



# Minutes | Community Advisory Committee

## Campus Vision 2050

Date & Time: May 9<sup>th</sup>, 2023 from 4:30-6:30PM

Location: Room 2301, AMS Student Nest

### Committee Attendees

Name	Role
Cindy Jimenez	Musqueam
Cynara Onyemordi ( <i>proxy</i> )	Students, AMS
Naton Ting	Students
Max Arsenaault	Students, Physical Disabilities
Henry Yu	Faculty
Robin Poirier-Vasic	Staff
Sundance Topham	Residents, UNA
Alex Volkoff	Residents

### Committee Regrets

Name	Role
Leona Sparrow	Musqueam
Wade Grant	Musqueam
Kamil Kanji	Students, AMS
Violeta Fabiani	Students, GSS
Gia-An Trinh	Students
Laia Shpeller	Senate, ABNC
Joe Dahmen	Faculty
Michele Koppes	Faculty
Sasha Santos	Staff
Eagle Glassheim	Residents, UFASTA
Ella Shi	Residents
Deb Pickman	Alumni
Jennifer Cue	Alumni

### Campus + Community Planning Staff Support

Name	Role
Michael White	Associate Vice-President, C+CP
Gerry McGeough	Director, Planning + Design
Chris Fay	Director, Strategic Policy
Joanne Proft	Associate Director, Planning + Design
Lia Gudaitis	Senior Planner

### Facilitator

Name	Role
Aslam Bulbulia	Facilitator



# Minutes | Community Advisory Committee

## Campus Vision 2050

Agenda Item	Issues/Conclusions	Action
<p>1. Welcome &amp; Check-in</p>	<p><b>Welcome</b></p> <ul style="list-style-type: none"> <li>Aslam Bulbulia introduced himself as chair and welcomed Cynara Onyemordi, Associate Vice-President Academic and University Affairs, AMS sitting in as a proxy for Kamil Kanji, the newly elected Vice-President Academic and University Affairs, AMS.</li> </ul> <p><b>Adopt the Agenda</b></p> <ul style="list-style-type: none"> <li>Aslam Bulbulia introduced the agenda; it was accepted without changes.</li> <li>Aslam Bulbulia reminded members that the intention of this meeting is to receive feedback from members on how the LUP and HAP are being communicated.</li> </ul>	
<p>2. HAP and LUP Presentation</p>	<p>Gerry McGeough shared a summary of key themes heard from the CAC to date, with a high-level overview of how this has shaped the plans. This was followed by Chris Fay, who shared highlights of the Draft Housing Action Plan, and Lia Gudaitis who shared highlights of the Draft Land Use Plan. Joanne Proft then summarized further work and next steps as part of the Campus Vision 2050 process.</p>	<p>Staff to share presentation slides and <a href="#">LINK</a> to further technical work document on the CV2050 Website.</p>
<p>3. Discussion</p>	<p>Members decided to share feedback and questions in plenary. Some questions were answered during the meeting, others were not due to time constraints and priorities.</p> <p>In addition to the discussion points summarized below, the Committee also shared specific comments to improve clarity and understanding (e.g., word choice, defining terms, expanding examples).</p> <p><i>Housing Action Plan</i> <u>General</u></p> <ul style="list-style-type: none"> <li>The HAP aims to prioritize housing for those who need it most. Why doesn't it mention Musqueam students, staff or community? <ul style="list-style-type: none"> <li>Staff clarified that UBC already commits to priority access to housing for all Indigenous students, including Musqueam students.</li> </ul> </li> <li>Consultation is a requirement for any Land Use Plan amendment. Why is there no consultation process described in any of the documents? <ul style="list-style-type: none"> <li>Staff responded that ongoing engagement to meet consultation obligations with Musqueam on the Land Use Plan amendment is taking place through Musqueam-UBC Relationship Agreement discussions and the co-developed</li> </ul> </li> </ul>	



Musqueam-UBC Campus Vision 2050 engagement process.

#### Rental Target

- What are the financial implications of increasing the percentage of rental?
  - Staff explained that challenges with further increasing the rental percentage include the ability to afford to pay for rental, student housing, amenities, academic mission, etc., in addition to escalating costs of construction (e.g., doubling of student housing construction costs in last 5 years).
- Would borrowing money from a bank to finance student housing cost more than current model of borrowing from endowment? And would that add to student housing costs?
  - Staff responded that external financing would likely cost less than using endowment proceeds to finance student housing.
- Appreciate the clarity on what the issues are, and the role of housing in recruitment of faculty.

#### Unit Types

- Students call for unit types that are affordable (e.g., nano suites).
- There is interest in more variety in housing, for example, shared kitchens, inter-generational housing, lock-off suites, etc.
  - Staff explained that the HAP Working Group has been having many conversations around unit types, and which types deliver the most housing at the lowest cost. Nano suites in particular are the highest cost to build and deliver the least amount of housing.
  - Staff reminded that HAP and LUP policies provide the container for the amount of housing, while actual implementation can adapt to changing housing needs over time.
- The HAP should consider funding student housing via investments from parents (e.g. buy a strata unit, child stays there while studying, and then sell when finished).

#### Land Use Plan

##### General

- The word aspire is weak in the context of “Aspire to have at least 50% of Neighbourhood Housing occupied by people who work or study on campus.” Are there disincentives for investors? And incentives for people who work or study on campus?
  - Staff explained that UBC can’t commit to what it can’t control (e.g., telling people where to live), but there are incentives for the UBC community via HAP.
- LUP figure that illustrates the change from current to future land use boundaries is useful to give people a baseline of what is changing. Consider showing this for all figures that have changed.



- Staff clarified that current vs. proposed figures would be shown in engagement materials on the plans but not in the documents themselves.
- Use of “human-scaled” to define development seems to be inconsistent with tower forms, given human-scaled typically means buildings that are up to 4-6 storeys.

