

**UBC
campus
vision
2050**

2050



30-Year Vision

ENGAGEMENT SUMMARY REPORT

SEPTEMBER 2022 - FEBRUARY 2023 | REVISED AUGUST 2023



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

campusvision2050.ubc.ca

Land Acknowledgment

The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of Musqueam. For millennia, Musqueam have been stewards and caretakers of these lands, and have passed their history, traditions and culture on from one generation to the next. UBC strives toward building meaningful, reciprocal and mutually beneficial partnerships with Musqueam and learning from their traditional relationship with the land. Through Campus Vision 2050, UBC is committed to deepening its relationship with Musqueam to ensure that the future direction of the campus builds on what makes UBC a special place, enhances the livability, sustainability and character of the lands and advances the university's broader commitments to reconciliation through the Indigenous Strategic Plan.



Double-Headed Serpent Post by Brent Sparrow Jr., Musqueam
Photo credit: Paul H. Joseph, UBC Brand and Marketing

How are we defining the UBC community?

- **Campus or the Vancouver campus** refers to the academic and neighbourhood areas on the Vancouver campus. In some instances, specific references may be made to the neighbourhoods to highlight concerns that pertain to those areas, and are intended to be more inclusive of residents who may not see themselves as part of the campus or believe that the term refers to the academic areas only.
- **UBC community, university community, campus community, community and community members** are used interchangeably and are intended to include students, faculty, residents, staff, emeriti and alumni at the UBC Vancouver campus.
- **Campus residential areas or neighbourhoods** refer to the neighbourhood housing areas located on the Vancouver campus.



Martha Piper Plaza

Photo credit: Hover Collective

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Credit | The engagement activities and findings detailed in this report were designed, implemented and analyzed by UBC Campus + Community Planning staff.

*This section was revised in August 2023

Executive Summary

Introduction

On January 17, 2023, UBC released a Draft 30-Year Vision for the Vancouver campus—an ambitious, long-range plan for how the physical campus will change and grow to support the needs of the university, its community and Musqueam.

The Draft 30-Year Vision was developed as part of Campus Vision 2050, a multi-year, comprehensive planning and engagement process. The process will result in a long-term plan that supports the needs of the university and balances the multiple interests of the university, the UBC community, Musqueam and the broader region.

This report summarizes findings to date from community engagement on the Draft 30-Year Vision and its major features (the Big Ideas), as well as key proposed updates to the Housing Action Plan (HAP) and key recommendations for updating the Land Use Plan (LUP) that are needed to realize the Vision. This engagement began in Fall 2022 and will continue until the UBC Board of Governors approves all three documents. Engagement includes meetings with stakeholders and committees and two focused rounds of work with the community:

1. September 21, 2022 to October 14, 2022:

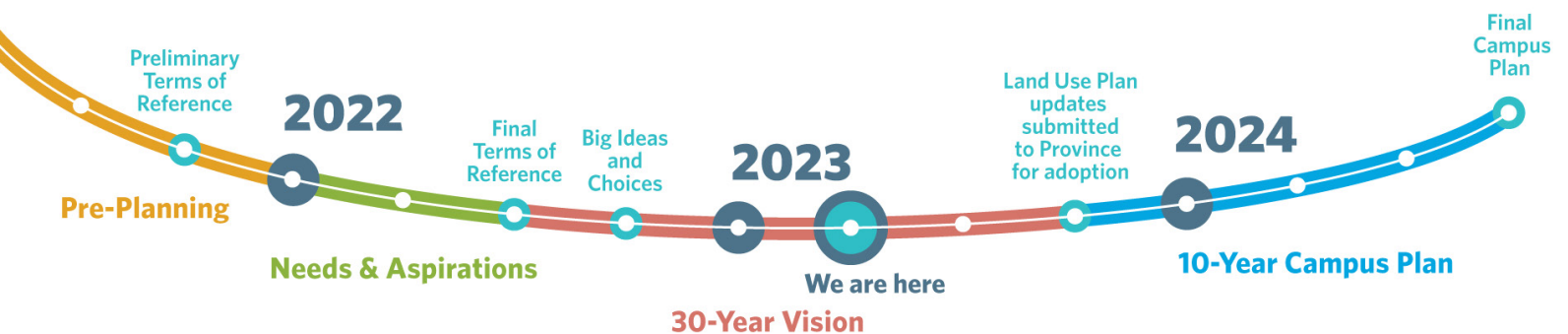
Reflecting the UBC Board of Governors' [Terms of Reference for Campus Vision 2050](#), UBC sought feedback on an initial set of five Big Ideas that would go on to form the major cross-cutting components of the Draft 30-Year Vision, as well as two development scenarios with different approaches to building heights, open space and mixing of academic and neighbourhood lands, and initial direction on updates to HAP.

2. January 17, 2023 to February 7, 2023:

UBC sought feedback on the Draft 30-Year Vision, anchored around six Big Ideas, as well as key proposed updates to HAP and key recommendations for updating the LUP.

Feedback from public engagement in the fall and winter has been, and will continue to be, critical to forming and refining the Draft 30-Year Vision, updating the HAP and amending the LUP.

This phase of Campus Vision 2050 community engagement follows previous work to learn from the community and Musqueam about needs and aspirations for the future of the campus and neighbourhoods, which resulted in the Campus Vision 2050 Terms of Reference.



Overview of What We Heard

Overall, public engagement included over 8,900 touchpoints across all campus communities (students, faculty, residents, staff, emeriti, alumni) through a variety of methods and feedback continues to reveal broad community support for the direction of the 30-Year Vision—an average of 78% really like or like most aspects of the Vision.

Most people engaged in the process 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, and there continues to be tension between some of the major drivers of the Vision particularly between advancing housing affordability/supply and supporting livability, climate action and ecology. Many are excited about big changes being proposed and are eager to see progress being made faster than the 30-year timeline of the Vision.

While there is less agreement on whether the approach in the Draft 30-Year Vision is the best way for UBC to deliver more housing, there is broad consensus that housing affordability is a challenge UBC should be tackling and indeed taking a leadership role on. Other aspects of the Draft 30-Year Vision that are almost uniformly supported include a SkyTrain connection and improved intra-campus mobility strategies, as well as flexible teaching, learning, research and community spaces that can meet a variety of needs. More amenities tailored to the diverse needs of various communities are also widely supported, and seen as essential to match population growth.



Workshop participants and graphic notetaker
Photo credit: Macy Yap

Musqueam Engagement

Engagement with the Musqueam community and leadership, which is ongoing, has revealed a range of views on growth and change; affirmation of the importance of strengthening the Musqueam/UBC relationship through collaborations and a strong Musqueam presence on campus; concern around the potential impacts of growth, including on Pacific Spirit Regional Park, and for traffic and parking issues; and a need to coordinate and manage the impacts of development on the Point Grey Peninsula. Support for enhancing Musqueam presence on campus and ensuring that campus is welcoming for Musqueam and Indigenous community members is widespread among the rest of the UBC community, and has been a consistent thread throughout Campus Vision 2050 engagement.

Campus Growth

Growth of the campus neighbourhoods continues to be the most contentious topic of engagement. Many in the community have been clear that the need for more affordable housing is paramount—the one challenge that that the Vision must address above all else. Expectations in this area are very high for many, and the community continues to press for more affordability measures—more student housing, more rental housing and a greater expansion of faculty and staff assistance programs, to be implemented through HAP. Furthermore, there continue to be calls for UBC to tackle other unaffordable aspects of life on campus, such as food.



Musqueam community dinner event

Photo credit: Macy Yap

Support for these bold actions is contrasted with consistent concerns that growth may come at the expense of livability, climate action and ecology. In Fall 2022, that concern was expressed by some as opposition to development generally, but particularly in the form of towers until additional research on their climate impacts can be done. In January and February 2023, concerns about growth were apparent throughout discussions on the topics of climate mitigation and adaptation, protection and enhancement of ecology and green space, and delivery of community amenities and services, and there continues to be some disagreement with the university's approach to funding critical needs, including affordable housing, through residential development. Regardless of concern or support for campus growth, the community highly values the preservation of campus green spaces.

