



Minutes | Community Advisory Committee

Campus Vision 2050

Date & Time: March 7th, 2023 from 4:30-6:30PM

Location: Room 2301, AMS Student Nest

Committee Attendees

Name	Role
Leona Sparrow	Musqueam
Cindy Jimenez	Musqueam
Anisha Sandhu	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
Michele Koppes	Faculty
Robin Poirier-Vasic	Staff
Eagle Glassheim	Residents, UFASTA
Sundance Topham	Residents, UNA
Alex Volkoff	Residents
Ella Shi	Residents
Deb Pickman	Alumni
Jennifer Cue	Alumni

Committee Regrets

Name	Role
Wade Grant	Musqueam
Joe Dahmen	Faculty
Sasha Santos	Staff

Campus + Community Planning Staff Support

Name	Title
Gerry McGeough	Director, Planning + Design
Joanne Proft	Associate Director, Planning + Design
Lia Gudaitis	Senior Planner

Facilitator

Name	
Aslam Bulbulia	Facilitator



Minutes | Community Advisory Committee

Campus Vision 2050

Agenda Item	Issues/Conclusions	Action
1. Welcome & Check-in	<p>Welcome</p> <ul style="list-style-type: none">Aslam Bulbulia introduced himself as chair and led a check-in exercise. <p>Adopt the Agenda</p> <ul style="list-style-type: none">Aslam Bulbulia introduced the agenda; it was accepted without changes.	
2. Engagement Summary & Updated Timeline	<p>Gerry McGeough and Joanne Proft shared a summary of engagement, what we heard (including community feedback and CAC feedback), and proposed revisions to the 30-Year Vision in response to feedback.</p> <p>The following is a summary of questions and answers, comments, and discussion held during the presentation, including members and staff.</p> <p><i>Discussion</i></p> <p><u>General</u></p> <ul style="list-style-type: none">Leona Sparrow feels there has been minimal engagement with Musqueam, most engagement being with her. She does not feel that the 30-Year Vision reflects Musqueam views.<ul style="list-style-type: none">Staff noted that discussions with Musqueam on CV2050 and the Relationship Agreement are ongoing and progress is being made.Leona Sparrow responded that it feels like UBC is on a highway and Musqueam is on a pathway at this point. <p><u>More Housing and Affordability for UBC</u></p> <ul style="list-style-type: none">As the campus builds out to reflect the Land Use Plan, projects will be approved consistent with the plan, including ensuring UBC meets its housing targets (e.g., 40% rental target).The total number of proposed student housing beds has not changed, it remains 3,300 net new student beds by mid-2030s, and identification of additional sites and opportunities beyond that. <p><u>Timeline & Next Steps</u></p> <ul style="list-style-type: none">The Province requires UBC to hold a public hearing on the Land Use Plan.Concerns around low faculty engagement.<ul style="list-style-type: none">Through CV2050 engagement, staff have engaged with the Faculty Association, almost all faculties through roadshows, and groups such as the Emeritus College, President's Advisory Committee, Senate, Senate Academic Building Needs Committee, SALA and SCARP faculty,	



Policy and Planning Advisory Committee (PPAC) and the Campus Biodiversity Initiative: Research and Demonstration (CBIRD).

- The Board of Governors has been brought along through each step of the process, including approving the Terms of Reference, briefings and input into each phase of the planning process, and will continue to be part of the planning process.
- Leona Sparrow expressed concern that Musqueam is not represented through the full timeline.
 - Staff shared that they are awaiting more details from the co-developed engagement process to populate the timeline for Musqueam engagement.
- Leona Sparrow expressed that her priority is Musqueam band members and their access to this land. UBC should provide an estimate of numbers for students in 2050 as part of the plan. At the moment projected enrollment isn't available for even the next few years, and this is a shortcoming of planning for the campus.
 - Staff indicated that high-level enrollment scenarios are expected out of the Academic Futures planning process, currently underway.

3. Visioning Exercise

Aslam Bulbulia led a visioning exercise to support reflection on the CV2050 process thus far, and to surface any remaining ideas.

The following is a thematic summary of individual member reflections shared with group.

Discussion

Relationship with Musqueam & Musqueam Engagement

- What does it mean to be on Musqueam's home? Musqueam does not have enough land to house all of their people. As guests, should not come empty handed to someone else's home.
- Concern around monetizing land that belongs to Musqueam.
- Hearing that there has been minimal engagement with Musqueam is disappointing, need to consider commitment to reconciliation.
- The Vision is human-focused, what are the ways Musqueam can teach us to be a place of learning? What about other beings that are not humans and elevating them?