#### Climate

- How can you have a LUP when you don’t have climate targets yet? For example, embodied carbon: if we don’t set desires now, how do we measure carbon? It has to be done in the right order. Staff clarified that:
  - The way climate action is reflected in this LUP represents a shift/and more focus compared to the 2010 LUP.
  - UBC has had neighbourhood climate action targets since 2013. To meet these targets UBC uses policies like REAP, which are being updated throughout build-out. The next REAP update will start to measure embodied carbon.
  - Operational carbon targets in LUP are ambitious, and the upcoming switch to a low carbon energy source for neighbourhood district energy will make a major leap.
  - Staff also highlighted that there are elements that are outside UBC’s control, such as existing stratas. However, new buildings will be impacted by these new policies.
  - The Vision also includes a focus on midrise wood frame buildings. However, to achieve housing needs and provide open space, taller buildings are also needed.

#### Transportation

- Can a commitment to the SkyTrain timeline be included? Rapid bus clarification?
  - Staff explained that the timing of SkyTrain is not within UBC’s control to commit to.
- Why is UBC funding SkyTrain? Staff clarified that:
  - Major transportation projects like SkyTrain have traditionally been funded as follows: 40% federal government, 40% provincial government, 20% “regional.”
  - The UBC Board has committed to exploring a contribution to the regional share, just like other regional partners. The specific contribution for each regional partner is yet to be negotiated.
- The accessibility policies describe a “barrier-free, universally accessible campus...” but in Schedule D: Multimodal Street Network, the main academic campus has limited traffic and zero traffic streets only. The core campus is one big hill and it’s difficult to navigate.
  - Consider shuttles and smaller distance transit, navigation of the hill via buildings, SkyTrain, or elevators (e.g., Hong Kong University and Chinese University of Hong Kong).

#### Housing



- Why did the target decrease from 50% of 2010 full-time students to 33% of full-time students?
  - Staff clarified that the old target pegged student housing to 2010, while the revised target pegs student housing to growth in campus enrollment. The new approach will yield a higher number of student beds over time.
- One member reiterated concern about population density on a small campus.

#### Open Space

- Open space and amenities are part of building community, not just for people who live in neighbourhoods, but for everyone.
- Concern about the LUP range from 0.5-1.1 ha for usable neighbourhood open space (UNOS). How was limited access open space counted?
  - Staff explained that they mapped all open spaces on campus, including open spaces with full public access and those that have “limited” access (e.g., fenced, paid access, or access at limited times/areas, such as Botanical Garden and UBC Farm). This was done for informational purposes to illustrate how much open space is accessible to campus residents, and is not included in the LUP.
- Green edges should be better defined.

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#### 5. Next Steps

- Next Meeting: Fall 2023, following Public Hearing.
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**UBC**  
**campus**  
**vision**  
2050



**Meeting 15 | May 9<sup>th</sup>, 2023**

**Campus Vision 2050 Community Advisory Committee**



THE UNIVERSITY OF BRITISH COLUMBIA

Campus + Community Planning

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# Agenda

1. Housing Action Plan
2. Land Use Plan
3. Further Work
4. Next Steps





# CAC

## What We Heard

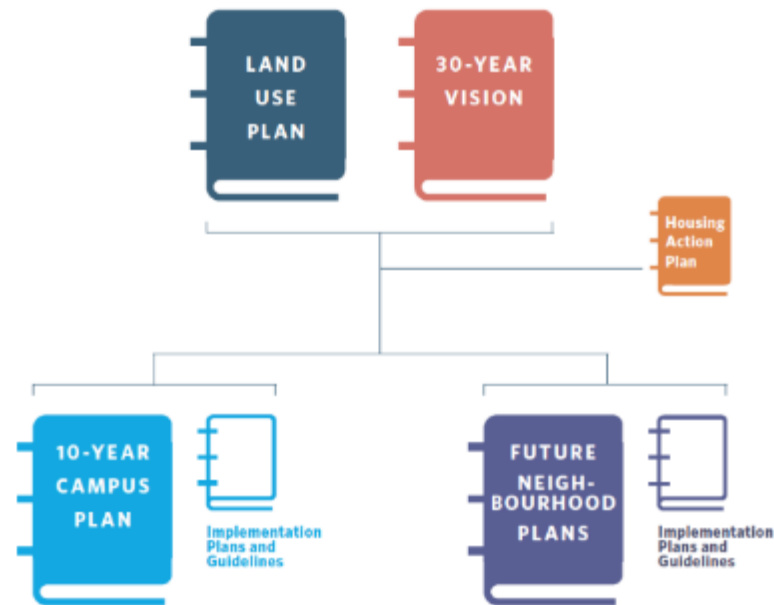
- Desire to push the Vision to be bolder, more “future-forward”, and not be so constrained by today’s realities
- Some questions around UBC’s current financial model of supporting university needs through market housing development
- Desire for UBC to show more leadership and innovation on affordability,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

# Relationship of Campus Vision to the Land Use Plan and Other Plans

**CV2050** sets the broad vision for the campus and guides future plans and policies.

**The Land Use Plan** sets the parameters for land use and development and is adopted by the province. All UBC Board of Governors' land development decisions must be consistent with the LUP.

**The Housing Action Plan** is approved by the UBC Board of Governors, to improve housing choice and affordability for the UBC community.