Regarding form of development (i.e., building types, sizes, heights), engagement in the fall revealed mixed responses on taller vs. mid-rise buildings. There were many positive responses to taller buildings on the basis that they provide more affordability and protect green spaces and forests. Mid-rise forms of development were favoured by many due to potential benefits related to character, community building and accessibility and avoiding the embodied carbon impacts of taller, concrete buildings. Many see the value in both approaches and prefer a mix. In the second round of engagement, an approximate mix of two-thirds mid-rise and one-third taller buildings, prioritizing affordable and sustainable wood-frame construction where possible, was presented to the community. Overall, the community supports the mix, but many still prefer one approach or the other—keeping towers below the current 22-storey maximum or prioritizing more tall buildings.

Climate Change

In January, a more precise focus on climate mitigation and adaptation was presented through a sixth Big Idea, which was well received and established climate action as foundational to future campus planning. There are strong calls for this Big Idea to be more aspirational, to enable UBC to take an even greater leadership role in confronting climate change and building net-zero communities. There is tension between this Big Idea and campus growth, and how the university will ensure climate action advances while floorspace is added, and a strong desire for community participation in future climate policy development.

Process

With regard to the Campus Vision 2050 process itself, people from all parts of the UBC community expressed gratitude and excitement for the way they have been engaged in planning for the future of the campus and neighbourhoods and that they felt their voices were heard. There continues to be a desire for more information and more detail—in many cases people are eager to better understand what the Vision will mean for their day-to-day life on campus and how it will be implemented. There is a strong sentiment that success will require sustained engagement with campus communities, flexibility to change, and continued investment in supporting systems, policies and infrastructure that may not be fully articulated in the Draft 30-Year Vision.



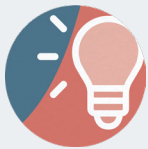
Public workshop
Photo credit: Macy Yap

How We Reached People

Over 8,900 touchpoints resulted from the Campus Vision 2050 engagement process from September 2022 to February 2023.

UBC engaged with a wide range of communities, units, departments, clubs and organizations across the campus. Input was gathered using a variety of methods, including information sessions, in-depth workshops, facilitated community conversations, pop-up information booths, presentations to various campus departments and groups and online and printed surveys. Input was also generated through targeted engagement activities with community and technical advisory committees, and sessions with Musqueam staff and community members, including a community dinner and meetings held with Musqueam to gather their feedback and input.

Engagement Activity Summary (September 2022 to February 2023)



SPEAKER EVENTS

162 participants
over **2** events



SURVEYS

3754 responses



ROADSHOWS

2749 participants
over **82** sessions



TARGETED ENGAGEMENT MEETINGS¹

224 participants
over **22** meetings



WORKSHOPS²

290 participants
over **13** events



INFORMATION SESSIONS

85 participants
over **4** events



COMMUNITY CONVERSATION

682 participants
over **45** sessions



POP-UPS

950 participants
over **16** events



WALKING TOURS

40 participants
over **3** tours

For more detailed information about the groups that were reached, please see Appendix 1.

¹ Includes Advisory Committee, Targeted Stakeholder and Technical Expert Meetings

² Includes Public, Staff and Faculty workshops

Next Steps

Engagement on the Draft 30-Year Vision, LUP amendments and HAP update will continue through the spring before being further refined and presented, for support-in-principle, to the UBC Board of Governors.

Following a Public Hearing specific to the LUP amendments, the final 30-Year Vision, HAP and LUP will be presented to the Board of Governors for approval, and LUP will be submitted to the Province of BC for adoption.



Public workshop
Photo credit: Macy Yap

Introduction: 30-Year Vision Engagement

UBC is engaging the university community and Musqueam in a multi-year, comprehensive planning and engagement process called Campus Vision 2050 to shape how the physical Vancouver campus will change and grow over the next 30 years. The process will result in a long-term plan that supports the needs of the university and balances the multiple interests of the university, the UBC community, Musqueam and the broader region.

Three key outputs will emerge from Campus Vision 2050:

- 1. 30-Year Vision**—a bold, high-level description of how the campus and neighbourhoods will evolve over the next 30 years, including general look and feel and where and how much development will occur.
- 2. Land Use Plan (LUP) Amendment**—the Provincially-adopted long-term regulatory guide for Vancouver campus land use, which must be updated to enable implementation of the 30-Year Vision, including policies for building heights, neighbourhood densities and open space amounts.
- 3. 10-Year Campus Plan**—focuses primarily on academic lands and will guide how academic facilities, student housing, transportation systems, green and open space, and community amenities are accommodated over the next decade.

Other plans and strategies will be developed in parallel with the 10-Year Campus Plan to ensure existing commitments and policies align with and support the Vision (e.g., Neighbourhood Climate Action Plan), and detailed Neighbourhood Plans will be developed and/or amended for all new neighbourhood development.



Display boards at a speaker event

Photo credit: Macy Yap

Students, faculty, residents, staff and alumni have been 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. An engagement process with Musqueam leadership and the Musqueam community has been co-developed with Musqueam and UBC and is ongoing.

The first phase of Campus Vision 2050 launched in early 2022 with broad public engagement to hear from the community and Musqueam about needs and aspirations for the future of the campus and neighbourhoods. Two rounds of public engagement, including sessions with Musqueam, as well as input from the UBC Board of Governors, research, analysis, and input from across the university, helped shape guiding principles for the process and define growth assumptions and space needs to be explored through the rest of the planning process. The [Needs and Aspirations Engagement Summary Report](#) summarizes the findings from the first phase of engagement, and the results of this work are reflected in the [final Terms of Reference](#) for Campus Vision 2050.

This report summarizes findings to date from community engagement on the Draft 30-Year Vision and its major features (the Big Ideas), as well as key proposed updates to the Housing Action Plan (HAP) and key recommendations for updating the Land Use Plan that are needed to realize the Vision. This engagement began in Fall 2022 and will continue until the UBC Board of Governors approves all three documents. Engagement includes meetings with stakeholders and committees and two focused rounds of work with the community:

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5. January 17, 2023 to February 7, 2023:

UBC sought feedback on the Draft 30-Year Vision, anchored around six Big Ideas, as well as key proposed updates to HAP and key recommendations for updating the LUP.

Feedback from public engagement in the fall and winter has been, and will continue to be, critical to forming and refining the Draft 30-Year Vision, updating the HAP and amending the LUP.

UBC is reporting back to the community after each phase of Campus Vision 2050 on what was heard from the community to ensure transparency throughout the process.

Engagement Approach and Analysis Methodology

Overview

UBC engaged with a wide range of people, communities, units, departments, clubs and organizations across the campus and in the neighbourhoods through broad public engagement on the Big Ideas and Choices from September 21 to October 14, 2022 and on the Draft 30-Year Vision, key HAP updates and LUP amendments from January 17 to February 7, 2023. Key advisory groups and subject matter experts also participated in ongoing targeted engagement meetings and workshops (see [page 13](#) for more details). Sessions with Musqueam staff and community members, a dinner and meetings were also held to integrate Musqueam interests and values in the Vision (see [page 19](#) for more details).

In total, engagement on the Draft 30-Year Vision (between September 2022 to February 2023) resulted in over 8,900 touchpoints with the campus community, including with students, faculty, neighbourhood residents, staff, emeriti, alumni and members of the broader community. Input was gathered using a range of methods, including public information sessions, in-depth workshops, facilitated community conversations, pop-up information booths, presentations to various campus departments and groups, and online and printed surveys. Input was also generated through targeted engagement activities with community and technical advisory committees (see [page 40](#) for more details).



