** smaller clusters of amenities within and around mixed-use housing and academic hubs (e.g., corner stores, coffee shops, child care, prayer spaces, multi-functioning academic spaces that allow community use, galleries, maker spaces, outdoor seating, play grounds)
- **Locally serving amenities:** individual buildings or student housing nodes within proximity to mixed-use hubs or community hearts (e.g., cafeterias, coffee shops, covered outdoor study space)

Building and Open Space Design

Well-designed buildings and open spaces that are pedestrian friendly and welcoming will foster community-building and social interaction between students, faculty, residents and alumni while ensuring communities feel connected, including:

- “Me spaces” —private spaces for quiet contemplation and where people gather and build individual and community identity.
- “We spaces” —where multiple UBC communities interact and integrate.
- Accessible features across campus (e.g., accessible entrances that keep people together), including better accessibility within the pedestrian priority areas of the campus
- Open, shaded and weather-protected outdoor spaces to maximize human comfort.
- Culturally diverse, inclusive and intergenerational spaces (e.g., gathering, spiritual, interfaith spaces), including dedicated xʷməθkʷəy̓əm spaces where community members, gather, build community identity and feel they belong.
- A stronger xʷməθkʷəy̓əm welcome and presence, with xʷməθkʷəy̓əm-specific spaces and place names, art and iconography, sharing the history and culture of the land across campus.
- Amenities and programming tailored to suit local character and identity.
- Flexible, multi-functional spaces with opportunities for shared xʷməθkʷəy̓əm community use including meeting and dialogue spaces, place for ceremony and performances outside.
- Opportunities for social connection and community building in public realm spaces through events, programming, and community-led temporal art and animation in collaboration with academic, student and residential communities.

UBC Child Care

UBC is committed to expanding child care on campus as the campus community grows through the UBC Child Care Expansion Plan (CCEP). The CCEP provides the framework to deliver on UBC’s child care policy

commitments and addresses both long-range institutional needs for child care and projected neighbourhood demand. The CCEP also establishes a long-term child care growth target, aimed at meeting 20 per cent of child care demand. Continuing to honour this commitment while accounting for growth over the next 30 years, the Vision will deliver additional child care centres beyond the current CCEP targets to keep pace with a growing community. The CCEP will also be updated to reflect the Vision.

Accessibility for All

UBC is committed to ensuring that everyone feels welcomed and supported in their daily activities on campus and in the neighbourhoods. This means designing spaces without barriers, that are welcoming, adaptable and that facilitate effective access and choice to people of all ability levels. In alignment with the new provincial Accessible BC Act, a new UBC Accessibility Committee will bring a stronger focus to how accessibility can be improved and communicated within buildings and public spaces across the campus.

Restorative and Resilient Landscapes

UBC Vancouver in 2050...

Guided by rich natural surroundings and Indigenous knowledge, the campus integrates natural systems and supports increased biodiversity. A network of connected green public spaces, courtyards, corridors, green roofs, and places for respite and social connection work alongside academic and neighbourhood buildings. Indigenous plants and xʷməθkʷəy̓əm values reflected throughout create a sense of welcome to xʷməθkʷəy̓əm traditional territory. Biodiversity and ecological resilience are supported throughout the campus, including new tree canopy, rain gardens and green corridors for biking, walking and rolling.

Key Features of the Big Idea

Surrounded by Pacific Spirit Regional Park, UBC is part of a broader ecological and open space system within the region. Situated within xʷməθkʷəy̓əm traditional territory, there is significant historic and cultural importance of this land to xʷməθkʷəy̓əm. The unique qualities of UBC's open spaces have evolved over time in response to the historic campus structure of malls and courtyards, protection of green academic land for research, recreation and cultural uses, and investments in the public realm. More recently, deeper engagement with xʷməθkʷəy̓əm and evolving knowledge of Indigenous practices and climate adaptive planting are shaping novel approaches to creating and enhancing the ecological, educational and social role landscapes play on the campus.

Connecting Corridors

Main Mall

UBC's most prominent landscape will continue to be a major pedestrian promenade fronted by significant buildings, cultural spaces and public art. Over time, portions will transition to a more naturalized character and function, integrating Indigenous landscapes that embrace reconciliation and honour the xʷməθkʷəy̓əm host nation, and offer areas for teaching, research and Indigenous ways of knowing. A potential landscape connection over Northwest Marine

Drive could provide a major new open space opportunity with expansive views over Burrard Inlet and increase the accessibility of the northern parts of the campus. Indigenous landscape qualities will prevail as it connects south to the planned ecological park in Stadium Neighbourhood and towards Powerline Trail in Pacific Spirit Regional Park.

Diagonal Connector

Linking Pacific Spirit Regional Park's Heron Trail to the forest overlooking Wreck Beach, this new ecologically rich landscape will draw in the surrounding forest. New wetland and climate adaptive plantings will capture, clean and manage rainwater. This connector will provide people and wildlife passage across campus that is surrounded by nature.

East Mall

A revitalized East Mall will introduce large sections of Indigenous plantings and enhanced ecological landscapes. To its north the corridor links the gateway at Southeast Marine Drive through to the revitalized Bosque at University Square. To its south, a green mobility corridor will enhance ecological diversity and prioritize pedestrians, transit and bikes.

University Boulevard

The University Boulevard corridor increases xʷməθkʷəy̓əm presence at this prominent gateway to the campus, building on the successes of the natural rainwater feature and double-headed serpent house post. Landscapes along the corridor will feature Indigenous plantings, xʷməθkʷəy̓əm presence, native ecology and visible rainwater features.

16th Ave

16th Avenue provides an opportunity to link significant natural open spaces between Pacific Spirit Regional Park in the east and UBC's research forest in the west. These high value ecological areas include concentrations of tall trees and diverse habitat features. A treatment of 16th Avenue provides the opportunity to connect them, allowing for species movement between these larger forested areas.

xʷməθkʷəy̓əm Values and Connection to the Land

The Point Grey Peninsula is culturally and ecologically sensitive for Musqueam. Musqueam and UBC continue to work together to identify areas having significant cultural value. Campus gateways and landscapes with a strong xʷməθkʷəy̓əm welcome and presence will be integrated into plantings, design, art, architecture and public realm.

SIDE BAR

Strategies for Enhancing Ecology and Biodiversity

- Protect and enhance existing high-value ecological areas (e.g., Pacific Spirit Regional Park, UBC Farm forested area).

- Create substantial new green spaces as part of new development for social, recreational and ecological benefit.
- Seek opportunities to bring surrounding forests into the campus and create ecological corridors to support species movement and increase biodiversity.
- Work with natural conditions (e.g., watershed, topography, habitat and soil conditions) to shape where new development occurs and where green spaces and corridors are prioritized, contributing to climate resilience and biodiversity.
- Support surrounding ecosystems with corridors that absorb, clean and transfer rainwater and provide habitat.
- Protect and enhance habitat for wildlife such as migrating birds and species at risk.
- Introduce abundant Indigenous plants, traditionally harvested by xʷməθkʷəy̓əm, including removal of invasive species.
- Create and provide equitable access to a connected system of human-scaled landscapes that nurture social wellbeing and create a sense of place.

Public Realm Categories

Five categories of open space will shape and support new development and provide an integral amenity for campus users.

Ecologically-focused Open Spaces

These spaces connect existing forested and green academic areas along key corridors and around the campus periphery with new and enhanced green corridors to promote biodiversity, ecological health, and increase xʷməθkʷəy̓əm presence. Along Northwest Marine Drive and 16th Avenue, forested edges provide a green buffer that provides wildlife habitat and contributes to protecting Pacific Spirit Regional Park. These green edges also reinforce the experience of arriving to an urban campus set within nature.

While these spaces are more natural in character, particularly at the interface with Pacific Spirit Regional Park, within the campus core they may contain formal plazas and programmable spaces, particularly as they intersect with areas of higher social activity.

Productive/Research Landscape

These areas focus on land-based research and teaching, supporting the Campus as a Living Lab initiative, in areas such as in areas such as urban forestry, horticulture, ecosystem services, biodiversity, climate change. They also offer opportunities to integrate xʷməθkʷəy̓əm knowledge and expertise, continue the tradition of and renew xʷməθkʷəy̓əm practices, and incorporate traditional ways of knowing and caring (e.g., places where elders can teach youth about plants and harvesting).

At a smaller scale these landscapes offer opportunities for community gardens and for cultivating native and harvestable plants throughout the academic campus and in neighbourhoods.

Community-focused Open Spaces

A fine-grained network of human-scaled open spaces is envisioned across the campus for people to gather, socialize, nurture social wellbeing and create a sense of community identity. These include:

- Commons and community parks: larger spaces for the surrounding academic, student housing and neighbourhood population. These spaces offer open lawn, play areas and/or small recreation courts combined with more natural areas, seating and other features. They will facilitate a wide range of activities and programming including: places for art, temporary exhibits, outdoor learning and places for cooking and gathering.
- Courtyards: intimately scaled spaces that function as “outdoor rooms” framed by the buildings around them. Future development will continue the pattern of internal courtyards that link spaces within the academic campus. Each courtyard will have a unique identity, character and programming linked to the specific users and communities within the buildings they serve, and provide visible connections to the broader open space network.