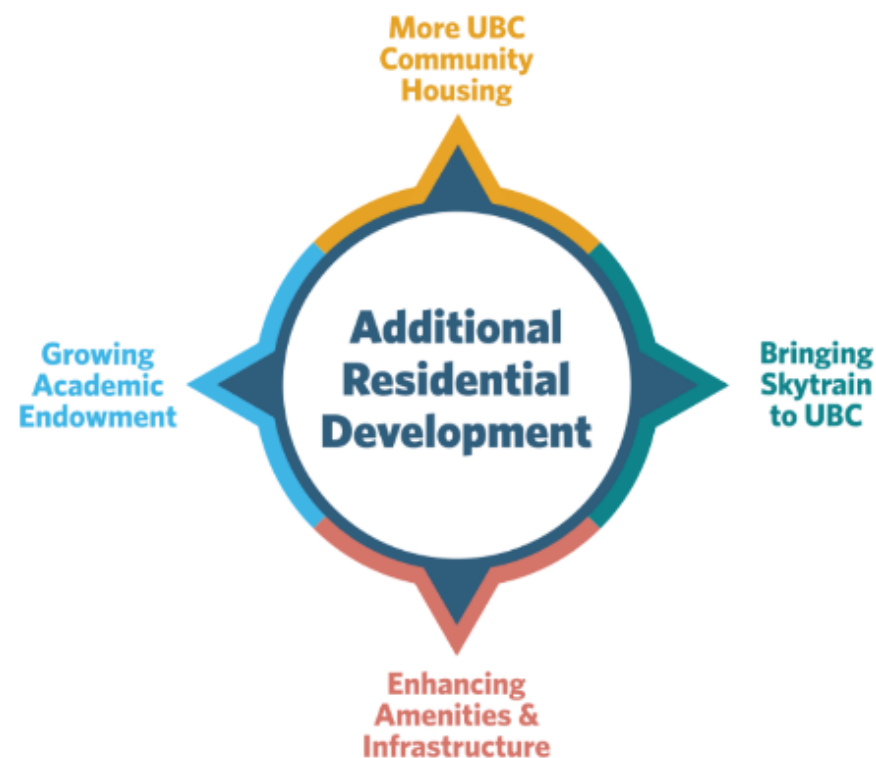


# Balancing Priorities

Reflecting the UBC Board of Governors Campus Vision 2050 Terms of Reference, the amended Land Use Plan will enable additional land development revenue for:

- more support for **academic priorities**
- providing financing for **student housing and neighbourhood rental growth**;
- ensuring **infrastructure and amenities** to support campus growth; and
- enabling a potential contribution to **SkyTrain**.

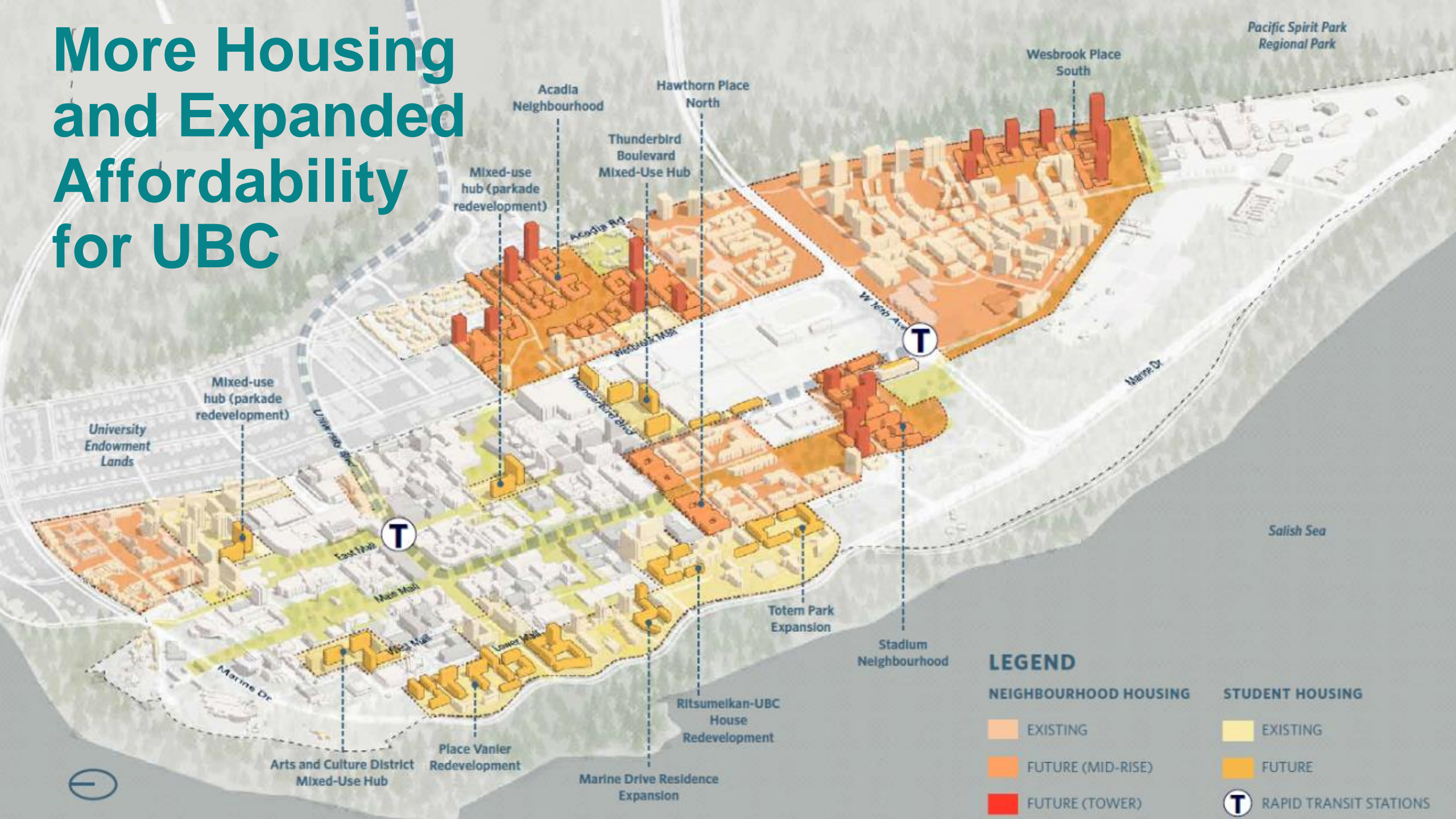
The Land Use Plan and Housing Action Plan policies balance these different needs