Community conversation with the Newcomers Support Group

Engagement Approach

The Campus Vision 2050 engagement approach builds on UBC's [Engagement Charter](#), and includes fore-fronting principles of equity, diversity and inclusion, building trust, providing diverse ways to meaningfully engage and ensuring clear communication and transparency. The approach also involves co-developing an ongoing engagement process for integrating Musqueam interests and values into Campus Vision 2050 throughout the planning process (see [page 19](#) for more details).

Campus Vision 2050 is designed to support comprehensive and diverse engagement and intentionally seeks to lower barriers to participation. This includes building collaborative relationships with equity-seeking groups on campus, as well as meeting the community where they are by attending scheduled meetings and joining community events. Other approaches include, but are not limited to:

- providing honoraria to support participation of students in workshops and equity-seeking groups in community conversations,
- offering both in-person and online options to participate,
- offering childcare at evening and weekend events, and
- translating promotional and informational materials and having translators during events to reach broader ethnocultural communities in the neighbourhoods.



Public workshop
Photo credit: Macy Yap

Engaging with Equity-Seeking Groups

UBC has been engaging with equity-seeking groups across campus and in the neighbourhoods since the start of Campus Vision 2050. Some examples of this from the Big Ideas and Choices and Draft 30-Year Vision engagement periods include:

- Facilitated community conversations with Centre for Accessibility advisors and representatives from the Disability Affinity Group, the Disabilities United Collective, UBC Law Disability Alliance and the Disabled Graduate Students Association.
- Joined meetings of and hosted sessions with Indigenous groups across campus, including the Indigenous Strategic Plan Executive Advisory Committee, First Nations House of Learning, Institute for Critical Indigenous Studies, Indigenous Working Group and a group of Indigenous graduate students.
- Presented and facilitated discussions at shift worker meetings, including five custodial crew talks and six dining hall staff stand-up meetings (early morning, daytime and midnight sessions).
- Hosted sessions with the Beyond Tomorrow Scholars Program for Black Canadian Scholars and the Mastercard Foundation Scholars Program for students from Sub-Saharan Africa.
- Facilitated a community conversation with Queer BIPOC students.
- Facilitated community conversations with the Newcomers Support Group in the neighbourhoods, with support from a Mandarin translator.
- Joined meetings of the University Multifaith Chaplains Association and the Islamic Relief Club.

“It’s the first time that people with disabilities haven’t been an afterthought in a planning process.”

- Community conversation participant



Roadshow with Open Kitchen dining hall staff

The engagement approach has also considered not only who we reach but also how we engage, with a focus on creating opportunities for, and paying specific attention to those who have not traditionally participated in planning processes. The experiences and voices of those who have been systemically or historically marginalized bring insights from which the whole process can benefit. Rather than rushing towards the consensus of the majority, special effort was made to listen for the wisdom in criticism and resistance to the process and proposed ideas. Giving space for and acknowledging alternate viewpoints and strong feelings about them has surfaced insights of minorities to improve the Vision, and enables greater support and more durable solutions in the long term. More information on how this approach guided the data analysis process can be found in the Feedback Analysis Methodology section.

In order to increase community involvement in the Campus Vision 2050 process and reach a more diverse audience, UBC also piloted a “Community Connectors” program. A total of 17 Community Connectors comprised of students, staff and residents were trained, provided materials and facilitated roadshows and community conversations with campus and neighbourhood community groups. Sessions focused on convening equity-seeking groups who have been historically underrepresented in planning processes, including 2SLGBTQIA+, Black people, People of Color, people with disabilities, newcomers, student families, international students and religious groups.

A detailed list of the communities, groups and organizations that were reached can be found in Appendix 1.

“This is a massive project that will have a huge impact for generations. I appreciate the scale and dedication it takes.”

- Survey respondent



Community connector session at Acadia Park

Advisory Committees, Targeted Stakeholder Engagement and Technical Expert Engagement

The Campus Vision 2050 engagement approach also included targeted engagement with project advisory committees, faculty and technical experts and key interest groups on campus, including students, faculty, staff, residents, developers, and external community members and jurisdictions. These groups share diverse interests and feedback, and have provided ongoing guidance for Campus Vision 2050 public engagement process, plan development and recommendations since the beginning of the pre-planning process in Fall 2021.

These groups include:

ADVISORY COMMITTEES

- Community Advisory Committee (CAC)
- Administrative Advisory Committee
- External Advisory Committee
- Property and Planning Advisory Committee
- Senate Academic Building Needs Committee

TARGETED STAKEHOLDER ENGAGEMENT

- University Neighbourhoods Association (UNA)
- UBC Properties Trust
- Alma Mater Society (AMS)
- Graduate Student Society
- President's Advisory Committee on Campus Enhancement
- UBC Faculty Association

FACULTY AND TECHNICAL EXPERTS

- Faculty from the School of Community and Regional Planning and School of Architecture and Landscape Architecture
- Advisory Urban Design Panel
- Campus Biodiversity Initiative: Research and Demonstration



Ideas board at a charrette

Photo credit: Macy Yap

Findings from engagement with these groups are reflected throughout this report. Specific feedback from Advisory and Stakeholder Engagement is identified on [page 40](#) for cases when feedback is derived from publicly available documents, such as the minutes from CAC meetings and letters to the UBC Board of Governors from the UNA and AMS.

Summaries from the CAC meetings and correspondence from the UNA and AMS are also included in Appendices 2 and 3, along with official submissions and detailed takeaways from other advisory and stakeholder groups.

See the Campus Vision 2050 [Terms of Reference](#) for additional information about advisory guidance and external engagement.

Communication Outreach Strategy



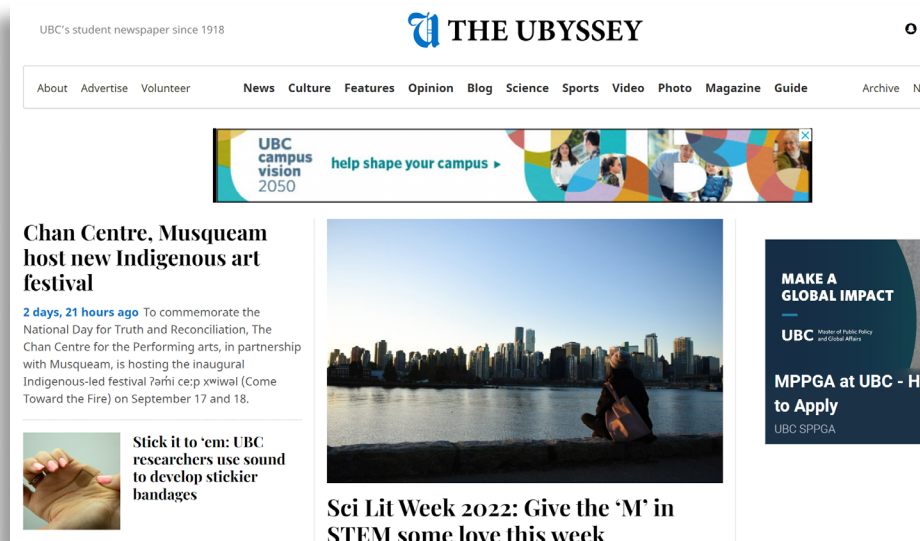
Decal installation across campus



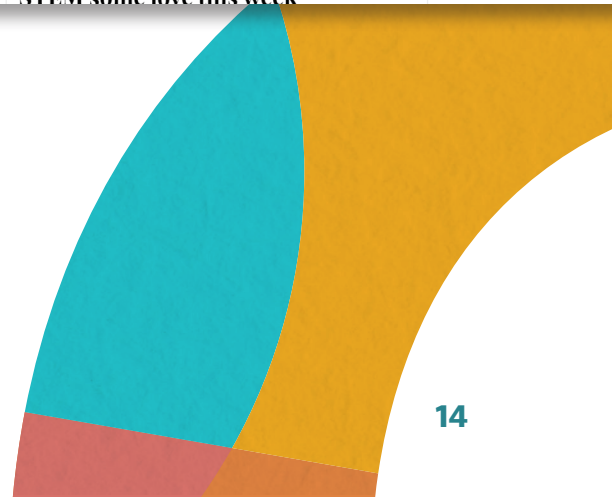
Postcard mailouts to residents

The following communication tactics were used to raise awareness about the opportunities to engage and provide feedback for Campus Vision 2050.