Plazas, Pedestrian Areas and Streets

Some spaces are paved to allow flexibility for social gathering, pedestrian movement and events. They may be co-located near active commercial areas and with amenities to provide outdoor space for these uses on campus and in new neighbourhoods. They will be designed to accommodate everyday informal uses such as sitting and people watching, small to medium-sized events such as farmers markets, community celebrations and informal play, as well as larger events such as concerts or community celebrations.

Streets are also important parts of the public realm and more than simply movement corridors. They are ‘places’ in and of themselves when they are comfortable and pleasant to spend time in, with seating, bike parking, plazas and other features to make people stop, linger, connect, and enjoy the surroundings.

Recreation Fields

Outdoor recreation, sport and fitness are central to the health and wellbeing of students, faculty, staff and residents. UBC's recreation fields enhance access to quality sport and recreation for those who learn, live, work, and play on campus while engaging communities in the life of the university. A key opportunity is the new Thunderbird Stadium that will serve as a hub for athletic, recreation and residential community sport and engagement.

Connected Campus

Two on-campus SkyTrain stations transform the way people get to, from and around campus, better connecting it to the rest of the region. Members of the UBC community who live off campus have shorter,

greener, less complicated commutes, giving them more time to study, work, play and rest. On-campus residents benefit from faster and easier transit access to other parts of the region and can easily meet their daily needs without owning a car. With more people arriving by transit, a renewed and expanded on-campus mobility network that prioritizes active and sustainable modes means people of all ages and abilities can get to where they need to go, comfortably and safely, while reducing greenhouse gas emissions. A system of connected greenspaces and separated cycling facilities make active modes of transportation a pleasure, and quiet neighbourhood streets are safe for walking, rolling and playing. Lining well used pathways and corridors with active retail and community uses and good lighting supports an active and vibrant urban experience and improved night-time safety.

Key Features of the Big Idea

The Vision supports a complete campus community where people can meet their daily needs within close walking and rolling distance, enabling a transition towards a more sustainable and equitable transportation future. It builds upon and reinforces existing campus mobility networks while leveraging major investments in transit and active transportation infrastructure as well as cultural and technological changes anticipated over the coming decades.

Key Strategies

- Enable the extension of SkyTrain to campus with a central station on University Boulevard and plan for a south campus station to serve Wesbrook Place, Stadium Neighbourhood and Hampton Place.
- Expand the pedestrian priority zone in the campus core while preserving access for essential services and people with mobility challenges.
- Create a safe, legible and efficient cycling and micro mobility network to accommodate users of all ages and abilities.
- Build out a network of zero-emission local transit / shuttle routes that integrate with regional services, including SkyTrain.
- Design roadways and intersections to address congestion and to maintain livability and accessibility to and through UBC neighbourhoods.

Prioritizing Sustainable Modes of Transportation

Consistent with UBC's Transportation Plan and Climate Action Plan, the Vision prioritizes more active and sustainable modes over less sustainable modes (single occupancy vehicles, ride-hailing, taxi, etc.). Priority is given to more active and sustainable modes, while ensuring the safety and comfort of more vulnerable road users, such as people walking, rolling, biking or using another form of micro mobility.

[Insert graphic depicting modal hierarchy:]

1. Walking & Rolling
2. Cycling & Micro mobility
3. Public Transit
4. Carpool / Shared Vehicles, Deliveries & Service Vehicles
5. Ride-hailing & Taxi
6. Single Occupancy Vehicles

2050 Functional Street Categories

The Vision identifies a network of *Complete Streets* where all modes of travel are accommodated, *Limited Traffic Streets* where only certain motor vehicles are accommodated, and *Zero Traffic Streets* where only emergency vehicles are permitted (and transit vehicles on select segments). Motor vehicle trips will continue to play a role for trips to, from and around campus, and vehicle access is particularly critical for emergency vehicles, people with mobility challenges and service and delivery vehicles. The network will be designed to improve safety and minimize congestion, while supporting a transition to fewer car trips.

Key opportunities:

- Strengthen Thunderbird Boulevard, West Mall and East Mall as active mixed-use streets that connect across the campus and accommodate new local and regional transit service.
- Limit general purpose traffic on select roads within the campus core, expanding the Pedestrian Priority Zone, but maintain access for users of accessible parking, service and delivery vehicles, and emergency vehicles.
- Shift to more sustainable last-mile delivery to reduce vehicle volumes on local streets and pedestrian-only areas.
- Locate parking structures around the periphery of the campus core to minimize general purpose traffic in the core and encourage the use of more sustainable modes, reduce costs, and enhance the public realm.
- Consolidate neighbourhood parking underground and locate accesses off of major streets to minimize conflict points with pedestrians and cyclists, and preserve curb space for service and delivery vehicles and passenger pick-up and drop-off.
- Two parkades in the academic core are candidates for removal or replacement through redevelopment of mixed-use hubs as commuter parking demands decline with the anticipated increase in transit use.
- Intersection improvements and transit priority lanes along 16th Avenue and Wesbrook Mall to enhance function and safety.

[Insert map of 2050 Functional Street Typologies]

2050 Transit Network Concept

Significant regional investments in transit are expected over the next decades that will dramatically transform UBC. These include the much-anticipated UBC extension of the Millennium Line SkyTrain by the early 2030s; a planned doubling of regional funding and electrification of bus services; a new rapid transit line connecting the campus to Metrotown via SW Marine Drive, 41st and 49th Avenues; and changes to Provincial roadways to and from campus to improve transit priority and introduce protected cycling facilities. Anticipated behavioral and technological changes include the expanded availability and adoption of shared, electric and autonomous modes of transport.

Key opportunities:

- Extend the SkyTrain Millennium Line to campus, with stations in the centre of campus near the Alumni Centre and UBC Bus Exchange and in south campus near Stadium & Wesbrook Place Neighbourhoods.³
 - Introduce two new zero-emission intra-campus local transit services. These services could potentially be delivered by TransLink or as independent transit services:
 - Route 1: North-South Service between University Centre / Rose Garden and Wesbrook Village along East Mall and Ross Drive
 - Route 2: East-West Service between Armories Commons and Acadia along Lower/West Mall & Thunderbird Boulevard, connecting to a future SkyTrain station in the UEL
 - By 2050, upgrade the current R4 Rapid Bus service to some form of rapid transit along 41st and 49th Avenue between UBC and Metrotown.⁴
- [Insert map of 2050 Transit Network Concept]

2050 Active Transportation Network Concept

Walking, rolling and cycling will continue to be the dominant modes of travel for trips around campus in 2050. The 2050 Active Transportation Network Concept identifies the corridors that will be the focus of investment in local cycling facilities for all ages and abilities over the coming decades. Critical to this is a fine-grained, fully accessible and well-lit network of pedestrian pathways across the campus, punctuated by places and amenities that offer opportunities for respite, weather protection and publicly accessible washroom facilities.

Key opportunities:

- Protected cycling facilities suitable for people of all ages and abilities on all Primary Cycling/Micro mobility Corridors and most Secondary Cycling/Micro mobility Corridors.
- A new major cycling hub is envisioned at the central campus SkyTrain station, with state-of-the-art secure parking and end-of-trip facilities and amenities to facilitate seamless intermodal connections and complement smaller bicycle parking and end-of-trip facilities distributed in buildings across campus.
- Conceptual pedestrian and cycling routes in Acadia, subject to refinement through a future Neighbourhood Plan process.

[Insert map of 2050 Active Transportation Network Concept]

Climate Mitigation and Adaptation

UBC Vancouver in 2050...

³ Assumed alignment, station location(s), and phasing are subject to change pending ongoing work by the Province of BC to develop the project Business Case.

⁴ Technology, alignment, station locations will be determined through a future planning process, likely led by TransLink.

The campus is a model for climate mitigation and resilience—an urban environment with near zero operational greenhouse gas emissions, achieved through climate-oriented land use planning, innovative building and infrastructure design and the prioritization of nature-based solutions. The whole systems approach to reducing emissions and preparing the campus for the effects of climate change influences all aspects of planning, development and operations, from new buildings made with sustainable materials and the use of low-carbon energy sources to decarbonizing transportation, through green mobility and re-thinking waste cycles. Campus infrastructure helps address the impacts of extreme weather events, and resilient buildings that provide healthy and comfortable environments through periods of intense heat and smoke support the health and wellbeing of those who learn, live and play on the campus. The experience of living, learning and working on campus is further enhanced through urban agriculture and sustainable food systems.