Academic Growth & the Future of Higher Education

- Concern around more students on campus when there are inadequate resources to support current students.
 - Many students don't feel supported by this institution, support people who are here first before planning for more people to come.
 - Classrooms are aging. They are not accessible and are not comfortable learning/teaching spaces.
- The need to keep growing is very colonial. Focus on quality not quantity.



- The delivery of higher education will be very different in 30 years. Need to rethink the notion that learning needs to be done on the campus, as place-based learning will not be the leading way to educate in the future.
 - We don't all need to be here to be educated. There are many students that don't want to live on campus.
- Need more collaboration between Academic Futures and Campus Vision 2050. No expectation that school of the future will all be in person, so perhaps we don't need as much housing and other development.

Housing

- Concerned about the extent of market housing, and lost opportunity to build UBC-serving housing when much of the UBC community travels long distances to learn and work on the campus. We already have so much housing unconnected to the university.
- Need rationale for 20% growth in order to comment on land use changes, market housing growth, and changes to the neighbourhoods.
 - Struggle with assumption that more market housing and non-academic uses on the campus are needed. Were not given a choice around this assumption, frustrating there is so little focus on the academy.
- Why destroy Acadia all to develop the land? How we can preserve what already works?
- Students are pushing for more housing, in support of growth.

Transportation

- How will densification influence transportation planning?
- Need more information on SkyTrain, is the plan 1 or 2 stations? What are the tradeoffs and financing implications?

Amenities

- Need to consider affordability more broadly (i.e., food, transportation), not just housing—especially since we will never house all students.
- What are we doing for commuter students? What do we do to enable a place to play, study, etc. for people who don't live here?
 - Collegia spaces for commuting UBC students are only for 1st year students, but it has been quite effective. Maybe increase collegia spaces on campus for higher year students.

General & Process

- When visioning for the future, business as usual does not make sense. We have to think of a new way, to make a change globally.
- We have to be realistic about the financial constraints, while also being visionary about what we want first.
- What are the things that work already? No space to grapple with what's working.



4. Next Steps

- Next Meeting: April 17, 4:30-6:30PM in the BC Hydro Theatre
-

**UBC
campus
vision
2050**



Meeting 14 | March 7th, 2023

Campus Vision 2050 Community Advisory Committee



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

campusvision2050.ubc.ca



Agenda

1. Welcome/Check-in
2. Engagement Summary & Updated Timeline
3. Visioning Exercise
4. Next Steps



Engagement Summary & Updated Timeline

The background of the slide features a series of overlapping circles in various colors: teal, dark blue, light blue, red, and purple. The text is positioned in the upper left corner, set against the dark blue background.

Engagement Overview

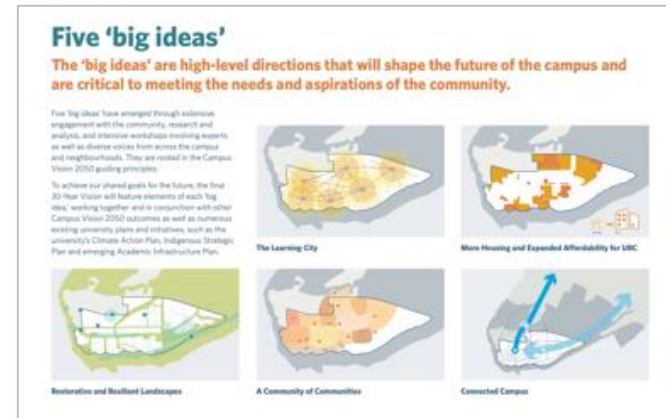
(September 2022-February 2023)

Sept. 21, 2022 to Oct. 14, 2022:

- An initial set of five Big Ideas, two development scenarios with different approaches to building heights, open space and mixing of academic and neighbourhood lands, and initial direction on updates to the HAP.

Jan. 17, 2023 to Feb. 7, 2023:

- Full Draft 30-Year Vision, key proposed draft updates to the HAP, and key recommendations for updating the LUP.