- Social and web advertising campaigns (paid and organic)
- Residential mailouts (postcards)
- Broadcast message
- Communication toolkits for campus partners
- Email updates to Campus Vision 2050 website subscribers
- Targeted outreach to campus groups
- Campus Vision 2050 videos
- Decals, posters and display boards across campus
- E-newsletters
- Campus digital signage



Web advertising



What Engagement Looked Like



FNHL student lunch session



Pop-Up at Acadia



Presentation at SJC Hot Lunch



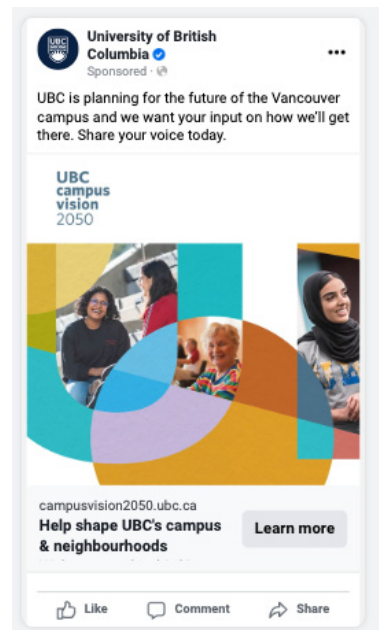
Community conversation with newcomers



Workshop



Walking tour



Social media ad



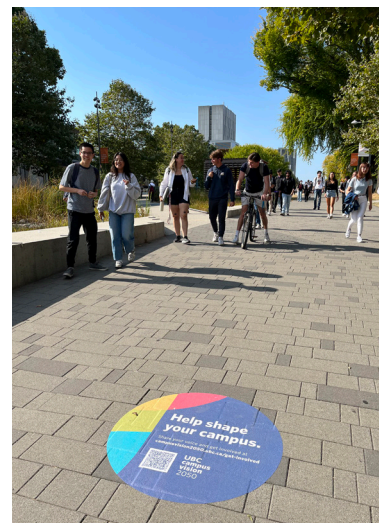
Pop-Up at Wesbrook



Midnight meeting with custodial staff



Session with dining hall staff



Decals around campus

Feedback Analysis Methodology

UBC staff reviewed and analyzed all comments, questions, ideas and notes generated during the 30-Year Vision engagement period, which covers two rounds of public engagement as well as ongoing engagement activities. This includes surveys, workshops, roadshows, community conversations, pop-ups, information sessions, email submissions and advisory committees, targeted stakeholder and technical expert meetings.

Staff used a qualitative theming analysis methodology, which involved grouping the feedback collected into themes and sub-themes according to common topics, ideas and patterns that came up repeatedly. Frequently heard themes were then summarized for both rounds of engagement. Quantitative data from the online and printed surveys were aggregated directly through survey software and in Microsoft Excel.

In addition, staff aimed to identify the insights, attitudes and emotions expressed by community members who have been systemically or historically marginalized, bringing an equity lens to the analysis process. Special attention was paid to input from marginalized and underrepresented communities, whose feedback may not have arisen as the most frequently heard, but still represented valuable insights. The goal was to ensure the diversity of perspectives, interests and concerns from the UBC community are integrated into the final 30-Year Vision. To that end, staff strived to supplement quantitative metrics by surfacing the underlying sentiments behind a comment and reflecting the breadth of views that were heard.

See Appendices 2 and 3 for the detailed takeaways heard in Fall 2022 and Winter 2023 engagement, including all qualitative and quantitative survey data and themes heard across public engagement activities.



Public workshop
Photo credit: Macy Yap

Engagement Activity Summary

Over 8,900 touchpoints resulted from the Campus Vision engagement process from September 2022 to February 2023.

How We Reached People: Big Ideas & Choices (September to October 2022)



ROADSHOWS
760 participants
over 24 sessions



COMMUNITY CONVERSATIONS
404 participants
over 23 sessions



WALKING TOURS
40 participants
over 3 tours



SURVEYS
2573 responses



WORKSHOPS¹
133 participants
over 6 events



POP-UPS
685 participants
over 10 events



INFORMATION SESSIONS
50 participants
over 2 events



TARGETED ENGAGEMENT MEETINGS²
116 participants
over 11 meetings



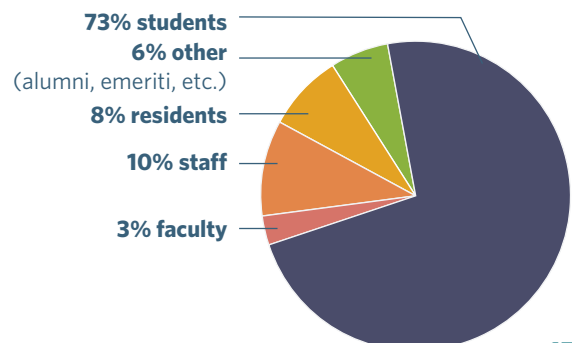
SPEAKER EVENT
60 participants

For more detailed information about the groups that were reached, please see Appendix 1.

¹ Includes Public, Staff and Faculty workshops

² Includes Advisory Committee, Targeted Stakeholder and Technical Expert Meetings

Fall 2022 Survey Demographic Breakdown



How We Reached People: Draft 30-Year Vision (January to February 2023)



SPEAKER EVENT

102 participants



ROADSHOWS

1989 participants
over **58** sessions



COMMUNITY CONVERSATIONS

270 participants
over **22** sessions



POP-UPS

265 participants
over **6** events



SURVEYS

1181 responses



WORKSHOPS¹

157 participants
over **7** events



INFORMATION SESSIONS

35 participants
over **2** events



TARGETED ENGAGEMENT MEETINGS²

108 participants
over **10** meetings

For more detailed information about the groups that were reached, please see Appendix 1.

¹ Includes Public, Staff and Faculty workshops

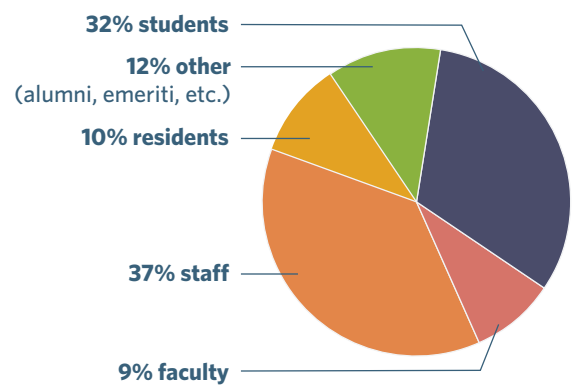
² Includes Advisory Committee, Targeted Stakeholder and Technical Expert Meetings



Public workshop

Photo credit: Macy Yap

Winter 2023 Survey Demographic Breakdown



Musqueam Engagement

Musqueam and UBC are working towards a deeper and enduring relationship. Part of this is changing the way the university plans the campus, including deeper engagement with Musqueam and co-developing how to engage Musqueam in Campus Vision 2050.