Key Features of the Big Idea

This big idea will be achieved through several strategies to prevent or reduce the emission of greenhouse gases (i.e., mitigation) and adjust to the current and future effects of climate change (i.e., adaptation).

Climate Mitigation

The Vision supports the implementation of UBC's Climate Action Plan 2030 (CAP2030), including the goal of achieving a 100 per cent reduction in operational greenhouse gas emissions for the academic campus, through land use planning, building and infrastructure design. This includes, converting the academic district energy system to a low carbon energy source.

The Neighbourhood Climate Action Plan (NCAP) will build upon UBC's climate commitments, and address operational greenhouse gas emissions in neighbourhood buildings through:

- Continued evolution of the Residential Environmental Assessment Program, including staying ahead of provincial energy step code requirements for buildings;
- Converting the existing neighbourhood district energy system to a low carbon energy source; and
- Identifying options to decarbonize existing buildings.

Additional opportunities for climate mitigation for both the academic campus and residential neighbourhoods include:

- Decarbonizing transportation by supporting green mobility (e.g., walking and rolling), providing access to fast and reliable public transit including two SkyTrain stations, and supporting the transition to electric vehicles.
- Reducing embodied carbon in buildings (e.g., mass timber construction). Where viable, avoiding new construction through adaptive reuse and renewal.
- Supporting safe and sustainable operational practices (e.g., zero waste initiative through closed-loop composting) and enabling evolving technologies (e.g., diesel fuel storage, EV charging, fast-fill station and fleet maintenance for compressed natural gas vehicles).

Climate Adaptation

The Vision provides inputs into a campus-wide vulnerability assessment, which will inform adaptation principles, baseline data, and updated policies. This work will support a coordinated effort toward climate resiliency across the campus in the face of more frequent and high intensity climate events, such as extreme heat/cold, forest fires, droughts, storms, and cliff erosion. Climate adaptation strategies include:

- Siting and designing new buildings, informed by climate projections, to mitigate the impacts of extreme temperatures (e.g., leverage shade, wind patterns, etc.).
- Providing healthy, comfortable environments in the face of climate change (such as wildfire smoke and extreme heat events) through resilient building design (e.g., energy efficient cooling, passive design, air filtration, green roofs).
- Working with regional partners to protect cliffs against sea level rise.
- Maintaining and enhancing urban biodiversity as a tool for climate action through nature-based solutions such as increased tree canopy.
- Fostering sustainable food systems through farming and research at UBC Farm and community gardens across campus and learning from indigenous practices.

Existing plans will also be updated, such as the Integrated Rainwater Management Plan (formerly the Integrated Stormwater Management Plan). The updated plan will include a range of infrastructure strategies to mitigate the impacts that campus development has on the natural hydrological cycle.

Strategies include:

- Maximizing rainwater infiltration in certain areas through green infrastructure in open spaces and by minimizing underground parking structures.
- Moving and storing rainwater runoff from impermeable landscapes to avoid cliff erosion.
- Leveraging rainwater management features to create amenities for the campus where the community can learn from and engage with the natural environment.

Character and Urban Design

The Vision's character and urban design considerations guide the layout, form and design of new development in ways that create outstanding teaching, learning and urban living environments, and build on the unique qualities of the UBC Vancouver campus and strengthen xʷməθkʷəy̓əm presence throughout.

Campus Legibility and Identity

Growth will be thoughtfully distributed to better weave the campus together, with new development concentrated around mixed-use activity centres, corridors and future rapid transit stations, making the campus more livable, walkable and easier to navigate.

Drawing in the surrounding natural features and ecology, new green connectors will break down the formality of the historic campus grid and provide opportunities for increased biodiversity, community open space and expressions of xʷməθkʷəy̓əm culture and welcome. A network of secondary landscape

pathways will link courtyards and open spaces and provide intuitive and legible connections across campus.

Academic Campus Character

The character of the academic campus will celebrate and showcase UBC as a place of learning, innovation and the exchange of ideas. Building locations and forms will reinforce outdoor spaces as places for people, with building entries and ground floor spaces designed to invite interaction and display the culture and learning activities inside. A network of smaller open spaces will enable outdoor learning and experiential education and will be supported with infrastructure such as covered seating, lighting, electrical power and charging stations. Courtyards and pedestrian pathways between buildings will be extended to provide informal “backyards”—spaces for discovery, experimentation, innovation, and local expression within each academic and student housing community.

Mid-rise buildings (predominantly four to eight storeys) will reinforce the pedestrian scale and character of primary, ceremonial routes such as Main Mall and University Boulevard. Taller buildings (up to 22 storeys) will define population and activity centres at Learning Hubs and research partnership sites and provide social anchors for safe nighttime activity and movement while creating opportunities for open space. Heights along the western edge of campus will reflect the forest character and avoid excessive view impacts on Wreck Beach.

Neighbourhood Character

The character of new neighbourhoods will foster social interaction and community connections. Streets, open spaces and buildings all play a critical role in achieving this.

Residential buildings will feature front doors, semi-private porches and stoops that present a friendly face to the street, while interior courtyards will provide more intimate spaces that function as “outdoor rooms,” framed by the buildings around them, and provide visible connections to surrounding open spaces. Each outdoor space will be designed and programmed to suit the unique needs of the residents they serve, and include community gardens, outdoor cooking and dining areas, covered seating and lounging areas and areas for play.

A range of housing types will support community and social diversity, between students, faculty, residents and staff of all ages. Building locations and heights will ensure good access to sunlight and maximize outdoor human comfort throughout the year. Mid-rise buildings will frame narrow local streets lined with trees to provide summer shade and cooling, while allowing sun in the winter months. Towers will be set back from and frame wider streets and open spaces.

Acadia

Acadia will emerge as a new, walkable neighbourhood reminiscent of older cities with mid-rise buildings framing open spaces and small blocks and narrow streets that prioritize pedestrians and create a truly walkable environment.

Predominantly mid-rise, wood frame buildings (from four to six storeys) will frame internal courtyards and public spaces to support a human-scaled experience with taller mid-rise buildings fronting Thunderbird Boulevard and open spaces.

Slender towers (ranging from 18 to 35 storeys) with 6,500 to 7,000 sq. ft. floorplates will be placed to minimize shadowing and overlook on neighbourhood public spaces and reduce visual impact at the campus scale.

Wesbrook Place South

Wesbrook Place South will continue the form of towers and mid-rise buildings found elsewhere in Wesbrook Neighbourhood. Towers (ranging from 22 to 39 storeys) will be located next to the forest edge, increasing in height towards the south, and arranged to minimize shadowing on onto community open space. Mid-rise buildings (four to six stories) will be organized around a large new open space that can support a range of activities, including informal recreation and community programming, and an urban plaza framed by locally-serving ground floor activity and amenities.

Hawthorn Place North

Hawthorn Place North will introduce new faculty and staff housing opportunities close to the academic core in simple, mid-rise forms, respecting the scale of the rest of the Hawthorn Neighbourhood. Front doors address and activate the street, while courtyards provide a sense of enclosure to the shared social space behind.

Six-storey mid-rise buildings will frame open spaces and streets, including Main Mall, and shorter buildings will be located to maximize sun into courtyards.

Stadium Neighbourhood

Stadium Neighbourhood will provide a mixed-use community hub that reflects and respects the character of surrounding uses such as the Botanical Garden, UBC Farm and forest and Thunderbird Park. An emphasis on ground oriented, human scaled buildings combined with active street level uses support social exchange and community building.

Mid-rise buildings and podiums (predominantly six storeys) will frame open spaces and streets, including six-storey, wood frame buildings along Thunderbird Park realized through adjustments to the width of East Mall. A cluster of five towers (ranging from 20 to 28 storeys) will provide a visual terminus to Main Mall and frame the ecological park and the redeveloped Thunderbird Stadium, stepping down in height towards Thunderbird Park. Potential student housing could be integrated into the east side of the new Thunderbird Stadium building.

Campus Gateways and Historic Views

Elevated on the Point Grey Peninsula, UBC enjoys spectacular views of the coastal mountains and the Strait of Georgia. These views are particularly important for connecting the community with the surrounding natural setting, and to the x^wməθk^wəyəm traditional use of land and places of cultural value. The Vision restores and celebrates these cherished views from Main Mall, University Boulevard, East Mall and West Mall.

The view at the north end of Main Mall is culturally significant to xʷməθkʷəy̓əm and will be enhanced by a reimagined landscape that replaces the formal Rose Garden with a more naturalized landscape using Indigenous plants and design elements. There is the potential to connect this space via a land-bridge that spans Chancellor Boulevard and terminates with a new academic building and open space.

A memorable arrival experience to campus will be strengthened at key gateways. Working with xʷməθkʷəy̓əm and other partners, this will be achieved through the introduction of distinctive architecture, street design, lighting and landscape features expressing a West Coast character and cultural values of xʷməθkʷəy̓əm.