Engagement Approach

- Engagement with the Musqueam leadership, staff, and community
- Targeted engagement with stakeholders, committees, and technical experts
- Inclusive community engagement (students, faculty, residents, staff) which intentionally sought to lower barriers to participation to hear from as many voices as possible:
 - Building collaborative relationships and co-designing engagement strategies with equity-seeking groups
 - Offering a variety of formats and tools both online and in-person
 - Meeting the community where they are, e.g. joining meetings and community events
 - Childcare, translation, and remuneration offered when applicable



How We Reached People

(September 2022-February 2023)



Survey

*2 surveys
3754 responses*



Speaker Events

*2 events
162 participants*



Info Sessions

*4 events
85 participants*



Pop-Ups + Walking Tours

*18 events
990 participants*



Workshops

*13 events
290 participants*



Community Conversations

*45 events
682 participants*



Roadshows

*82 events
2749 participants*



Advisory Cmte, Targeted Stakeholder & Tech. Expert Mtngs

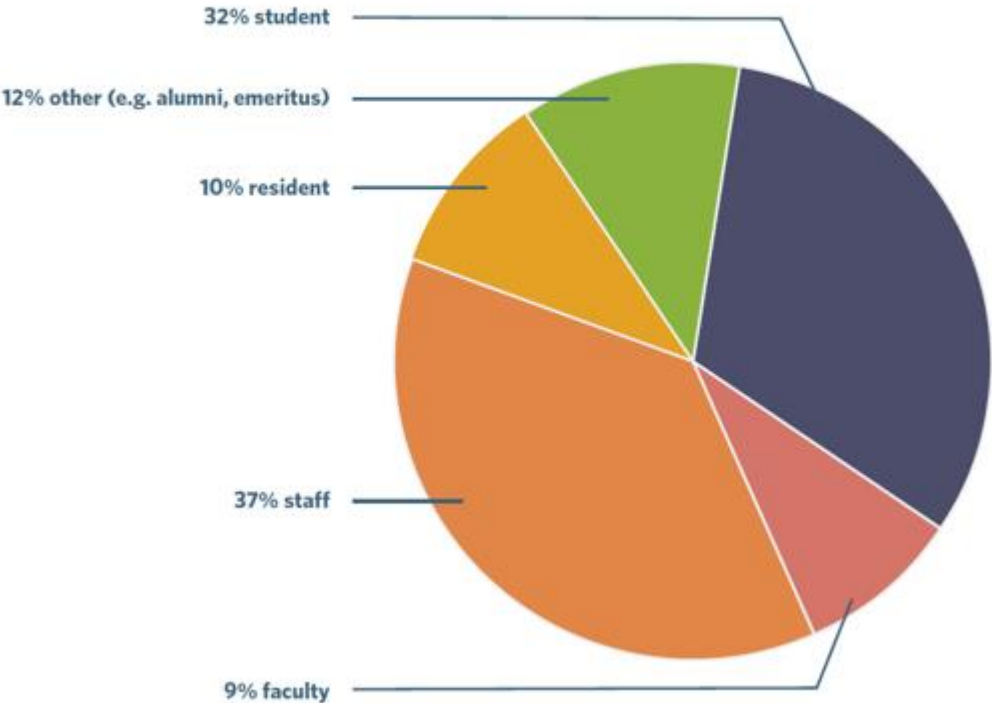
*22 meetings
224 participants*

Over 8,900 engagement touchpoints

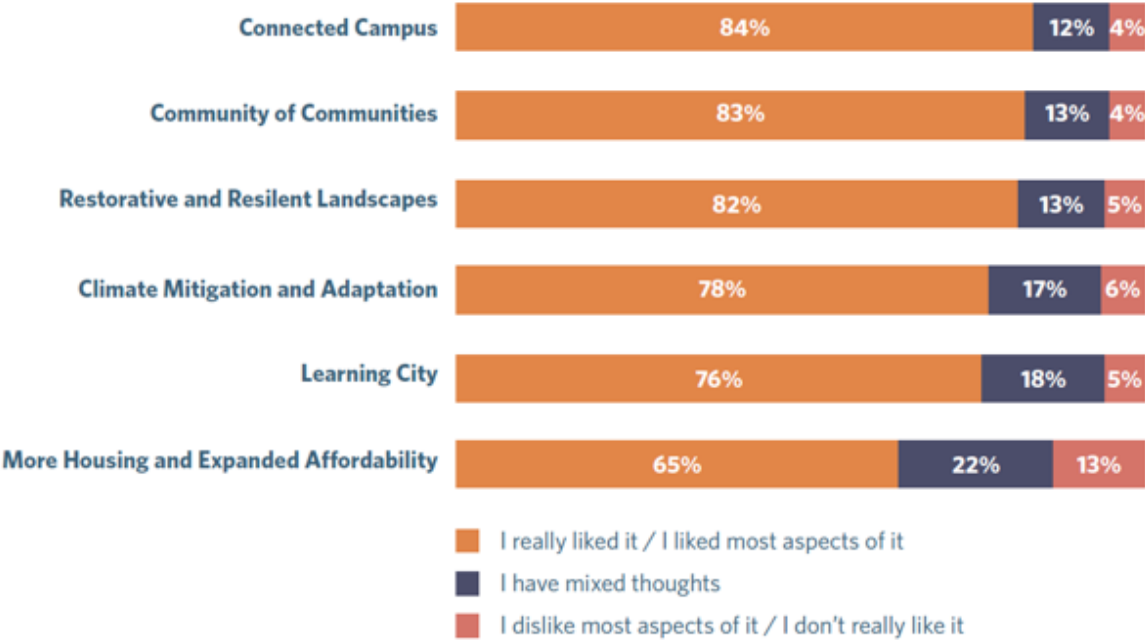
Draft 30-Year Vision Engagement

Survey Snapshot

Demographic Breakdown



Support for the Big Ideas



Overview of Community Feedback

An average of 78% of survey respondents really like or like most aspects of the 30-Year Vision.

- Most people support the Big Ideas and believe they will help meet the needs of the community in the future
- Some are skeptical that UBC can achieve all six Big Ideas at once
- Tension between some of the major drivers of the Vision particularly advancing housing affordability/supply and supporting livability, climate action and ecology
- Many are excited and are eager to see progress being made faster than the 30-year timeline of the Vision
- Broad consensus that housing affordability is a challenge UBC should be taking a leadership role in, though less agreement on the proposed approach for UBC to deliver more housing
- Community almost uniformly supports:
 - SkyTrain connection and improved intra-campus mobility strategies
 - Flexible teaching, learning, research and community spaces that can meet a variety of needs