Engagement with Musqueam on Campus Vision 2050 thus far has included regular meetings between senior administration from UBC, updates to Chief and Council and community-wide engagement. Community-wide engagement consisted of sessions with Musqueam staff and community members, a community dinner event and a survey specific to Musqueam. The Draft 30-Year Vision also incorporates learnings from current projects that Musqueam have been involved in, such as the Gateway Health Building under construction and landscape planning underway at the Museum of Anthropology. A Musqueam-UBC Peninsula Coordination workshop also shaped the Draft 30-Year Vision. The workshop established a deeper understanding of the cultural and ecological importance of the entire Point Grey Peninsula, including the UBC Vancouver campus, for Musqueam people.

Through engagement with Musqueam thus far there have been a wide range of views on growth and change; affirmation of the importance of strengthening Musqueam presence on campus; concern around the potential impacts of growth, including on Pacific Spirit Regional Park, and for traffic and parking issues; and a need to coordinate and manage the impacts of local development (e.g., runoff, sediment control, ensuring infrastructure capacity meets needs).

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



Musqueam community dinner event

Photo credit: Macy Yap

What We Heard: Public Engagement

The following section summarizes the key takeaways from Fall 2022 and Winter 2023 public engagement. Findings are organized by the Big Ideas, the development program and key policy updates in order to better understand the evolution of the Draft 30-Year Vision and refinements made based on community input.

Big Ideas

Big Idea: Learning City

September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea focused on showcasing and enhancing teaching, learning and research through the creation of flexible buildings and outdoor spaces. It envisioned expanding the role of campus as a living lab and role model for innovative approaches to regional and global challenges. High-level strategies also included greater mixing between academic and neighbourhood spaces and elevating Indigenous knowledge and practices across campus to support greater learning, discovery and community at UBC.

Survey respondents rated their level of support of the Big Idea at **74%**.

WHAT WE HEARD

- Strong support for more individual and communal study spaces, as well as more informal and flexible spaces that support creativity, innovation and experiential learning. Many underscored the need for learning spaces to be accessible to everyone.
- Interest in supporting more hybrid forms of work and study, and a desire to ensure that spaces are adaptable and resilient to future changes and uncertainty.
- Support for making research more visible on campus and integrating more community involvement, along with a desire to ensure that different privacy needs will be met.
- Some concern around the compatibility of mixing student and neighbourhood housing due to their different needs, interests and lifestyle patterns.
- Residents highly value their connection to the university, and want to leverage existing academic infrastructure to enhance learning opportunities in the neighbourhoods
- Desire from students and residents to increase opportunities for connection between different members of the UBC community, due to positive outcomes in mutual learning and community building.

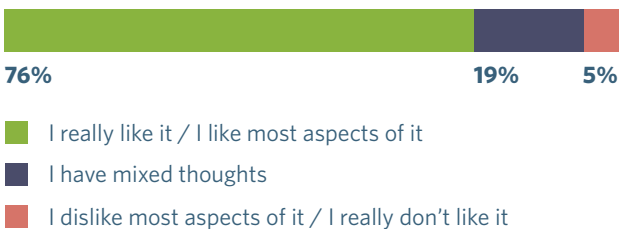
Big Idea: Learning City

January to February 2023

WHAT WE PRESENTED

In Winter 2023, this Big Idea featured key strategies that emphasized concentrating academic growth in the campus core, as well as more Learning Hubs and Learning Corridors. This Big Idea also highlighted opportunities to support teaching, learning and research across the entire campus and neighborhoods. This includes leveraging key sites to support academic land-based research and integrating Indigenous knowledge and practices into campus landscapes.

Survey respondents rated their level of support for this Big Idea as:



“The best things we learn are in conversation with each other and in informal settings.”

- Workshop participant

WHAT WE HEARD

- Strong support for more flexible spaces and amenities across campus that support a wide range of community needs. This includes weather-protected outdoor spaces, large group spaces, and spaces that showcase Indigenous perspectives and support interdisciplinary, intergenerational and intercultural connection.
- Desire for all academic spaces to be adequately equipped with technology and infrastructure to accommodate flexible learning models (i.e., hybrid) and meet a variety of accessibility and learning needs.
- Desire to see more dedicated spaces and support for graduate students, international students and commuter students, along with calls for greater Deaf representation and inclusion in this Big Idea.
- Calls to maximize the use of existing buildings and spaces prior to considering future development due to environmental concerns (e.g., ecological protection, mitigating embodied carbon). There was also a desire to address seismic vulnerability in all existing buildings and spaces to ensure the health and wellbeing of its occupants.
- 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.

Big Idea: More Housing and Expanded Affordability at UBC September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea emphasized a significant expansion of housing to support more UBC community members in accessing more affordable housing options on campus. High-level strategies included at least 3,300 additional student housing beds above the current total of 14,000, expanding rental housing and affordability programs, increasing opportunities for on-campus home ownership and doubling the supply of housing on campus with a broad range of tenures and types. Other high-level strategies included increasing the range of neighbourhood amenities to support diverse community needs, and reducing housing costs by providing choice in additional housing features.

“Housing is one of the most essential issues that needs to be addressed. It is so hard and so expensive to access housing in Vancouver...More affordable and accessible housing for students is important.”

- Survey respondent

Survey respondents rated their level of support of the Big Idea at **85%**.

WHAT WE HEARD

- Overwhelming support for more affordable housing on campus, more affordable food options and action to address affordability more generally (e.g., child care, transportation).
- Strong calls for student affordability to be prioritized, and concern that the target for additional student housing beds is insufficient to meet the high demand for student housing and pace of student growth.
- Some concern around the amount of proposed neighbourhood growth and its impact on ecosystems, greenspace and demand for amenities and services. There were also some calls to pause neighbourhood development until a neighbourhood climate action plan is developed.
- Some concern that an increase in housing on campus may not necessarily result in more affordable housing, as well as some uncertainty that this Big Idea will make a positive impact on the urgent need for affordable housing.
- Some tension between support for more affordable housing and concern around the financial model used to deliver this.
- Support for a range of housing options to support diverse living needs and arrangements.
- Support for an increase in housing options for frontline staff and shift workers to address labour shortage challenges.
- Some concern and frustration that on-campus housing will be more readily available to those who are unaffiliated with the university due to the increase in market housing through future neighbourhood growth.

Big Idea: More Housing and Expanded Affordability at UBC January to February 2023

WHAT WE PRESENTED

In Winter 2023, this Big Idea reiterated the provision of 4,300 additional student housing beds by the mid-2030s, including 1,000 replacement beds, bringing the total number of student beds on campus to 17,300. It also identified additional sites and a commitment to explore opportunities to increase capacity in the longer-term. Other refinements included increasing rental housing (above the current HAP target of 30%) to accommodate below-market housing for faculty and staff, and creating sites to pilot innovative on-campus home ownership options.

Survey respondents rated their level of support for this Big Idea as:



- I really like it / I like most aspects of it
- I have mixed thoughts
- I dislike most aspects of it / I really don't like it

WHAT WE HEARD

- Enthusiasm and support for UBC's priority on addressing the affordability crisis, and strong calls for this Big Idea to be more ambitious by offering more affordable housing to a wider range of UBC community members. There also continues to be some concern around the financial model used to deliver affordable housing.
- Continued demand for UBC to provide more student housing beds, along with a desire for more faculty and staff housing.
- Recognition of the importance of food affordability and food security, and desire to see this reflected in the Big Idea more strongly.
- 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 to help community members understand how this Big Idea will make a difference in their everyday experiences on campus. There was also some concern that this Big Idea will not make a significant impact in addressing affordability.
- Desire to find the optimal balance between student and neighbourhood housing, and calls to create housing policies that ensure rent for student housing will remain affordable.
- Support for prioritizing housing access for vulnerable and marginalized populations, alongside calls for more clarity on who is included. Interest in Indigenous specific housing and a desire to see Indigenous practices (e.g., smudging) better accommodated within residences.
- 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 challenges unique to graduate students.