PART C: Implementing the Vision

Planning and Policies

The Vision supports the academic mission, values and priorities of the university by providing a long term, aspirational framework for physical growth and change on the campus. Implementing the Vision will involve many UBC policies and plans aligned with its priorities.

Land Use Plan

UBC's Land Use Plan establishes the long-term direction for land use on the Vancouver campus, including academic and neighbourhood areas. It states the objectives and policies that guide planning and land use management, outlines long-term development plans, and must be consistent with regional plans and policies. The Land Use Plan will be updated to reflect the Vision, and once adopted by the province, will guide future land use planning decisions. Future Land Use Plan updates will take place approximately every 10 years.

10-Year Campus Plan

The updated 10-Year Campus Plan will focus primarily on academic lands and guide how academic facilities, student housing, transportation systems, green and open space, and community amenities are accommodated over the next 10 years. It will also include high-level guidance on the interface between future neighbourhood development and academic lands and inform the creation of detailed neighbourhood plans as set out below.

Future Neighbourhood Plans

Detailed Neighbourhood Plans will be developed for all new neighbourhood development outlined in the Vision. This includes amendments to the Wesbrook Neighbourhood and Hawthorn Neighbourhood Plans, finalizing Stadium Neighbourhood Plan and developing a Neighbourhood Plan for Acadia. The Neighbourhood Plans will contain detailed policies and guidelines for aspects such as the location of housing and commercial uses, specific building heights, street connectivity and access, public realm and open space, architecture and building character, infrastructure provision, services and amenities. The Neighbourhood Plans will reflect the principles, big ideas and strategies contained in the Vision and be consistent with specific policies set out in the Land Use Plan.

Implementation Plans

Several other plans and strategies will be developed in parallel with the 10-Year Campus Plan that will update existing commitments and policies to align with and support the Vision.

- The *Neighbourhood Climate Action Plan* will update the existing UBC Community Energy and Emissions Plan to reduce energy use and GHG emissions in UBC's neighbourhood housing areas, on par with the institutional Climate Action Plan.
- An updated *Rainwater Management Plan* will model and identify strategies for future development to support the natural hydrological cycle, support climate resilience, prevent cliff erosion, and identify opportunities to achieve multi-benefit amenity for the campus community.
- Working with xʷməθkʷəy̓əm and subject matter experts, Indicators, targets and guidelines will be developed for enhancing ecology and increasing biodiversity, including through Indigenous planting, tree retention and increased understory planting.
- An updated *Transportation Plan* will describe how UBC will enable sustainable, healthy and affordable travel choices in support of the Vision and UBC's Climate Action Plan commitments to a 45-per cent reduction in extended impact GHG emissions, including trips to and from the campus, compared to 2010 levels. Transportation-related targets are also anticipated to emerge from the Neighbourhood Climate Action Plan.
- An update to the *Public Realm Plan* will articulate specific design objectives, strategies and high level phasing for implementing near-term public realm investments.
- A *Community Facilities Strategy* will identify priorities and opportunities for delivery of community and recreation facilities on academic and neighbourhood lands.
- An update to the Child Care Expansion Plan will identify opportunities for the delivery of child care spaces in the academic and neighbourhood lands to keep pace with a growing community.

Academic Capital Planning

Projects on academic land will be implemented through coordinated planning and decision-making by a range of university departments through the University's capital prioritization process, in line with the Vision, Land Use Plan, 10-Year Campus Plan and the Academic Infrastructure Plan, and through close engagement with faculties and academic units.

Collaborative Planning

UBC is committed to implementing the Vision in ways that contribute to the livability and sustainability of the broader Point Grey peninsula, working in partnership with the xʷməθkʷəy̓əm, University Neighbourhoods Association, campus communities (students, faculty, residents, staff, alumni), UBC Properties Trust, neighbouring jurisdictions and other levels of government and partners.

Ongoing engagement will continue reflect the diverse experiences, knowledge and perspectives of the university communities, including:

- deepening engagement with xʷməθkʷəy̓əm on land use planning and the planning and design of specific projects

- continuing to reach and engage with marginalized and under-represented communities
- employing a variety of interest-based and participatory planning and design methods in the design and programming of community spaces to reflect local needs
- piloting innovative, community-led models for designing and operating community spaces

Working with Musqueam

UBC and xʷməθkʷəy̓əm are working together to transform our long-standing relationship with a new Relationship Agreement. This is an important part of UBC's institutional commitment to reconciliation and to deepening the university's relationship with xʷməθkʷəy̓əm, including co-developing a comprehensive framework for engaging xʷməθkʷəy̓əm on land use initiatives to better understand and incorporate xʷməθkʷəy̓əm values, needs and interests into planning. Future planning activities to implement the Vision, including planning for SkyTrain, will be coordinated with xʷməθkʷəy̓əm to help meet the needs of the communities that make up the peninsula.

Working with the UNA

The University Neighbourhoods Association (UNA) has been a key stakeholder in Campus Vision 2050 and is an important partner for UBC's current and future neighbourhoods. UBC will continue to collaborate with the UNA through the Neighbours Agreement, UBC-UNA Liaison Committee, and regular UNA Board engagement. UBC is also committed to formal UNA involvement in planning for future neighbourhoods, the review of future neighbourhood development proposals, and the handover of future neighbourhood facilities and amenities for UNA service delivery.

Working with Other Agencies

UBC will continue to work with the Government of BC, TransLink, the City of Vancouver, Metro Vancouver, Vancouver Fire and Rescue Services, the RCMP, the Vancouver School Board and other partners to deliver on areas of shared interest including: housing affordability, rapid transit, roads, public safety, schools, and infrastructure. This includes making sure services are in place to respond to growing community needs and collaborating with xʷməθkʷəy̓əm to engage other agencies on areas of shared interest. It also includes working together with the University Endowment Lands and Metro Vancouver to respect the character of the surrounding neighbourhoods, protecting the sensitive ecology of Pacific Spirit Regional Park, and mitigate potential development impacts on downstream habitats and the adjacent cliffs.

Phasing

While the above plans will identify the specific timing, sequencing, financing and servicing needs for future growth in alignment with the Vision, development activities are expected as follows:

Near-term (next 10 years)

- Implement projects from UBC's Capital Projects Priority List, including planning for replacement facilities (e.g., student housing, child care).
- Amend the Neighbourhood Plan for Wesbrook Place with an expanded boundary and development allocations, and complete Wesbrook Place development.
- Finalize the plan for Stadium Neighbourhood.

- Identify which neighbourhood(s) will be built next and work with the community to develop and/or amend Neighbourhood Plan(s).
- Deliver services and amenities in tandem with growth in population.

Long-term (years 10-30)

- Deliver subsequent Academic and Neighbourhood development;
- Update the Land Use Plan in alignment with future updates to the Housing Action Plan and other relevant policies, including consideration of new areas for additional development and redevelopment.
- Update the 10-Year Campus Plan, including planning for replacement facilities.

Monitoring and Updating the Vision

The Vision was developed through extensive x^wməθk^wəyəm, university and community engagement and in response to current and future needs and aspirations. As the university moves forward with implementing the Vision, its effectiveness will be monitored and it may be amended to respond to changing needs, conditions and opportunities in tandem with the Land Use Plan, 10-Year Campus Plan, and other plans, as necessary.

DRAFT

Land Use Plan

Key Recommendations

FOR JANUARY 2023 CAMPUS VISION PUBLIC ENGAGEMENT

Implementing the Vision requires amending UBC's current Land Use Plan, the provincially-approved regulatory document that governs campus development. The full draft Land Use Plan is being finalized and will be shared with the advisory committees and targeted stakeholders such as the AMS and University Neighbourhoods Association in February/March, before Board of Governors consideration in March.

New imperatives and regional growth strategy

- Land Use Plan amendments support the 30-Year Vision priorities, including climate action, reconciliation and affordability, and the new Metro 2050: Metro Vancouver's Regional Growth Strategy.

Land uses and boundaries (see Draft Land Use Plan Schedule A: Land Uses)

- Adjusting land use boundaries to enable four neighbourhoods: Hawthorn Place and Wesbrook Place expansion (current neighbourhoods); Stadium and Acadia boundaries (new neighbourhoods).
- Identifying two areas of Acadia as "Future Planning Areas" to preserve existing student family housing and childcare, with growth potential and replacement strategies to be determined in future Land Use Plan updates.
- Adjusting the Village Centre Academic boundary to match University Boulevard area planning.
- Changing Thunderbird Stadium and Field from "Green Academic" to "Academic" to allow for student housing to be integrated into the future Thunderbird Stadium building.