# Housing Action Plan

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# More Housing and Expanded Affordability for UBC



## LEGEND

NEIGHBOURHOOD HOUSING	STUDENT HOUSING
<span style="display: inline-block; width: 15px; height: 15px; background-color: #f9c79d; border: 1px solid #ccc; margin-right: 5px;"></span> EXISTING	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid #ccc; margin-right: 5px;"></span> EXISTING
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9966; border: 1px solid #ccc; margin-right: 5px;"></span> FUTURE (MID-RISE)	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid #ccc; margin-right: 5px;"></span> FUTURE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid #ccc; margin-right: 5px;"></span> FUTURE (TOWER)	<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid #ccc; margin-right: 5px; text-align: center; vertical-align: middle;">T</span> RAPID TRANSIT STATIONS

# Key HAP Policy Commitments

## More Rental Choice

- Increase the target for future rental housing to **up to 40%** of new campus neighbourhood development
  - increase in future non-market faculty/staff rental housing to **up to 25%**, while **making permanent and expanding income eligibility** for the Rent-Geared-to-Income Program
  - increase in market rental to **up to 15%**, and expanded eligibility to non-UBC employers (including UNA)

## Attainable Ownership

- Increase the Prescribed Interest Rate Loan program for tenure-stream faculty to purchase a primary residence anywhere in Metro Vancouver to **\$20 million annually**
- Continue the Down Payment Assistance Loan Program through **\$50,000** forgivable interest-free loans for eligible faculty and senior management staff
- Commit to innovative projects for affordable on-campus faculty and staff ownership (e.g. BC Housing, co-housing)

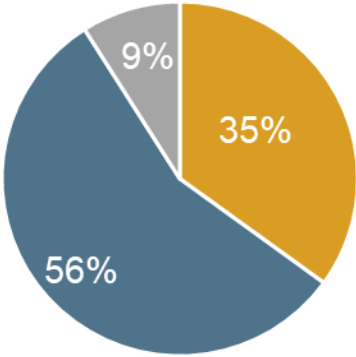
## Student Housing Opportunities

- At least 3,300 new and 1,000 replacement student beds as a priority, with timing and project delivery subject to demand, prioritization, financing and funding capacity

# UBC Housing in 2050

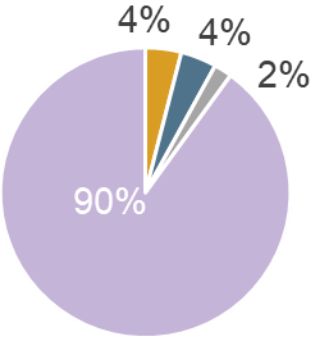
In 2050, UBC houses nearly 30,000 people connected to the University—more than half of the 50,000 campus residents. Additionally, 83% pay below-market rents.

**Faculty and Staff Rental (Below-Market)**



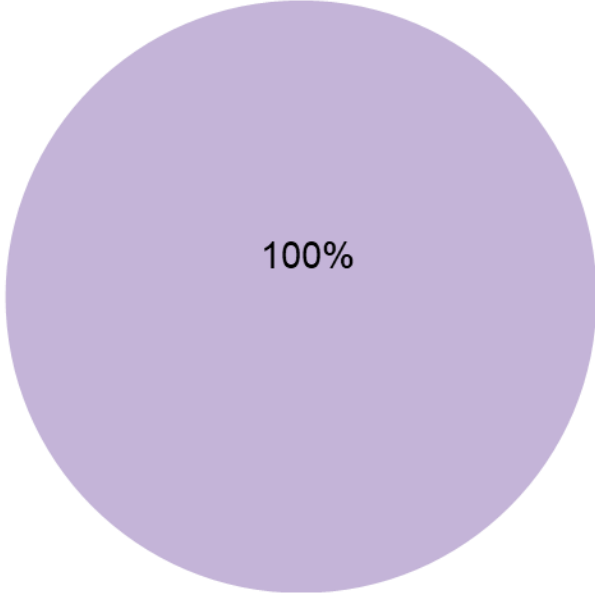
7,500 people

**University Rental (Market)**



4,800 people

**Student Housing (Below-Market)**



at least 17,300 people

- Faculty
- Staff
- Affiliates
- Students

*Note: Population estimates from UBC Housing database. Projections based on current UBCPT data..*

# Further Work

- Continue to lobby the Provincial Government for an exception to REDMA
- Continue to lobby the Provincial Government for the ability to borrow externally to finance student housing
- Continue to evolve the financial model and approach to development on campus (e.g., increasing the proportion of rental)
- Consider innovative models and partnerships for faculty home ownership (e.g., partnership with BC Housing)