Housing Action Plan

WHAT WE PRESENTED

Recognizing that affordable housing is a top concern identified through Campus Vision 2050 community engagement, draft policy updates for the Housing Action Plan were presented as part of Winter 2023 engagement.

Draft policy updates to support more rental choice include increasing the HAP target for future rental housing above the existing target of 30%, expanding eligibility to other on-campus employees and making permanent and expanding eligibility for the rent-gear-to-income program.

Draft policy updates to support attainable ownership include increasing the amount of financial resources allocated to UBC's Prescribed Interest Rate Loan program, continuing Down Payment Assistance loans and committing to a pilot for affordable on-campus faculty and staff ownership in partnership with BC Housing.

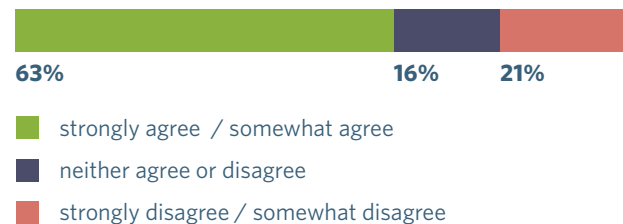
“Often it’s lower-level staff that need help, and the living cost issue could be the big reason why one chooses to leave UBC instead of exploring the potential of remaining.”

- Survey respondent

WHAT WE HEARD

- 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-gear-to-income program is not adequately meeting faculty and staff demand for housing, and support for expanding eligibility for this program. Some also noted inconsistencies in the implementation of this program.
- Some concern and opposition to expanding home ownership assistance for faculty and staff. There was a sense of disappointment that groups with more acute housing needs (e.g., students, low-income people, people with disabilities) were not being prioritized over those with more financial resources.
- 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.

When asked if the draft HAP policies will meet community needs, survey respondents indicated that they:



Big Idea: Community of Communities

September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea emphasized the campus as a mosaic of interconnected communities, each with their own local heart, unique features and identity. High-level strategies include embedding each community with a blend of housing, spaces and amenities to help people meet their daily needs more easily. Other strategies include enhanced accessible features across campus and co-creating Musqueam-specific spaces and place names.

Survey respondents rated their level of support of the Big Idea at **73%**.

“Make accessibility features front and center, so we can feel like we can join a space just like anyone else.”

- Community conversation participant

WHAT WE HEARD

- Broad support for this Big Idea due to its focus on meeting diverse community needs, enhancing accessibility and facilitating community building.
- Strong call for scaling up amenities and services to adequately meet the needs of a growing population on campus. This includes a desire for increased health and emergency services.
- Some concerns that existing amenities and services are insufficient for meeting the needs of the current population, and a specific call for more grocery stores, daycares and schools. There was also a call for amenities and services to be more evenly distributed across campus, particularly in North Campus and in the Arts and Culture District.
- Support for expanding this Big Idea through a lens of equity, diversity and inclusion. This includes increasing multifaith spaces, improving wayfinding, embedding more accessible features and creating a welcoming environment for non-academic community members.
- Some concern that this Big Idea may result in silos between different communities, highlighting the importance of facilitating community connection, gathering and interdisciplinary collaboration across campus through spaces and programming.

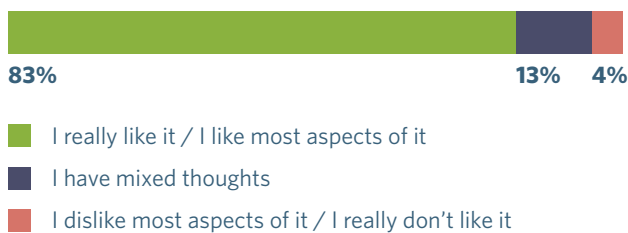
Big Idea: Community of Communities

January to February 2023

WHAT WE PRESENTED

In Winter 2023, this Big Idea featured more details for the key strategies, including definitions and examples of community hearts, mixed-use hubs and local nodes on campus. Further refinements include enhancing accessibility within pedestrian priority areas on campus and reflecting the role of programming and space animation in facilitating social connection and community building. This Big Idea also presented more detailed strategies to support a stronger sense of Musqueam welcome and presence. More information was also provided on the framework for coordinating and delivering community amenities.

Survey respondents rated their level of support for this Big Idea as:



WHAT WE HEARD

- Strong emphasis on the need for more flexible, accessible, affordable and functional spaces to support daily needs and encourage community building. Frequently heard examples include: covered outdoor spaces, multifaith and prayer spaces, third spaces, Collegia spaces and Musqueam-specific spaces.
- More attention can be paid to how this Big Idea supports food affordability and food security. There is a desire for more local, affordable and culturally diverse food outlets, as well as support for more spaces that support learning, connection and knowledge exchange over food.
- Continued support for scaling up amenities and services on campus to accommodate projected growth on campus, and for these amenities and services to be better distributed across campus.
- Call to preserve green spaces, trees and community gardens as key community amenities. There were also calls to ensure that there is a process in place for relocating recreational amenities displaced by new development (e.g., tennis and basketball courts) and identifying opportunities for new recreational spaces.
- 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. There was also support for showcasing and celebrating art in the public realm.
- Some concern that taller buildings will lead to social isolation and disengagement.
- Desire for more affordable and an adequate parking supply for frontline staff.

Big Idea: Restorative and Resilient Landscapes

September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea focused on landscapes as an opportunity for climate action, strengthening Indigenous ways of knowing and enhancing ecological resilience. It also included high-level details about potential priority strategies, such as: building ecological corridors, introducing more Indigenous plants, working with natural topography for rainwater management and using the campus land as a living laboratory.

Survey respondents rated their level of support of the Big Idea at **80%**.

WHAT WE HEARD

- Tension identified between increased housing and density on campus and the preservation of existing trees, green spaces and open spaces, with strong support to protect the latter.
- Support for advancing bold and ambitious action against climate change impacts, along with some calls to ensure that a neighbourhood climate action plan is in place and that ecological carrying capacity considerations are adequately addressed.
- General support and interest in more specifics about green space design, costs and metrics to evaluate success.
- Support for Musqueam and Indigenous communities to be meaningfully involved in this Big Idea.
- Support for using more Indigenous plants due to their benefits to the local ecology and future climate resilience.
- Concern about existing and future buildings and landscapes being resilient against climate change impacts and natural hazards (e.g., extreme heat, earthquakes).

“There’s great energy that can come with density; it can result in a lot of vibrancy and culture. But I’m concerned about how this can be achieved without negatively impacting biodiversity and the environment on campus.”

- Workshop participant

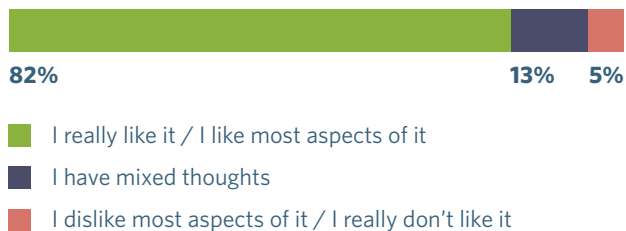
Big Idea: Restorative and Resilient Landscapes

January to February 2023

WHAT WE PRESENTED

In Winter 2023, more information was presented on key strategies, including: location of the proposed primary and secondary green corridors, locations of Musqueam places of significance and actions to protect ecological areas and biodiversity on campus. In addition, a sixth Big Idea was created around Climate Mitigation and Adaptation due to strong calls to have climate action show up more boldly in the Vision. This resulted in some climate-related strategies being moved to a sixth Big Idea, such as siting and designing buildings and open spaces to mitigate the impacts of extreme temperatures.