Campus Building Heights and Neighbourhood Growth (see Table: Neighbourhood Residential Development)

- Maximum building heights:
 - Increasing academic building height maximums from 18 storeys (53 metres) to 22 storeys (66 metres).
 - Establishing Neighbourhood building height maximums by area, with increases from 22 storeys proposed for Wesbrook Place (up to 39 storeys), Stadium Neighbourhood (up to 28 storeys) and Acadia (up to 35 storeys).
- Establishing residential gross buildable area for each future Neighbourhood, including an estimated gross floor space ratio to illustrate expected overall neighbourhood density. Academic growth remains flexible with no specific allocations per area.
- Removing the current Neighbourhood site floor space ratio maximum to enable different forms of development, with the Land Use Plan being clear these regulations will be set in subsequent Neighbourhood Plans.

Table 1: Neighbourhood Residential Development

Neighbourhood	Maximum Residential GBA ¹ square metres (approx. square feet)	Maximum Building Height metres (approx. # of storeys)	Estimated Neighbourhood Gross FSR ²	Status
Hampton Place	117,100 sm (1,260,000 sf)	54 metres (18 storeys)	1.0	Completed 2000
Hawthorn Place	148,600 sm (1,600,000 sf)	54 metres (18 storeys)	1.1	Completed first Neighbourhood Plan (approx. 85,100 SM / 916,000 SF) in 2007, Hawthorn expansion: Future
Chancellor Place	75,000 sm (807,000 sf)	54 metres (18 storeys)	1.2	Completed 2013
East Campus	23,200 sm (250,000 sf)	42 metres (14 storeys)	0.8	Completed 2013
University Boulevard (Village Centre Academic)	11,900 sm (128,000 sf)	24 metres (8 storeys)	1.0	Completed 2020
Wesbrook Place	668,100 sm (7,191,000 sf)	117 metres (39 storeys)	1.4	First Neighbourhood Plan (approx. 556,000 sm / 5,985,000 SF) under construction, estimated to be completed with expansion: 2030
Stadium Neighbourhood	151,500 sm (1,631,000 sf)	84 metres (28 storeys)	2.0	Future
Acadia Neighbourhood ³	335,900 sm (3,616,000 sf)	105 metres (35 storeys)	2.3	Future
Acadia Neighbourhood Future Planning Area ³	To be determined in future update to Land Use Plan.			
Total planned to 2050:	1,531,300 sm (16,483,000 sf)			

1. Gross Buildable Area (GBA) is the sum of all horizontal areas of each storey within the exterior stud face of all exterior and basement walls.
2. Estimated Neighbourhood Gross Floor Space Ratio (FSR) is the total GBA divided by the total land area of a Neighbourhood. It includes the maximum residential GBA plus an estimated non-residential GBA. This measure is estimated for illustrative purposes only and is not to be used as a measure to regulate development. Site-specific densities and non-residential GBA are determined as part of the Area or Neighbourhood Plan process.
3. Acadia Neighbourhood includes two development areas: the first to be developed <2050 at the residential floor space target indicated in the table; the second is a future planning area to be developed >2050 at a residential floor space target to be determined in a future update to the Land Use Plan.

Housing Choice and Affordability

- Increasing the current minimum rental housing requirement from 20 per cent to 30 per cent of all Neighbourhood housing—at least half of which is non-market rental—noting that the Housing Action Plan policies apply to new Neighbourhood housing on top of this minimum requirement and can be adjusted over time by the Board of Governors.
- Updating the commitment to house at least 25 per cent of full-time student equivalents, with an aspirational target of at least one-third.

Open space and Amenities

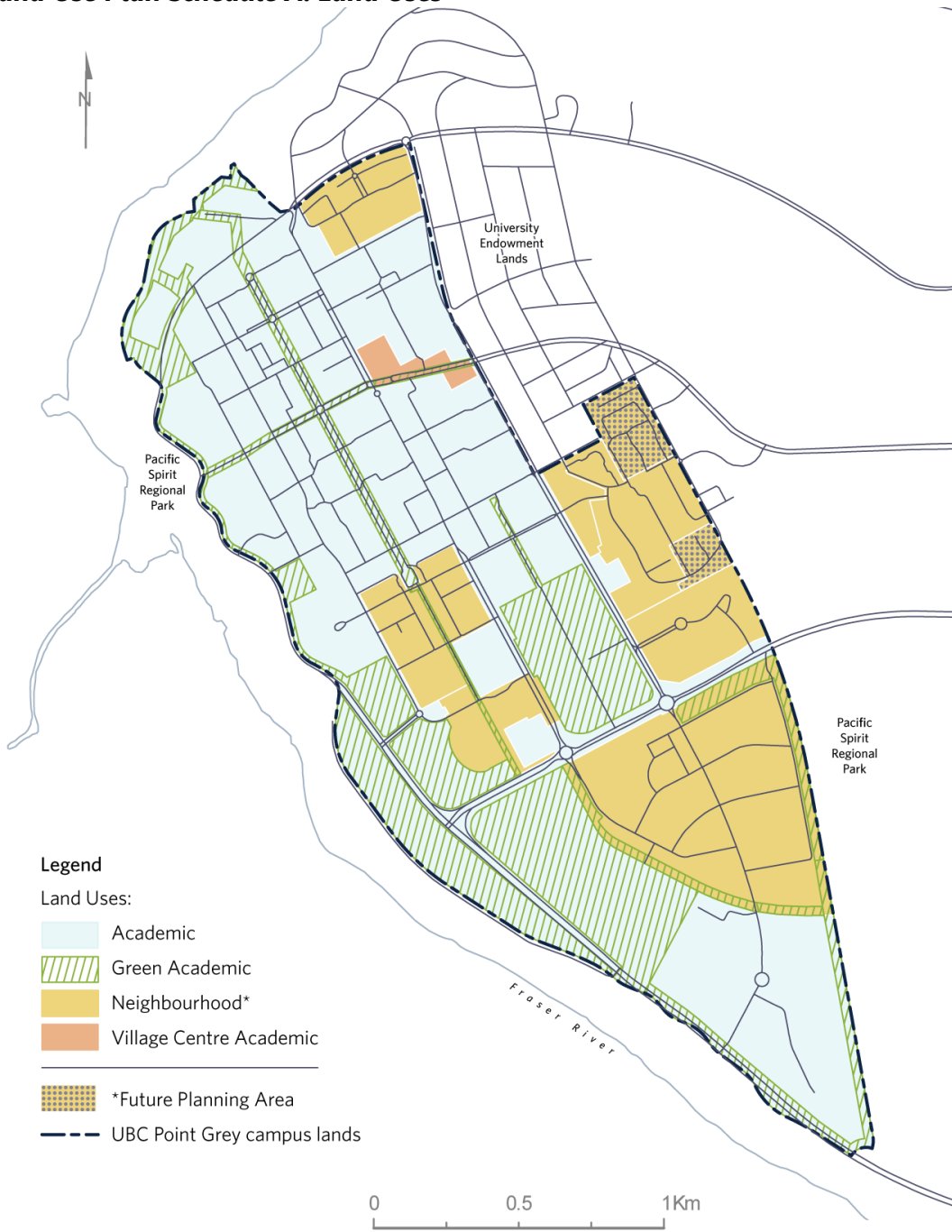
- Removing the current Land Use Plan limit on commercial space to diversify services and respond to community engagement feedback.
- Maintaining the current requirement for Usable Neighbourhood Open Space (0.5-1.1 hectares per 1000 people) and clarifying what is included.
- Including Neighbourhood community space requirements to 0.15 square metres per resident to enable a diversity of spaces in Stadium and Acadia (e.g. community centres, multi-purpose rooms, communal meeting rooms, fitness gyms, etc.), while clarifying the exact types of spaces will be determined through subsequent Neighbourhood Plans.
- Updating UBC's Child Care Expansion Plan to ensure child care spaces keep pace with campus growth.