# Land Use Plan

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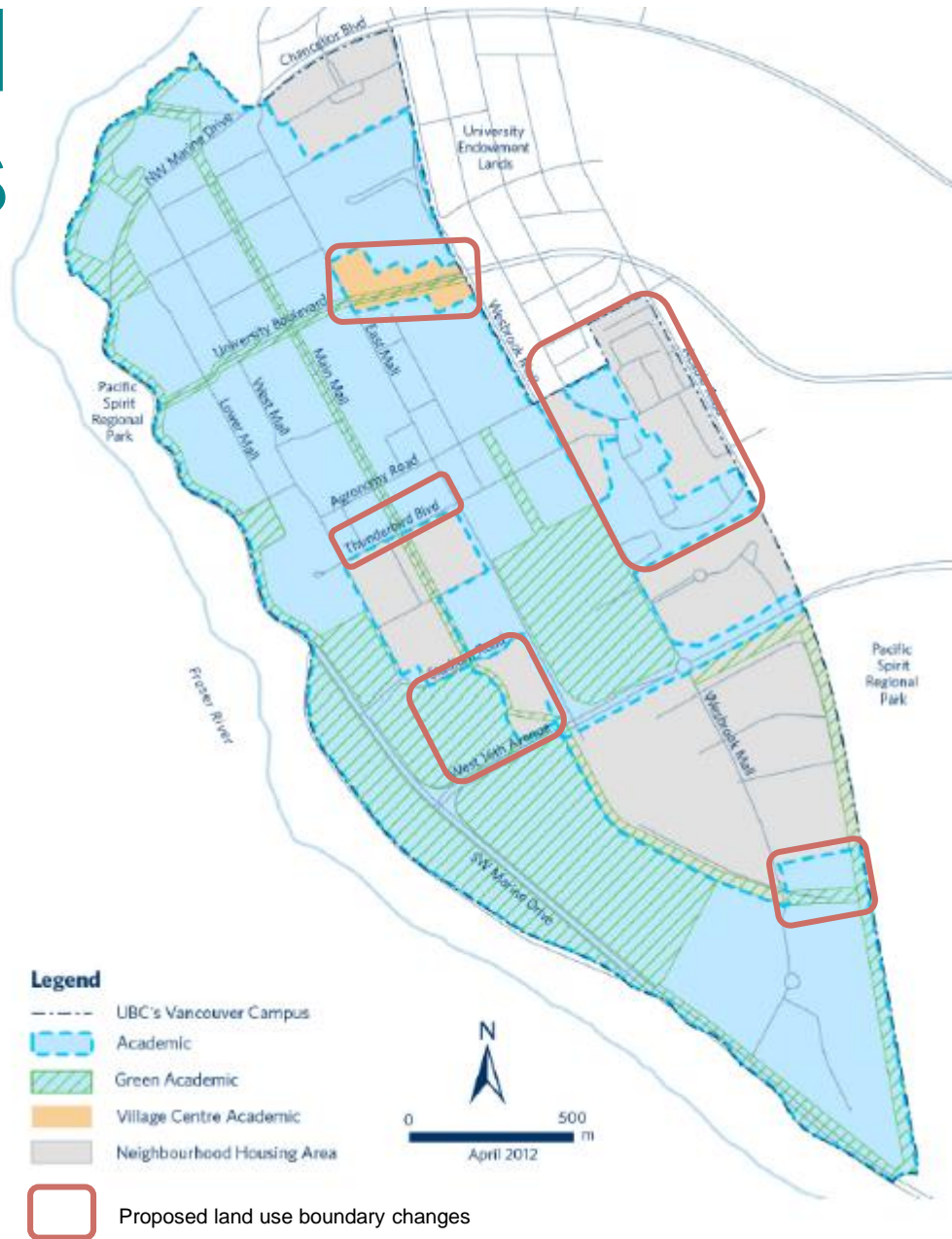
# Key Land Use Plan Policies

- Updated land use boundaries, growth distributions, and maximum building heights by area
- Increased student and rental housing targets
- Neighbourhood open space, community space, retail, and childcare targets
- Climate and Resilience policies
- Mobility and Accessibility policies
- Process commitments for future neighbourhood plans, and regional and Musqueam engagement
- New Regional Context Statement connecting the Land Use Plan to Metro Vancouver's Regional Growth Strategy, *Metro 2050*