Survey respondents rated their level of support for this Big Idea as:



WHAT WE HEARD

- Support for the Big Idea due to a strong desire to protect and preserve existing green spaces and forests. There was also a desire to see more community gardens, fruit trees and naturalized landscapes.
- Some skepticism in this Big Idea 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.
- Emphasis and support for campus being a place that supports Indigenous knowledge and practice, and calls to meaningfully engage Musqueam in the landscape design process.
- Concern for the impact a growing population on green space on campus, and a desire to reduce impacts downstream on surrounding biodiversity, ecology, and watercourses (i.e., Musqueam, Wreck Beach, Pacific Spirit Regional Park).
- Comments that the Vision is missing the opportunity for landscapes to be a resource for mitigating urban heat island effects.
- Missing a specific callout to the intersection between buildings and nature (i.e., inclusion of bird friendly building guidelines).
- Safety on campus should be considered across different needs: for humans (e.g., accessibility, sightlines, lighting, nighttime safety), for wildlife (e.g., road crossing, habitats), and for human-wildlife interactions.

Big Idea: Connected Campus September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea showed the high-level proposal for transportation and connectivity improvements by 2050. The main focus was on active transportation, pedestrian priority zones, main street connectors and the arrival of SkyTrain to UBC. Other specific strategies included: strengthening East Mall as a critical “spine” of campus, a zero-emission shuttle on campus and more visible and accessible parking spaces to accommodate people with mobility challenges.

Survey respondents rated their level of support of the Big Idea at **88%**.

WHAT WE HEARD

- Strong support, interest and excitement about the extension of SkyTrain to UBC. This was accompanied by some concern around SkyTrain safety and security (e.g., influx of people being disruptive). There were also some suggestions to invest more in public transit and increase bus service.
- Strong call to improve intra-campus mobility, particularly by improving the frequency of on-campus shuttles. There was also recognition that campus is large and can be difficult to navigate, and a desire for buildings to be better connected with smaller pathways.
- Strong support for accessibility on campus to be prioritized as a foundational principle for Campus Vision 2050, and for it to be central to all future UBC development and design.
- Widespread concern about traffic issues and pedestrian safety for children and seniors, especially in areas around Wesbrook (i.e., 16th Avenue roundabout). Another safety consideration was heard around pedestrian safety at night within the context of insufficient lighting.
- Concern about parking capacity and affordability for frontline staff and shift workers who work off-peak hours or live far away and need to drive to campus.

“The SkyTrain connection would be incredible and benefit so many students and UBC community members, especially those commuting from the Fraser Valley.”

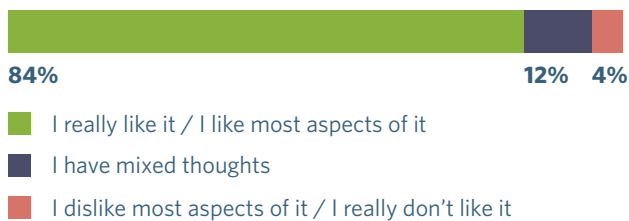
- Survey respondent

Big Idea: Connected Campus January to February 2023

WHAT WE PRESENTED

In Winter 2023, more information was presented on this Big Idea that included clearer visualizations for the proposed future SkyTrain route and stations, active transportation corridors, complete streets network and pedestrian priority zones. More details were also presented on the key strategies, including: increasing neighbourhood connectivity with the SkyTrain extension, expanding pedestrian priority zones to enhance walkability, improving the safety of the cycling network and building a network of zero-emission shuttles to get around campus.

Survey respondents rated their level of support for this Big Idea as:



"I wouldn't underestimate the importance of the intra-campus transit. It's a campus that's too big to walk from end to end...and a frequent and reliable way of getting around is essential."

- Survey respondent

WHAT WE HEARD

- 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. There continues to be strong calls to improve the campus shuttle service and to address cost limitations, as well as support for other modes of transportation around campus (e.g., free and accessible shuttle system, enhanced bike-share, e-scooters).
- 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 the implementation 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 (i.e., protected bike lanes, 16th Avenue becoming a slower street) and to reduce vehicles as much as possible to make the campus more pedestrian and cyclist friendly.
- Concern about impact of future mid-rise rental housing along the east edge of Thunderbird Park on pick-up and drop-off needs, and desire to ensure compatibility of residences with adjacent active field uses.

Big Idea: Climate Mitigation and Adaptation

September to October 2022

WHAT WE PRESENTED

In Fall 2022, all topics surrounding climate mitigation and adaptation were integrated into the other five Big Ideas. Strategies under the Learning City and Restorative and Resilient Landscapes referenced using the campus as a living lab to contribute towards research and innovation on addressing the climate crisis. The More Housing and Expanded Affordability for UBC and Connected Campus Big Ideas recognized climate action as a critical imperative for increasing on-campus housing, reducing commuting emissions and decarbonizing transportation. Lastly, the Restorative and Resilient Landscapes Big Idea included climate resilience as a central goal to achieve through green building design and enhancing campus green spaces and biodiversity.

WHAT WE HEARD

- Strong call for Climate Action to be its own Big Idea to show bold and ambitious commitments to climate mitigation, adaptation and resilience.
- Support for advancing bold and ambitious action against climate change impacts.
- Support for using more Indigenous plants, due to their benefits to the local ecology and future climate resilience.
- Concern about existing and future buildings and landscapes being resilient against climate change impacts and natural hazards (e.g., extreme heat, earthquakes).
- Some concern around low quality construction on campus and perception that new buildings being constructed will have very short life spans.

"[This Big Idea] needs to be much larger and bolder. Climate change is such an important issue...we need to do as much as possible."

- Survey respondent

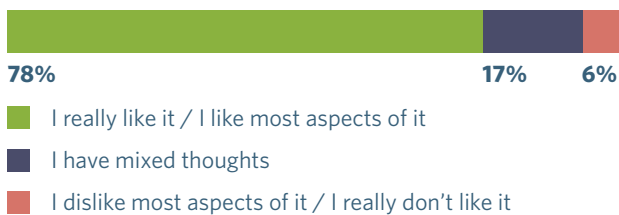
Big Idea: Climate Mitigation and Adaptation

January to February 2023

WHAT WE PRESENTED

In Winter 2023, a new Big Idea on Climate Mitigation and Adaptation was presented. This Big Idea had a major focus on increasing climate resilience, and aligning with the existing UBC Climate Action Plan 2030, including its target of achieving net-zero emissions before 2050. Priorities and strategies that were presented to achieve these targets include: updating the Neighbourhood Climate Action Plan, supporting active transportation and SkyTrain, designing buildings with climate extremes in mind and maintaining and enhancing campus biodiversity.

Survey respondents rated their level of support for this Big Idea as:



WHAT WE HEARD

- General support for and elevation of this Big Idea, most notably in relation to the urgent need for designing and retrofitting buildings to be more climate resilient (e.g., for extreme heat).
- 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 to address the urgency of climate change.
- 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 mitigating urban heat island effects through 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 as part of the implementation of the 30-Year Vision.

Development Program and Urban Design

Academic Growth

WHAT WE PRESENTED

In Winter 2023, more information was presented on how the Vision will support academic growth. This includes allocating up to 3.1 million sq. ft. of additional academic space and an additional 1 million sq. ft. for research partnerships.

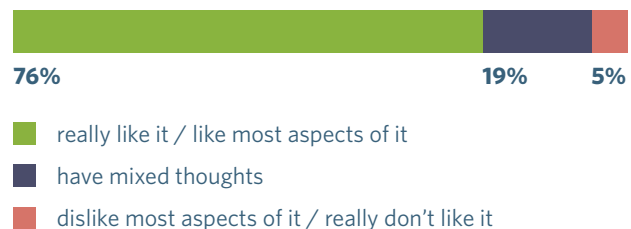
“I think that while taller buildings might not look the prettiest, it will be something that is needed for future growth. I like the idea of mixed-use buildings for academic, housing and community purposes.”