 - More amenities tailored to the diverse needs of various communities

Advisory & Targeted Stakeholder Engagement

Advisory Committees

- Community Advisory Committee
- UBC Administration Advisory Committee
- External Advisory Committee
- Property and Planning Advisory Committee
- Senate Academic Building Needs Committee

Targeted Stakeholder Engagement

- University Neighbourhoods Association
- UBC Properties Trust
- AMS & GSS
- President's Advisory Committee on Campus Enhancement
- Faculty Association

Faculty & Technical Experts

- SCARP & SALA
- Advisory Urban Design Panel
- Campus Biodiversity Initiative: Research and Demonstration

Targeted Engagement Feedback

Community Advisory Committee

- Desire to push the Vision to be bolder, more “future-forward”, and not be so constrained by today’s realities.
- Some questioned UBC’s current financial model of supporting university needs through market housing development.
- Desire for UBC to show more leadership and innovation on affordability, climate action and reconciliation, while managing the impacts of growth on campus ecology and biodiversity.

University Neighbourhoods Association

- Strong interest in Climate Mitigation and Adaptation, and a call to halt Campus Vision 2050 until the Neighbourhood Climate Action Plan and an environmental impact assessment could be done.
- Ongoing concerns around the economic model used to deliver affordable housing, tower heights above existing LUP limits, and the embodied carbon involved in towers.

Alma Mater Society

- Strong support for the Vision’s approach to growth.
- Strong interest in HAP affordability policies for students and continued investment in student housing and SkyTrain.
- Support for the Neighbourhood Climate Action Plan, universal accessibility, and larger investments into flexible academic spaces that support physical learning.

Engagement with Musqueam

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

How is Musqueam shaping Campus Vision 2050?

To-date, Musqueam engagement shaped the Terms of Reference, including the Guiding Principles as well as the big ideas by incorporating learnings from current projects like the Gateway Building and the Peninsula Coordination Workshop.

The draft 30-year Vision is now being reviewed with Musqueam staff to ensure the range of interests and concerns are being addressed.