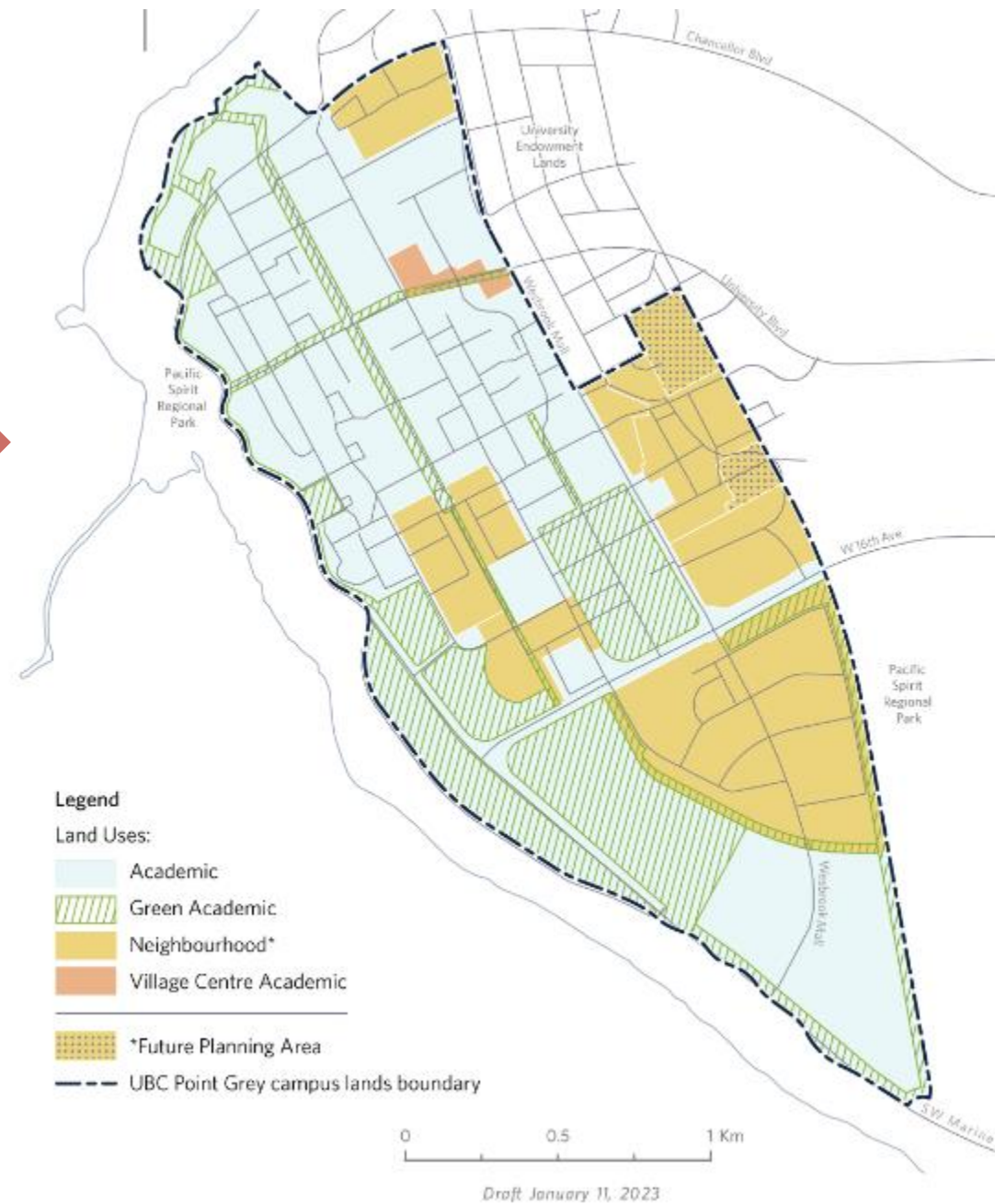


# Land Uses

Current Land Use Plan



2023

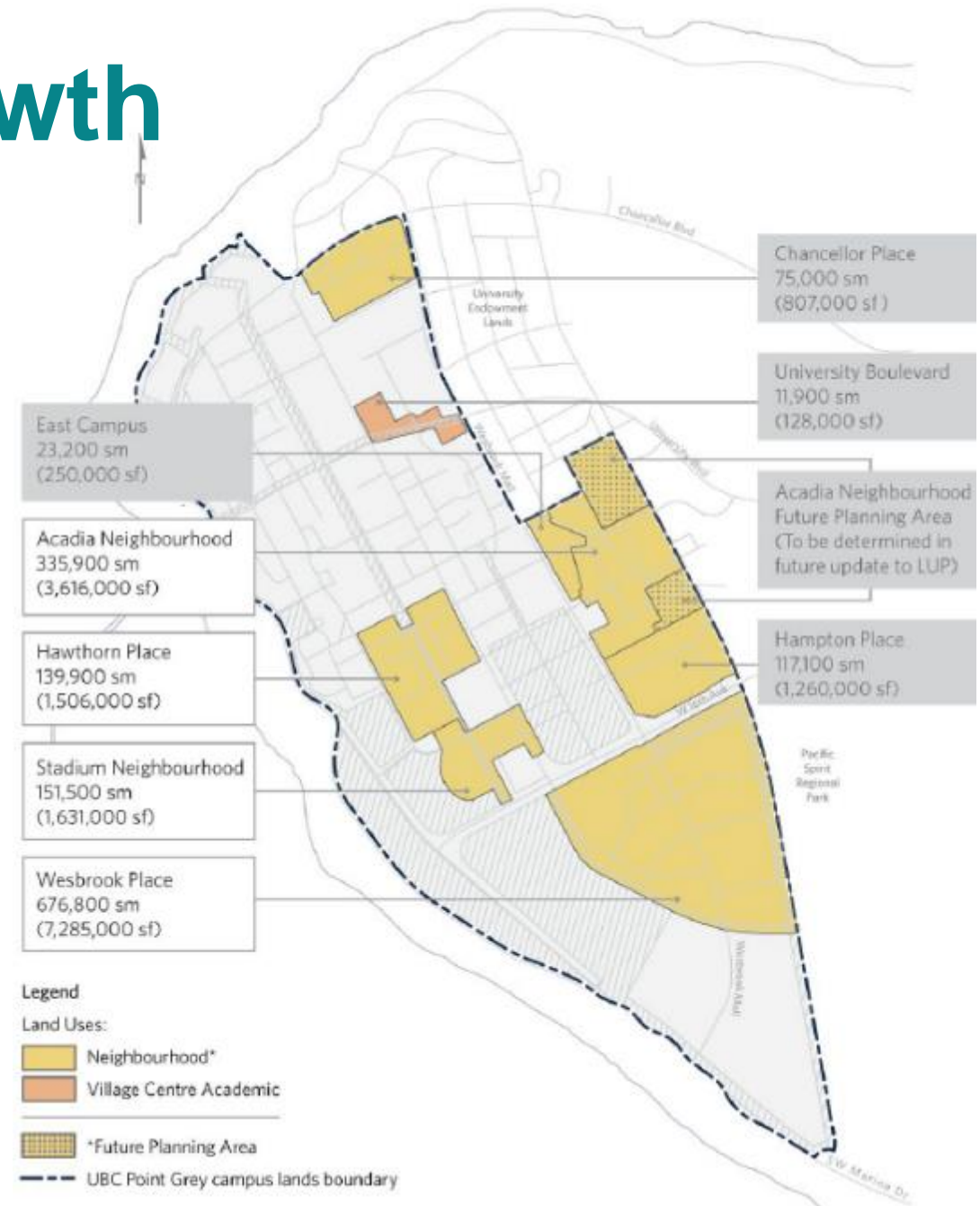


# Neighbourhood Growth

**Table 2: Neighbourhood Housing Development**

Neighbourhood	Maximum Neighbourhood Housing GBA square metres (approx. square feet)	Maximum Building Height metres (approx. # of storeys)	Estimated Neighbourhood Gross FSR*	Status
Hampton Place	117,100 sm (1,260,000 sf)	54 metres (18 storeys)	1.0	Completed 1997
Hawthorn Place	139,900 sm (1,506,000 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	676,800 sm (7,285,000 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)	2.1	Future
Acadia Neighbourhood	335,900 sm (3,616,000 sf)	105 metres (35 storeys)	2.3	Future
Acadia Neighbourhood Future Planning Area	To be determined in a future update to this Land Use Plan.			
Total planned to 2050:	1,531,300 sm (16,483,000 sf)			

\* Estimated Neighbourhood Gross Floor Space Ratio (FSR) is the total Gross Buildable Area (GBA) divided by the total land area of a Neighbourhood. It includes the maximum Neighbourhood Housing 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 Neighbourhood Plan process.