Implementation

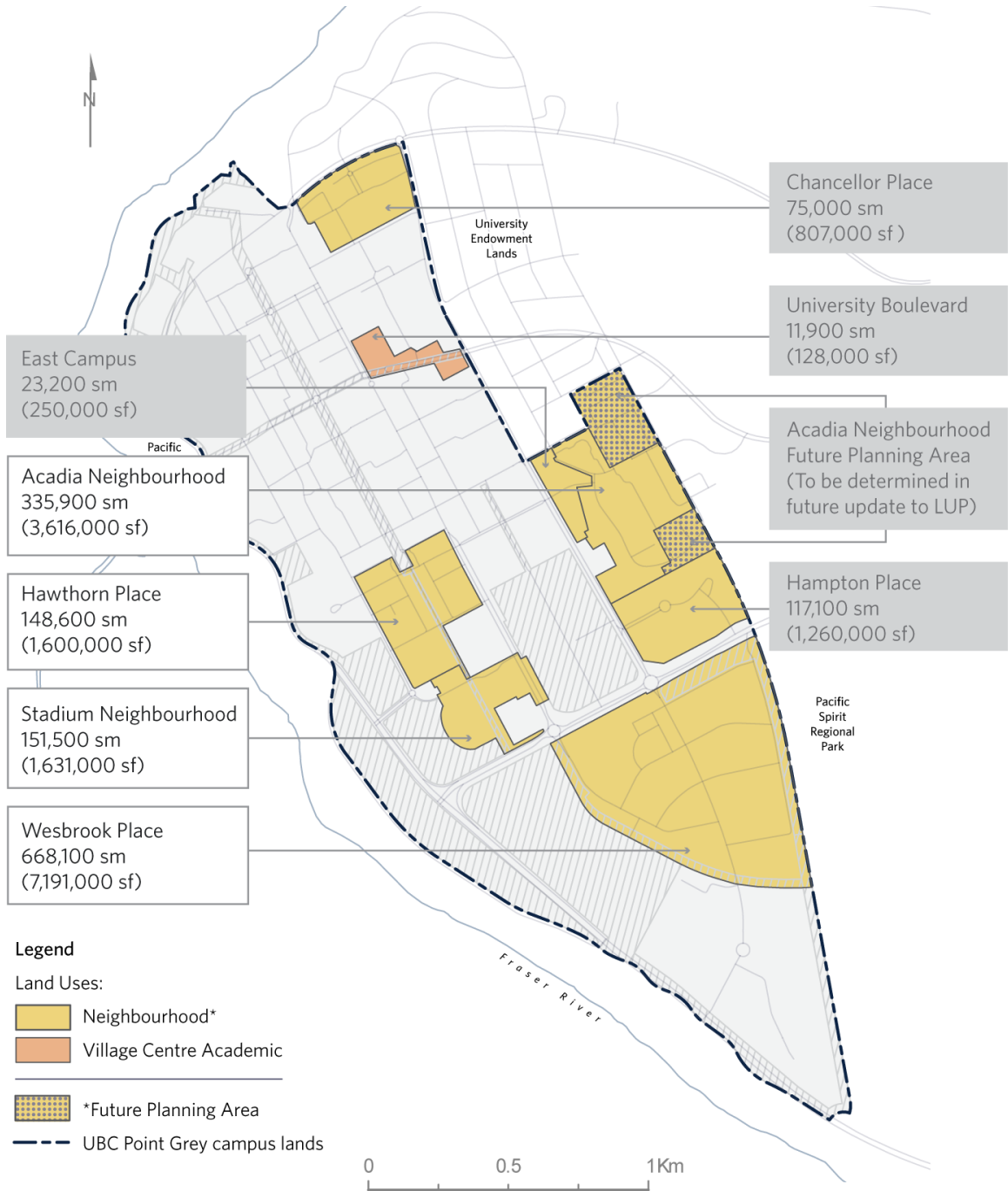
- Maintaining commitments to creating detailed Neighbourhood Plans for future growth, to public and Musqueam engagement, to working with the University Neighbourhoods Association, and to collaborating with campus service providers (e.g. Vancouver School Board, Metro Vancouver, etc.)

Draft Land Use Plan Schedule A: Land Uses

4.



Draft Land Use Plan Schedule B: Maximum Residential Gross Buildable Area by Neighbourhood



Housing Action Plan Ten-Year Review

Principles & Policies

FOR JANUARY 2023 CAMPUS VISION PUBLIC ENGAGEMENT

The Housing Action Plan guides how UBC uses its land and financial resources to support housing choice and affordability for the UBC Vancouver campus. Its goal is to *meet the UBC community's housing needs*. This supports the recruitment and retention of the faculty, staff, students and other employees that make the campus a great place to learn, work and live.

PRINCIPLES

The Housing Action Plan includes updated principles to guide UBC's housing choice and affordability policies. These updated principles build on the past decade of Housing Action Plan experience, Campus Vision 2050, community engagement, and Board of Governors' direction, and reflect the balance and tradeoffs required for Housing Action Plan initiatives.

Maximize housing choice to support UBC's people, academic mission, and communities.

- Prioritize campus neighbourhood housing for UBC faculty, staff and students.
- Expand on-campus student and rental housing to increase housing choice and affordability, and to strengthen campus community and wellbeing.

Deepen affordability by focusing resources on the most affordable housing choices.

- Grow on-campus student and rental housing to increase housing choice and affordability, and to provide transportation cost savings and climate benefits.
- Use UBC's finite resources to widen housing choice and affordability benefits to the UBC community while minimizing financial impacts, including taxable benefits.
- Optimize affordable housing sites, forms and materials through UBC plans and policies.
- Continue to build complete communities to complement housing with amenities, services and recreation to improve community wellbeing and happiness.

Provide housing choices to meet different community needs.

- Develop a diverse range of on-campus unit sizes, types and housing tenures for different communities.
- Expand home ownership opportunities for the UBC community and advocate with senior governments to address tax and regulatory barriers.
- Honour the UBC community's choices about where they want to live by growing both on-campus housing and regional opportunities.

Prioritize housing for those who need it most.

- Expand housing programs for lower income staff and faculty, and households with children through measures to improve housing choice and affordability.
- Support the recruitment and retention of traditionally underrepresented groups such as the IBPOC community.

Use the campus as a test bed for innovation and partnerships.

- Take an integrated approach to housing to achieve affordability, climate action, reconciliation, and accessibility.
- Continue UBC’s use of the *campus as a living lab* through demonstration projects, including innovative home ownership concepts.
- Explore partnerships with housing agencies and providers specializing in financing, design and delivery of affordable housing.
- Explore housing opportunities for on-campus employers essential to the campus community, such as retail workers, hospital employees and Vancouver School District staff.

Balance financial needs to address affordability.

- Reflect the range of UBC priorities in funding and financing housing choice and affordability initiatives, including student housing, community infrastructure, and academic needs.
- Ensure housing choice and affordability initiatives benefit faculty, staff and students in this and future generations.

POLICIES

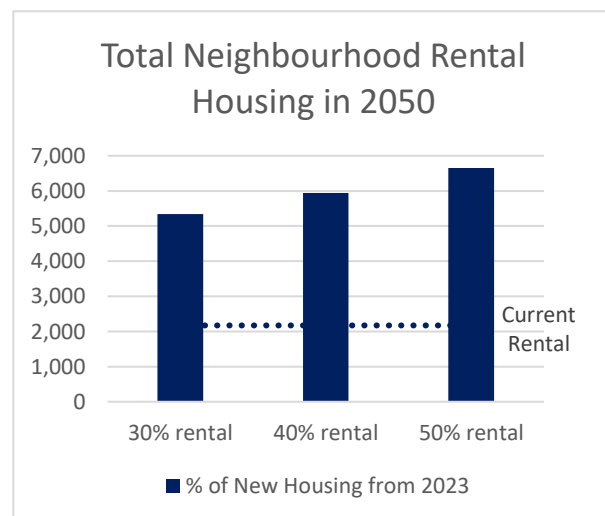
UBC’s Housing Action Plan policies choices play a significant role in meeting the community’s housing needs, increasing housing choice and affordability while ensuring sustainability. The policies also recognize that the affordability crisis requires involvement of senior government and other partners, as well as advocacy to remove legal and financial barriers that would allow the University to do more.

More Rental Choice

On- and off-campus rental housing is currently the most affordable choice for UBC’s community. For faculty, staff, students and residents, secure, primary rental housing provides affordability and contributes to wellbeing and community-building. For UBC, owning and operating rental housing is the most flexible and financially sustainable tool for improving faculty, staff, and student housing choice, and for housing non-UBC employees who support the campus community. It is also a crucial tool for recruitment and retention, including for historically marginalized groups. Through the following policies, UBC will do more to expand rental housing choice and affordability.

Policy 1. Increase UBC’s target for future rental housing (both non-market faculty/staff and market university rental) from the current 30% to up to 50% of new campus neighbourhood development, subject to rental market demand and project financing. **[Exact % to be determined through January/February 2023 public engagement and UBC Board of Governors financial prioritization]**

Policy 2. Increase the portion of future non-market faculty/staff rental housing from the current 20% to [X%] of new campus



neighbourhood development. Rents will reflect project costs and be approximately 25% below rents charged for comparable buildings and unit types on Vancouver's westside. This commitment is subject to rental market demand and project financing. **[Exact % to be determined through January/February 2023 public engagement and UBC Board of Governors financial prioritization]**

Policy 3. Increase the portion of future market university rental housing for those who work or study on campus from the current 10% to [X%] of campus neighbourhood development from 2023, subject to rental market demand and project financing. **[Exact % to be determined through January/February 2023 public engagement and UBC Board of Governors financial prioritization]**

Policy 4. Include non-UBC on-campus employees (e.g., retail workers, University Neighbourhoods Association staff, Vancouver School Board staff, and hospital employees) in eligibility for campus market university rental housing, after prioritizing UBC faculty, staff and students, and explore other opportunities such as partnerships to increase on-campus housing for this community.

Policy 5. Make permanent the Rent-Geared-to-Income pilot program for moderate-income faculty and staff; increase income eligibility limits to increase program participation; expand the program from the current 100 staff spots to [X spots], subject to rental market demand and program funding opportunities. **[Exact expansion to be determined through January/February 2023 public engagement and UBC Board of Governors financial prioritization];** and evaluate further expansion when the RGI program reaches capacity.