Musqueam engagement to date has included:

- Bi-lateral meetings with staff and leadership as well as Chief and Council updates
- Campus Vision 2050 Community Advisory Committee, which include Musqueam representatives
- Musqueam community-wide engagement: sessions with community members and staff, a community dinner and a survey

There has been a range of interests and concerns being expressed, including:

- Desire for greater Musqueam presence on campus,
- Stronger commitments to Indigenous ways of learning and caring for the land and
- Clear ways to manage the impacts of growth on local services and ecology
- Strong desire to deepen the overall relationship with UBC

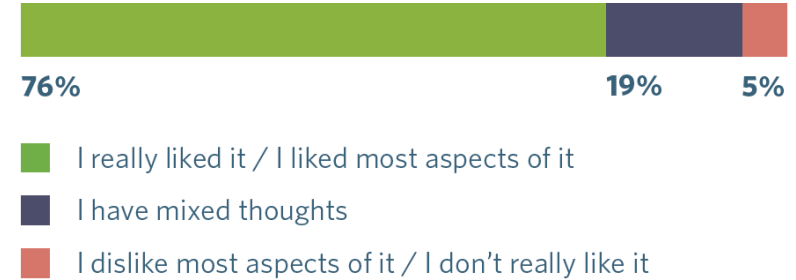
Engagement with Musqueam is ongoing and UBC continues to work closely with Musqueam to understand their interests and identify ways to support and address them.

(January 2023 – February 2023)

The Learning City

Community Feedback Summary

- Strong support for more flexible spaces and amenities across campus.
- Desire for all academic spaces to be adequately equipped with technology and infrastructure to accommodate varying learning models and needs.
- Desire to see more dedicated spaces and support for graduate students, international students and commuter students.
- Calls to maximize the use of existing buildings and spaces prior to considering future development due to environmental concerns.
- Some concern around whether or not UBC should be considered a city, and a desire to update the name of this Big Idea to reflect that UBC is more of a campus than a city.
- Support for improving intra-campus mobility to make it easier to move between different learning spaces on campus, and improving regional connectivity to encourage more learning and knowledge exchange with communities off-campus.



CAC Feedback Summary

The Learning City needs to **go beyond focusing on traditional places of learning** (i.e. classrooms and academic buildings) and **leverage the different learning opportunities** on campus—for example, a Learning Hub around the Botanical Gardens, the Farm, MOA, and informative signage around campus infrastructure, plantings, etc.

(January 2023 – February 2023)

More Housing & Affordability for UBC

Community Feedback Summary

- Enthusiasm and support, yet strong calls to be more ambitious.
- Continued concern around the financial model to deliver housing.
- Continued demand for more student housing beds, along with a desire for more faculty and staff housing. Additional desire to find the optimal balance between student and neighbourhood housing.
- Some tension between the urgency of addressing housing affordability and the impact of development on campus biodiversity, green spaces and ecological carrying capacity.
- Desire to define affordability amid concern that this Big Idea will not make a significant impact in addressing affordability.
- Support for prioritizing housing for vulnerable/marginalized populations.
- Support for UBC to explore the provision of off-campus housing, on-campus co-op housing and partnerships with not-for-profits.
- Concern about graduate student housing supply and affordability.
- Recognition of the importance of food affordability and food security.



CAC Feedback Summary

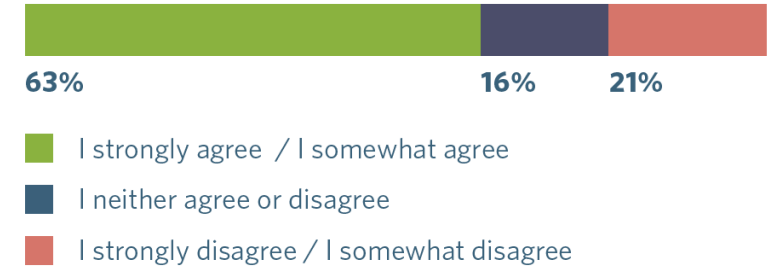
More Housing and Affordability for UBC needs to be **more ambitious**, with growth for students, faculty, and staff equal to or exceeding growth for market housing. UBC should **explore off-campus opportunities, and consider side-effects of increased campus growth** (e.g. increased traffic, safety concerns).

(January 2023 – February 2023)

Housing Action Plan Draft Policies

Community Feedback Summary

- Strong call to expand home ownership assistance to more faculty and staff, and to increase the amount of assistance provided.
- Desire to go further by significantly increasing the HAP target for future rental housing.
- Some concern that the rent-geared-to-income program is not adequately meeting faculty and staff demand for housing, and support for expanding eligibility for this program.
- Some concern and opposition to expanding home ownership assistance for faculty and staff.
- Some concern that the draft policy updates will not address affordability for community members with the lowest incomes.
- Support for increasing access to on-campus housing for campus employees not affiliated with the university.