# Neighbourhood Growth

**TABLE 3: POPULATION AND UNIT PROJECTIONS**

Based on these Gross Buildable Areas for the Neighbourhoods, the following total population and unit numbers are estimated:

	2023	2050
Estimated population in Neighbourhoods*	14,900 people	35,600 people
Estimated number of units in Neighbourhoods*	6,800 units	16,300 units

\*These figures are for Neighbourhood areas only, and do not include population and unit counts for Academic areas (e.g. Student Housing).

# Amenities and Open Space

- New commitment to ensure everyone on campus is within 400 metres (approximately 5-minute walking distance) of open space
- Continued UNOS commitment of: 1.1 ha / 1000 people, with the ability to be reduced to no less than 0.5 ha / 1000 people with access to UBC facilities
- Continued community spaces commitment of: 0.15 sq m per resident, with definition broadened to enable different types of spaces depending on community need at the time of the Neighbourhood Plan process
- Commitments to amenities (commercial and community), child care, open spaces, Greenways, Green Edges, elementary school site



# Open Space Access



## Land Use Plan Proposed Requirements:

- UNOS:  
0.5 - 1.1 ha / 1000 people
- Community space:  
min. 0.15 sq metres / resident

## Estimated change in open space

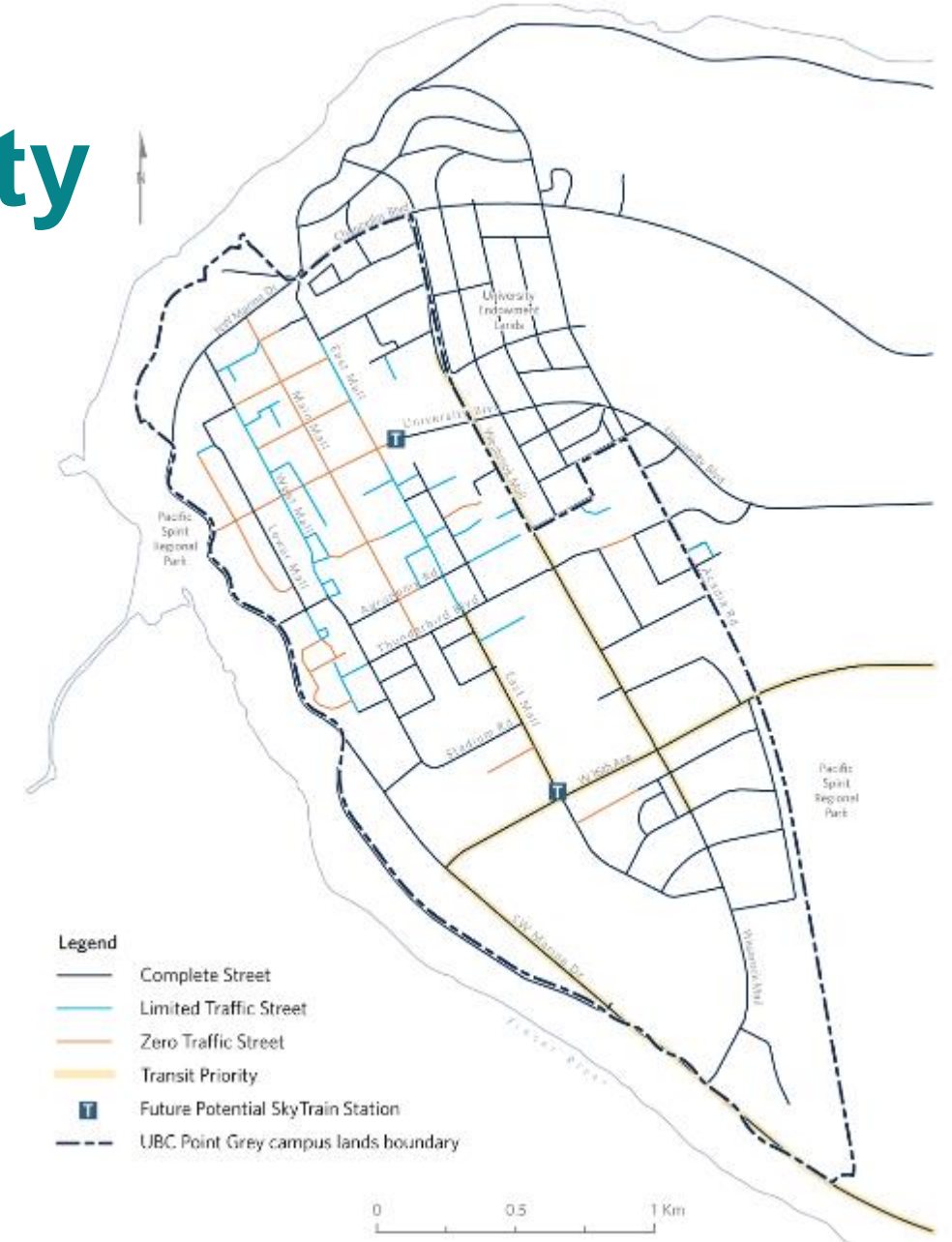
Based on draft 30-Year Vision, specifics to be determined through detailed campus & neighbourhood planning

	2023	2050
<b>Usable Neighbourhood Open Space (UNOS)</b>	<b>19.7 ha</b> (1.0 ha/1000 n'hood res.)	<b>appx 33 ha</b> (0.9 ha/1000 n'hood res.)
<b>Access to open space on academic lands</b>	appx 55-60 ha	appx 50-55 ha
<b>Access to limited open space on academic lands</b>	appx 65-70 ha	appx 60-65 ha
<b>Access to Pacific Spirit Park within 5 min walk from UBC</b>	appx 155 ha	appx 155 ha
<b>Total access to open space</b>	<b>appx 300 ha</b> (~16 ha/1000 n'hood res.)	<b>appx 300 ha</b> (~9 ha/1000 n'hood res.)
<b>Total community space in neighbourhoods</b>	<b>3,600 sq m</b> 0.19 sq m/ n'hood res.	<b>TBD: min 5,340 sq m</b> min. 0.15 sq m/ n'hood res.