Policy 6. Reduce rental construction costs, financing needs, and rents by requiring a maximum of one level of underground parking in new faculty/staff and university rental buildings.

Policy 7. Continue to develop a range of neighbourhood unit sizes to meet different needs, including a minimum of 30% 3-bedroom or greater units in faculty/staff rental buildings, subject to market demand and project financing.

Policy 8. Explore regional opportunities for off-campus UBC community rental housing aligned with UBC's priorities (e.g., Millennium Line UBC SkyTrain extension partnerships, UBC's Surrey presence, Great Northern Way, etc.).

Attainable Ownership

Metro Vancouver's housing market has put home ownership out of reach for many in UBC's community. The University can play a role addressing this challenge and helping to make ownership more attainable. For individuals, home ownership provides significant community, wellbeing, family, and financial benefits. For UBC, well-designed ownership programs can be a financially sustainable tool for recruitment and retention that strengthen the campus community. Through targeted programs, UBC can support home ownership and meet other goals, including the recruitment and retention of historically marginalized groups. Through advocacy, the University can seek provincial support for pushing even further in the future. With the following policies, UBC will support home ownership opportunities.

Policy 9. Increase UBC's Prescribed Interest Rate Loan program for tenure-stream faculty to purchase a primary residence anywhere in Metro Vancouver from the current \$15 million to

[\$X million] annually. [Exact amount to be determined through January/February 2023 public engagement and UBC Board of Governors financial prioritization]

Policy 10. Continue UBC's forgivable interest-free Down Payment Assistance loans of \$50,000 for eligible faculty and senior management staff.

Policy 11. Explore a pilot project for affordable on-campus faculty and staff ownership in partnership with BC Housing. Evaluate the experience to potentially expand the program to future projects.

Policy 12. Accelerate provincial advocacy for changes to the *Real Estate Development and Marketing Act* to enable UBC to develop on-campus ownership options for faculty and potentially staff. If this is successful, lead a Housing Action Plan review to reconsider policies for attainable ownership and develop ownership programs in consultation with the campus community.

Policy 13. Continue providing faculty and staff early access to on-campus leasehold sales before the general public. This is a non-financial benefit.

Student Housing Opportunities

UBC has one of the largest supplies of purpose-built student housing in North America, along with thousands of neighbourhood homes housing students. Student housing has significant wellbeing, community-building, and affordability benefits and is a financially sustainable investment in campus vibrancy and student success. Student housing is also one of UBC's most significant contributions to regional housing affordability; students living on campus equal more than 10% of the City of Vancouver's rental housing supply. Still, evidence is clear that housing access and affordability remains challenging, and students are clear that significantly more needs to be done. Through these policies, UBC will continue to grow its support for student housing.

Policy 14. Increase on-campus student housing to at least 17,300 beds by the mid-2030s, subject to demand and project financing.

Policy 15. Identify sites in UBC's land use plans to go beyond 17,300 student housing beds with an aspiration to house at least one-third of UBC's full-time student population on campus, subject to demand and financing opportunities. This includes undertaking an assessment of student housing demand along with the UBC SkyTrain extension completion.

Policy 16. Accelerate provincial advocacy to let UBC access external financing to grow student housing more quickly and affordably. If this is successful, lead a Housing Action Plan review to reconsider policies for student and other campus housing, in consultation with the campus community.

Policy 17. Set student housing rental rates based on:

- Maintaining rates at or below peer universities and below the local rental market based on CMHC data.

- Ensuring a self-supporting student housing portfolio that covers all student housing operating costs including debt servicing and capital maintenance.
- Varying prices between older and newer student housing to reflect different housing choices, by implementing variable rate changes over time.
- Capping annual rent increases to specific unit types at the annual Consumer Price Index (CPI) plus 2%.

Policy 18. If UBC Student Housing generates surplus revenue after all costs, explore using a portion to support student services and other affordability measures, as defined by the implementation process for the Student Affordability Task Force report.

Policy 19. To respond to diverse undergraduate, graduate and student family needs, continue to expand the range of student housing unit types, sizes, and choice through efficient site planning and through complete neighbourhood design that is welcoming and accessible to students.

Policy 20. Continue to advocate on students' behalf for a higher housing allowance in provincial financial aid programs for lower income students on student loans.

Coordinated Implementation

To be successful, the Housing Action Plan requires coordinated, comprehensive implementation reflecting UBC's priorities. This includes improving housing choice and affordability to groups that have historically been underrepresented or marginalized in housing, including IBPOC individuals and those with disabilities. Through these policies, UBC will implement the Housing Action Plan in coordination with faculty, staff, students and campus residents.

Policy 21. Prioritize housing access for marginalized groups by continuing UBC's commitment of priority housing access for Indigenous students, and by prioritizing faculty and staff housing connected to UBC's recruitment and retention needs.

Policy 22. Fund and implement physical accessibility improvements to student housing and neighbourhood rental housing on a case-by-case basis.

Policy 23. Explore donor opportunities to diversify funding support for on-campus housing choice and affordability, such as a new Affordable Housing Endowment.

Policy 24. Integrate Housing Action Plan implementation with UBC's Land Use Plan, Vancouver Campus Plan, and Neighbourhood Plans, as well as UBC Properties Trust's business planning.

Policy 25. Ensure housing program recipients bear taxable benefits, if any, from UBC's housing programs.

Policy 26. Develop a new plan for communicating UBC's Housing Action Plan initiatives to faculty, staff, students and non-UBC on-campus employers.

Policy 27. Report annually to UBC's Board of Governors on Housing Action Plan implementation.

Policy 28. Review the Housing Action Plan every five years. Undertake an earlier review if UBC succeeds in its advocacy efforts to resolve barriers to on-campus home ownership and/or student housing financing.

Subject: UNA Advocacy on Campus Vision 2050

Date: Thursday, November 10, 2022 at 2:51:42 PM Pacific Standard Time

From: Glassheim, Eagle

To: vpexternal@gss.ubc.ca, giaan8@gmail.com, nting02@student.ubc.ca, Yu, Henry, Dahmen, Joseph, Koppes, Michele, Nowlan, Linda, Glassheim, Eagle, sundance.topham@myuna.ca, avolkoff63@gmail.com, Jane.kang@myuna.ca, Wiley-Shaw, Sasha, mascbinoy@gmail.com, Pickman, Deb, jennifercue@mac.com, henrysnyu@gmail.com, Shpeller, Laia, lsparrow@musqueam.bc.ca, wgrant@musqueam.bc.ca, wadegrant@gmail.com, Mascarenhas, Binoy, Dana Turdy, Poirier-Vasic, Robin

CC: Proft, Joanne, McGeough, Gerry, Fay, Chris

Dear fellow members of the CAC,

I'm forwarding the University Neighbourhood Association's recent public message about CV2050. You'll see that it touches on many of the issues that have come before us over the past few months.

See you at our meeting in December—

Eagle

--

Eagle Glassheim
Professor of History
University of British Columbia
Vancouver, BC V6T 1Z1
Unceded Musqueam Traditional Territory
<https://history.ubc.ca/profile/eagle-glassheim/>

From: University Neighbourhoods Association <reception@myuna.ca>

Reply-To: University Neighbourhoods Association <reception@myuna.ca>

Date: Thursday, November 10, 2022 at 1:18 PM

To: Eagle Glassheim <eagle.g@ubc.ca>

Subject: Special Update: UNA Advocacy on Campus Vision 2050

[CAUTION: Non-UBC Email]



UNA Advocacy on Neighbourhood

Development

The University Neighbourhoods Association (UNA) provides services to and represents the 15,000 residents of UBC's residential neighbourhoods.

In 2021 the UNA's elected Board of Directors formed a [Land Use Advisory Committee](#) to inform the Board's engagement with UBC in the Campus Vision 2050 planning process. The Committee has hosted a resident town hall; surveyed resident views on development and living in UBC neighbourhoods; and posed detailed questions about neighbourhood expansion to UBC's office of Campus and Community Planning (CCP).

The UNA has drawn on its extensive engagement with residents in calling for UBC to prioritize sustainable, climate-responsible, affordable development at densities consistent with the current land-use plan.

Climate Action

UBC acknowledged in 2019 that we're facing a [climate emergency](#), and that the University must act decisively to cut carbon emissions and embrace climate resilience. UBC's [Climate Action Plan](#) sets ambitious goals for reducing the University's carbon footprint, with a focus on energy, construction, waste, and travel to and from campus. The Climate Action Plan highlights UBC's innovative use of mass-timber construction, development of a campus District Energy System, and support for a Skytrain extension to campus.