CAC Feedback Summary

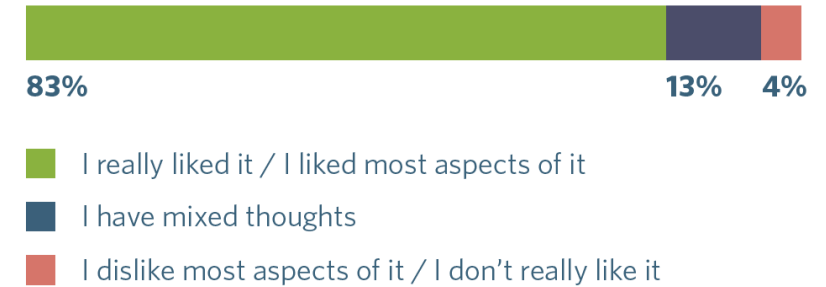
Housing Action Plan Draft Policies **need to consider alternative financial models for affordable housing**, moving away from relying on the sale (land lease) of UBC land to private owners. UBC needs to do more to provide affordable housing to its community.

(January 2023 – February 2023)

Community of Communities

Community Feedback Summary

- Strong emphasis on flexible, accessible, affordable and functional spaces to support daily needs and encourage community building.
- More attention on food affordability and food security.
- Continued support for scaling up amenities and services on campus to accommodate projected growth, and for better distribution across campus.
- Call to preserve green spaces, trees and community gardens as key community amenities.
- Desire to recognize UBC Botanical Garden as an important community node and green gateway to campus.
- Continued support for increasing accessible features and enhancing lighting and nighttime safety to support improved intra-campus connectivity.
- Continued support for increasing activity and vibrancy in North Campus with new Arts and Culture District hub.
- Some concern that taller buildings will lead to social isolation.
- Desire for more affordable and adequate parking supply for frontline staff.



CAC Feedback Summary

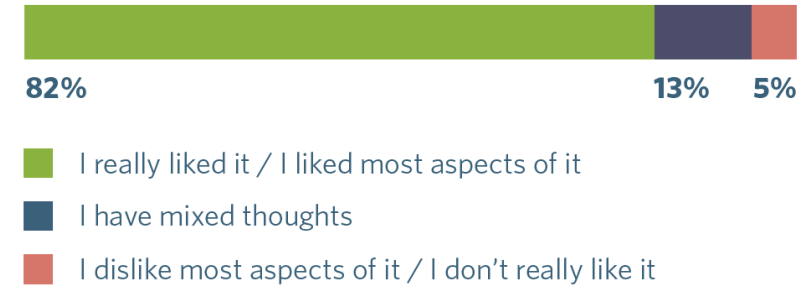
Community of Communities needs to consider whether **communities are compatible, safe, and can thrive together when mixing** (e.g. mixing student family housing and first-year housing at Totem, mixing student family housing and market housing at Acadia—which is historically largely inhabited by students).

(January 2023 – February 2023)

Restorative & Resilient Landscapes

Community Feedback Summary

- Strong desire to protect/preserve existing green spaces and forest, and to see more community gardens, fruit trees and naturalized landscapes.
- Some skepticism due to past patterns of green space loss and tensions with proposed campus growth.
- Some concern around how specific growth targets are not accompanied by details in green space provision, alongside support for more regenerative work on campus, and a desire to track and monitor progress around enhancing biodiversity on campus.
- Support for the integration of Indigenous knowledge and practice, and calls to meaningful engage Musqueam in the landscape design process.
- Concern for the impact of population growth on green space and a desire to reduce impacts downstream.
- Missing opportunity for landscapes to mitigate urban heat island effects and a callout to the intersection between buildings and nature.
- Safety on campus should be considered across different needs: for humans, for wildlife, and for human-wildlife interactions.



CAC Feedback Summary

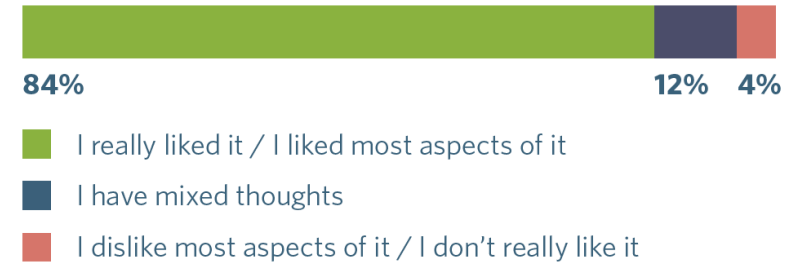
Restorative and Resilient Landscapes needs **to ensure accessibility** (i.e. physical accessibility, all-weather accessibility) and find ways to **improve ecological health and value** while offering ways for the UBC community to interact with and learn from it.