People at UBC benefit from access to:

# Mobility and Accessibility

- Continue to develop a compact campus that prioritizes sustainable modes of transportation and alternatives to single occupancy vehicles
- Updated Multimodal Street Network
- Concentrate new development to optimize existing infrastructure
- Plan for integration of SkyTrain and continue to advocate and plan for improved transit services to, from and around campus
- Continue Transportation Demand Management programs, and pursue expansion of U-Pass discounted transit passes for staff, faculty, and residents
- Reduce parking as alternatives are developed, including redevelopment of some structured parking sites, managing parking supply to reduce Neighbourhood impacts, and accommodating Neighbourhood parking primarily underground
- Design a barrier-free, universally accessible campus





# Climate and Resilience

- New commitment to net zero operational emissions in new Neighbourhood buildings no later than 2030
- New commitment to support the IPCC commitment to limit global warming to 1.5 degrees Celsius by:
  - Achieving net zero operational and community greenhouse gas emissions by 2050, and
  - Committing to faster reductions through UBC's Climate Action Plan and Neighbourhood Climate Action Plan.
- New commitments to work towards targets and policies of UBC's climate and sustainability plans (CAP 2030, Rainwater Management, Green Building Action Plan, etc)



# Further Work

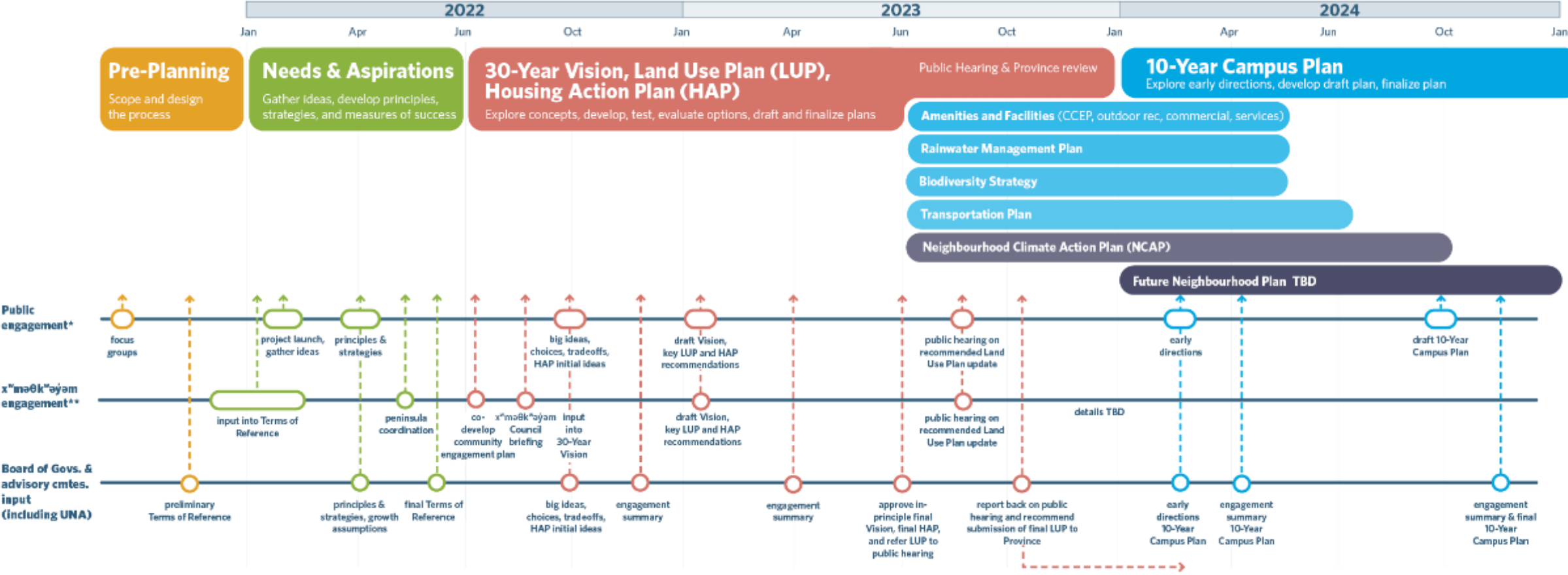
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# Concurrent Technical Work

## 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 a biodiversity strategy as an integral part of the 10-Year Campus Plan and future Neighbourhood Plans
- Continue to develop a Communities Amenities and Facilities Strategy to coordinate delivery of community and recreation facilities
- Continue to scope near term strategies to improve 16th Avenue intersection(s) performance / access, concurrent with commencing an update to the Campus Transportation Plan
- Continue working with the provincial government, Indigenous partners, City of Vancouver, and TransLink on SkyTrain

# Concurrent Technical Work



# Next Steps

## Continue Targeted Engagement

- Revise draft CV2050, 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 CV2050 and draft HAP for approval-in-principle; Board to consider referring the LUP to a public hearing

## Fall 2023

- LUP public hearing
- Report to Board of Governors on results of public hearing; Board to consider submitting LUP to province for adoption
- Public engagement on NCAP Emerging Directions

## Early 2024

- Following provincial adoption of LUP: final Board approval of CV2050 and HAP, commence engagement on 10-Year Campus Plan and future Neighbourhood Plans, prioritizing Wesbrook Place Neighbourhood Plan



# Thank you!



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