It's a bold and decisive plan, but it excludes UBC's residential neighbourhoods, where the majority of new construction will occur over the next thirty years. Rather than extending the University's climate leadership to neighbourhood development, the Campus Vision planning process has largely neglected the climate emergency and the need to plan for a low-carbon, climate resilient future.

The UNA's position

UBC should pause the Campus Vision planning process until it can complete a comprehensive Climate Action Study and Plan that includes the University Neighbourhoods.

Affordability

Students, faculty, staff, and area workers face a severe shortage of affordable housing near the University. Rents at UBC are among the highest in the Vancouver metro area, and rental vacancy rates are near zero. The average purchase price for a basic apartment is close to \$1.1 million, out of reach for most employees of the University. This is the highest anywhere in the Lower Mainland, and 32% higher than the average in Vancouver, the next most pricey municipality.

As of 2018, [49% of condominium units at UBC were not owner-occupied](#), the highest rate in Canada. This suggests that UBC condos have become a magnet for investment buyers, driving up housing prices for those seeking to purchase homes to live here. Residents suggest that many units sit vacant, though we can't know the full extent of the problem until UBC releases relevant data. It's important to note that Vancouver's ["Empty Homes Tax"](#) does not apply to UBC and the UEL, making area condos more attractive to speculators.

The UNA's position

UBC should prioritize the development of rental housing (at least 50%) in its neighbourhoods, as well as affordable purchase options for UBC affiliates. The University should actively discourage speculative investment, which drives up housing costs for all and feeds the region's affordability crisis.

Ecology and Green Space

The Point Grey Peninsula, on the traditional, ancestral territory of the Musqueam people, is a rich, but fragile ecosystem, where forests meet the sea, eagles and owls nest precariously in some of the region's tallest trees, and threatened streams make their way around and through the dense development of the campus and residential neighbourhoods. The Campus Vision [Terms of Reference](#), with little consultation and no consideration of

ecological or environmental impacts, call for a 50% increase in density for remaining neighbourhood development.

Future development should take account of the carrying capacity of the land and should prioritize a diverse “green infrastructure” within the neighbourhoods, including an abundance of trees on streets and pedestrian corridors, small and large parks, and ecologically nourishing connections with the surrounding forests and waterways.

The UNA’s position

UBC should determine the ecological carrying capacity of its land before planning future development. The Campus Vision planning process should include detailed environmental impact studies for a range of development scenarios. The Campus Vision Terms of Reference should be revised to remove premature and arbitrary increases in density.

Affordable, Sustainable, Livable Density

The University has advanced a plan to sharply increase housing density on its remaining land by building [up to thirty new towers](#), many over thirty stories tall, in developments at Stadium Road, Acadia Park, and on the edge of the Wesbrook neighbourhood. [Concrete and steel towers involve considerably more “embodied carbon”](#) than other housing forms, and directly contradict the University’s [Climate Action](#) goals. The proposed tower heights would preclude the use of [mass-timber construction](#), which tops out at around eighteen stories.

Many cities around the world have managed to achieve high densities in compact horizontal developments, with buildings averaging six to eight stories. Stacked townhouses, row houses, and carefully designed and sited apartment buildings can be dense, but also compatible with other goals, including frequent interaction of neighbours, “eyes on the street,” community-mindedness, the safety of children, and deterring property crime. Creatively landscaped roofs, courtyards, and public green spaces can contribute to community-building, water management, sustainable landscaping, and the green aesthetic valued by residents.

The UNA's position

The University should draw on its faculty's renowned expertise in urban planning, ecology, landscape architecture, and mass-timber engineering to design compact, green, human-scaled communities. These wood-based neighbourhoods should comprise a mix of low- and mid-rise apartment buildings, stacked townhomes, and mass-timber high-rises no higher than twenty stories.

How can you get involved?

For information on how to get involved and to learn more about the UNA's advocacy on Campus Vision 2050 to date, please visit the link below.

[Learn More](#)



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The UNA publishes a variety of reports, newsletters, and a newspaper to keep you informed of news in your community.

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December 8, 2022

Richard Watson
Chair, Board of Directors
University Neighbourhoods Association
202 – 5923 Berton Avenue
Vancouver, BC V6S 0B3

Subject: Campus Vision 2050

I am writing to follow up on the recent meetings of the UNA-UBC Liaison Committee and UBC Board of Governors Campus Vision and Rapid Transit Advisory Committee held on November 8th, 2022 and November 16th, 2022 respectively. We very much appreciated the UNA's participation and feedback.

As was discussed at the meetings, there is strong alignment between the interests being conveyed by the UNA and the Campus Vision 2050 guiding principles and 'big ideas', particularly with regard to affordability, climate action, ecology and livability. This is not a coincidence. The guiding principles and 'big ideas' have been developed based on what has been heard from the campus communities and Musqueam, and input from campus experts including SALA and SCARP faculty and the Campus Biodiversity Initiative: Research and Demonstration (CBIRD) interdisciplinary hub.

At the same time, UBC confirmed the need for the campus to continue to grow in response to the acute housing crisis facing our community and to meet the needs of the university. The key is to plan for that growth in a way that lowers carbon emissions, supports local ecology and biodiversity, and delivers associated amenities, services and infrastructure. It is also important to acknowledge that this growth will happen over the coming decades with more specific plans developed for different areas, all undertaken with extensive community engagement.

UBC shares the UNA's interest in bold campus climate action. The university's institutional Climate Action Plan targets an 85% reduction in campus operations emissions by 2030. We are on track for an over 60% reduction this year while accommodating significant academic growth over the last decade. The same intention is guiding UBC's update to the campus Neighbourhood Climate Action Plan. This work is underway and will include engagement with the UNA and campus residents, starting in early 2023.

The updated Neighbourhood Climate Action Plan will build upon UBC's existing commitments, including: the Residential Environmental Assessment Program, which exceeds provincial energy step code requirements, a conversion of the existing district energy system to a low carbon energy source, and an expanded scope to focus on existing buildings, low carbon construction, and climate adaptation.

Public engagement feedback and learnings from our ongoing work with Musqueam on both Campus Vision 2050 and several campus landscape projects is consistent with the UNA's interests around ecology and greenspace. The Campus Vision 2050 guiding principles and UBC's climate action commitments, policies and plans set us up to grow the campus while achieving simultaneous improvements to ecological and human health and wellbeing. Building on UBC's most recent approaches to greenspace, open space and stormwater management, as well as an updated baseline of the tree inventory, a number of new ecology and greenspace indicators are being developed over the coming year to guide Campus Vision 2050 implementation. This work



is being supported by ecology experts with experience working with Musqueam and knowledge of the Point Grey peninsula.

UBC also shares UNA's interest in ensuring affordable housing on campus for individuals and families. The need for more affordable housing is by far the most dominant theme from public engagement and for many it is the most pressing issue for Campus Vision 2050 to address. Pausing the Campus Vision 2050 process at this point would delay our ability to fully respond to this acute crisis. Integrated with the Campus Vision process is the 10-year review of the Housing Action Plan. A number of policy directions are emerging through the review that align with the UNA's interests, including:

- increasing UBC's current target for future rental housing from beyond the current 30 per cent of new homes, resulting in more faculty-staff below-market rental housing and market rental housing for those who work or study on campus;
- exploring opportunities for UBC affiliated housing within the region such as UBC's future presence in Surrey;
- exploring innovative on-campus home ownership programs for faculty and staff (e.g., BC Housing partnership); and expanding current faculty home ownership programs to enable off- and on-campus ownership; and
- designing units and the broader neighbourhoods to reflect the unique needs of the community and innovations related to sustainability, accessibility and livability.

The UNA has also expressed concern about the approach to accommodating neighbourhood development growth up to 20 per cent above UBC's current Land Use Plan. The approach is still being shaped and evaluated through technical work and testing. The emerging direction is a mix of mid-rise and taller buildings prioritizing affordability, lowering our carbon footprint and a ground-oriented neighbourhood feel—all features I know are important to the UNA. It is expected that the prevailing mid-rise base will be complemented with selective use of towers to maximize open space, natural systems and to preserve limited campus land.

We look forward to continuing to engage deeply with the UNA as the process moves ahead. The UNA plays a crucial role in the Campus Vision 2050 process, helping us to understand and appreciate the views of many residents. In addition to reaching individual residents through our extensive public engagement process, we will continue to engage with the UNA Board to understand and reflect the needs and interests of the residential community. More specifically, I would be happy to join an upcoming UNA Board meeting to debrief more fully from the recent meetings.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Michael White'.

Michael White, Associate Vice President
Campus and Community Planning
email: michael.white@ubc.ca | www.planning.ubc.ca

cc: Nancy McKenzie, Chair, UBC Board of Governors
Anthonia Ogundele, Member, UBC Board of Governors
Miranda Lam, Member, UBC Board of Governors
Karen Hakkarainen, Secretary to the Board of Governors, UBC
Robin Ciceri, Vice-President, External Relations, UBC
Sundance Topham, Chief Administrative Officer, UNA