(January 2023 – February 2023)

Connected Campus

Community Feedback Summary

- Broad support for the Big Idea and its prioritization in the region, along with continued strong support and excitement for the arrival of SkyTrain to UBC.
- Continued support for improved intra-campus mobility, particularly for people with mobility challenges.
- Strong call for reducing parking costs and increasing parking access for front-line staff, shift workers and people with disabilities.
- Recognition that SkyTrain to UBC may not be sufficient for all frontline staff, as some live very far away from campus and still need to drive, and some concern around reduced bus line service after arrival of SkyTrain.
- Concern and interest in the connectivity and location of the second SkyTrain station to support South Campus.
- Concern over impacts of construction on campus navigability and for service delivery needs.
- Desire for cyclist and pedestrian safety to be a bigger priority and to reduce vehicles as much as possible.



CAC Feedback Summary

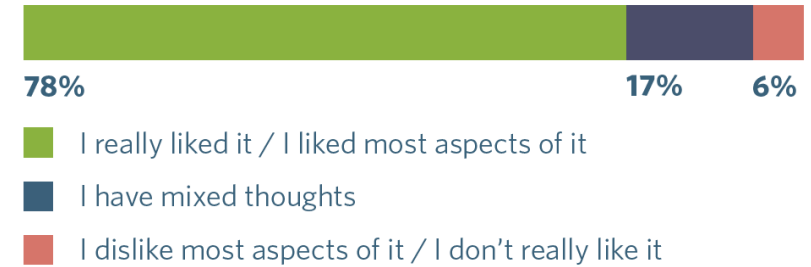
Connected Campus proposes good pedestrian-oriented improvements, however also needs to **ensure good and reliable transit access within as well as to/from the campus**. Connections on campus could be more interesting if supported by **amenities, gathering spaces**, etc. along them.

(January 2023 – February 2023)

Climate Mitigation & Adaptation

Community Feedback Summary

- General support for and elevation of this Big Idea.
- Some skepticism and concern about the implementation of this Big Idea because it feels in tension with proposed campus growth.
- Continued calls for more specifics around biodiversity protection, tree protection bylaws and carbon reduction targets.
- Support for encouraging sustainable transportation and remote work and learning to reduce commuting emissions.
- Interest and curiosity in the details and processes proposed for building demolition and material reuse.
- Some comments that the Big Idea needs to be less technical and include more examples and definitions to clarify the proposed strategies.
- Desire to include a strategy around urban heat island effects, tree shading and green space cooling, and to better address air quality.
- Strong interest from the residential community to engage in the future Neighbourhood Climate Action Plan process.



CAC Feedback Summary

Climate Mitigation and Adaptation is underwhelming, and **does not feel bold or visionary**. Strategies and targets are on par with existing precedent. Many “green” initiatives on campus are often one-time (e.g. passive house, tallwood, green roofs), however need to become **common practice**.

(January 2023 – February 2023)

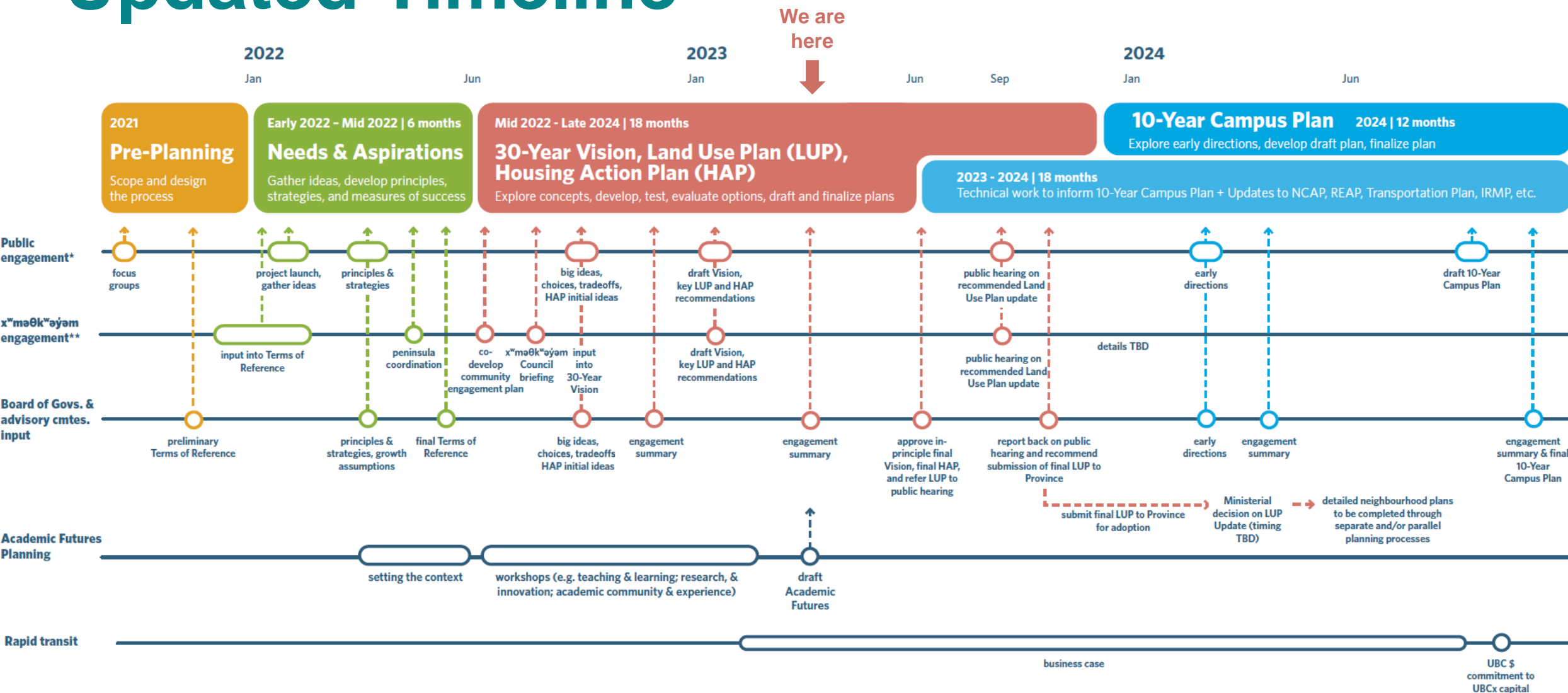
Character & Urban Design

Community Feedback Summary

- Strong desire to maintain and enhance unique urban character on campus, as well as preserve views of the mountains and tree line.
- Importance of considering the scale of buildings next to the public realm and open spaces.
- Support for incorporating more native plantings and naturalized landscapes to enhance sense of place.
- Desire to ensure that the campus maintains its unique identity as it grows and remains distinct from the city and downtown core.
- Support for creating a welcoming atmosphere in mixed-use hubs and emphasizing human activity at the ground level.



Updated Timeline



* Includes ongoing conversations with UBC groups (faculties, AMS, GSS, staff, alumni, UNA, external agencies, others)

**xʷməθkʷəy̓əm engagement aligned with UBC-Musqueam Relationship Agreement

Concurrent Technical Work

Through 2023 and Beyond

- Continue to develop and engage on updates to the Neighbourhood Climate Action Plan (NCAP) and the Residential Environmental Assessment Program (REAP)
- Establish ecological baseline data to inform the 10-Year Campus Plan and future Neighbourhood Plans
- Initiate a Communities Amenities and Facilities Strategy to scope and coordinate delivery of community and recreation facilities
- Scope Transportation Plan update and identify strategies to improve 16th Avenue intersection performance and access
- Continue working with the provincial government, Indigenous partners, City of Vancouver, and TransLink on SkyTrain



Next Steps

Continued Targeted Engagement

- Revise draft 30-Year Vision, HAP and LUP to reflect feedback and clarify targets for affordable housing, climate action, and open space, and managing the impacts of growth

June Board of Governors

- Present draft 30-Year Vision, draft HAP and draft LUP amendments for approval-in-principle and refer the LUP to a public hearing

Fall 2023

- Land Use Plan public hearing
- Report to Board of Governors on results of public hearing and submit LUP to province gov. for adoption

2024

- Following provincial adoption of LUP, commence engagement on 10-Year Campus Plan and future Neighbourhood Plans





Thank you!



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

campusvision2050.ubc.ca