- Survey respondent

WHAT WE HEARD

- Overall support for accommodating more academic and research space on campus, along with calls to improve and maximize the use of existing buildings and spaces prior to considering future development due to environmental and seismic vulnerability concerns.
- Some concern around the negative impact of development on green space, open space and wildlife species.
- Support for increasing learning opportunities by enhancing regional connection, partnerships and presence off-site.
- Some questions around how hybrid work and study arrangements will impact space usage on campus and if the amount of growth proposed is needed.

When asked how they felt about the Vision’s approach to accommodating academic growth, survey respondents indicated that they:

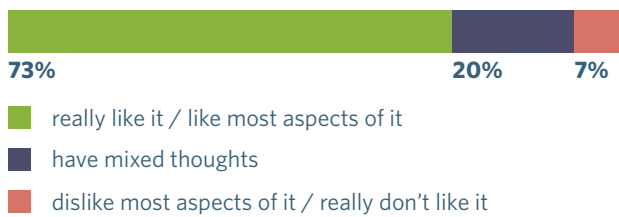


Student Housing

WHAT WE PRESENTED

In Winter 2023, sites were presented to accommodate 3,300 new student housing beds and 1,000 replacement beds. This includes the redevelopment of Place Vanier Residence, which would accommodate the replacement beds, a new Arts and Culture District Learning Hub and other potential sites. The expansion of Totem Park Residence was also identified for accommodating student family housing and student housing beds affected by the redevelopment of the Acadia area.

When asked how they felt about the Vision's approach to building more student housing, survey respondents indicated that they:



"We will need more than 4,300 [new student beds]; that sounds like a small number to me. The need is there and will only continue to grow."

- Survey respondent

WHAT WE HEARD

- Overwhelming support for more affordable student housing on campus, and strong calls to go further than the target of 3,300 new student beds and 1,000 replacement beds within the next 10-15 years.
- Support for more student family housing, as well as more housing options for upper-year students, graduate students and year-round occupants.
- Concern around proposal to relocate some of the Acadia Park student family housing to the Totem area due to the potential incompatibility of mixing different groups and challenges to accessing daycares, schools and amenities.
- Some concern around the negative impact of development on green space, open space and wildlife species.
- Desire for more details about what future student housing will look and feel like, especially student family housing.
- Support for the redevelopment of Place Vanier, and desire for its commons block to be scaled up to accommodate the increased number of students.
- Some concern around the impact of increased student activity as a result of the redevelopment of Place Vanier on surrounding academic units, and a desire for more consideration and support for addressing downstream impacts. Additional concerns around potential conflict with Wreck Beach users that access pathways close to Place Vanier.
- Suggestions to work with off-campus partners to deliver student housing and expand off site.

Neighbourhood Development

September to October 2022

WHAT WE PRESENTED

In Fall 2022, two campus land use approaches related to building heights and the location of future development were presented. The purpose was to hear perspectives from both scenarios to inform a final blended approach. The first approach emphasized taller buildings, concentrated development and larger, uninterrupted open spaces. The second approach emphasized mid-rise buildings, more distributed housing and smaller and more distributed open spaces. Both scenarios were applied to the campus-wide scale and neighbourhood scales, and different approaches to the location of taller buildings were also presented for feedback.

76% of survey respondents agreed that taller buildings should be prioritized to preserve larger open spaces.

67% agreed that neighbourhood development should be concentrated by prioritizing taller buildings.

WHAT WE HEARD

- Strong support for taller building heights was contingent on the provision of more affordable housing on campus. There was a loud call to prioritize affordability in future development and to address the urgent need for housing, particularly for lower-income groups such as students and lower-salaried staff.
- Strong desire to protect green spaces, forests, habitats and the coastline with any future development. Many participants indicated a preference for taller building heights due to its benefits in conserving land and protecting green and open spaces.
- Support for mid-rise building heights due to its benefits in promoting stronger sense of community, preserving the unique campus character and being safer and more accessible.
- Strong appreciation for the experience and character of Acadia, alongside concern that future development will destroy the unique small-scale community feel of the neighbourhood.
- Calls to ensure adequate proximity and access to amenities for existing and future populations on campus.
- Desire for taller buildings to be safe, accessible, resilient and to minimize wildlife conflict (e.g., bird strikes). There was also strong support for buildings to utilize sustainable design and to be energy efficient.
- More support for taller buildings to be located closer to existing towers and activity centres due to benefits such as accessibility, proximity to transit and amenities, sense of safety and increased community interaction.
- Some support for taller buildings to be located along the campus perimeter due to access to nature, benefits to mental health and concern around overcrowding and densification in the campus core.

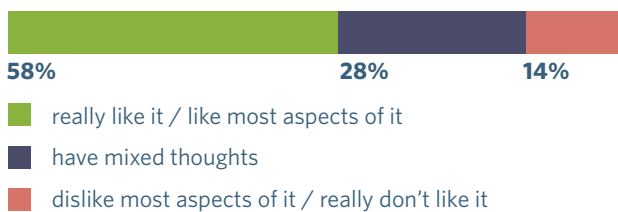
Neighbourhood Development

January to February 2023

WHAT WE PRESENTED

In Winter 2023, the approach to new neighbourhood development emphasized a mix of mid-rise and taller buildings that prioritize wood-frame construction where possible. New neighbourhood development was focused in new and expanded neighbourhood areas south of the academic core, including Wesbrook Place South, Acadia, Stadium Neighbourhood and Hawthorn Place North.

When asked how they felt about the Vision’s approach to accommodating neighbourhood housing growth, survey respondents indicated that:



“Please maintain Acadia’s character...I really value being able to send my kids to play in our backyard, and feeling safe that our community is also looking out for them. I’m not sure that the proposed Acadia Neighborhood plans are going to be able to deliver that kind of experience to others, which is precious and I’d really like to see grow.”

- Survey respondent

WHAT WE HEARD

- General support for future neighbourhood development to occur through a mix of mid-rise and taller buildings due to benefits in providing more housing while maintaining the campus character, proximity to transit and amenities and preservation of green space. There were some calls for taller buildings to go even higher.
- Some opposition to taller buildings in the neighbourhoods and growth on campus more generally, due to concerns about the embodied carbon involved in constructing taller, concrete buildings and the impacts of increased density on campus character, livability, wildlife conflict and ecology.
- Strong desire to protect the unique neighbourhood character and model for student family housing at Acadia Park. Opposition to relocating a portion of student family housing to Totem Park due to concerns over loss of community and walking distance to elementary schools and amenities.
- Some concern around the impact of neighbourhood growth on affordability, and a desire for measures to ensure that housing options on campus will remain affordable.
- Desire to prioritize on-campus housing for those affiliated with UBC, along with some tension that neighbourhood growth appears to be catered towards those who have no affiliation with the university.
- Support for more affordable housing, faculty and staff housing, rental housing and co-op housing on campus, as well as a mix of housing types and designs to support diverse living arrangements.
- Some concern around the compatibility of mixing academic and neighbourhood spaces.

Character and Urban Design

WHAT WE PRESENTED

In Winter 2023, character and urban design considerations to guide the layout, form and design of new development were presented. These considerations focus on creating an outstanding teaching, learning and urban living environments and building on the unique qualities of the campus, all while strengthening Musqueam presence throughout.

“I support the increased building height! Increased density is appealing. However, there should be an emphasis on human-scale, especially with academic buildings. Classrooms and gathering spaces should be concentrated in lower levels, with upper floors for research, offices and more.”

- Survey respondent

WHAT WE HEARD

- 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.

“The reason why UBC is so beautiful is not necessarily because of the campus itself or the buildings, but rather its place, with the ocean, mountains and forest. I think that having more spaces on campus that enhance the sense of place would be beneficial.”

- Survey respondent

Land Use Plan

January to February 2023

WHAT WE PRESENTED

In Winter 2023, draft key recommendations for the Land Use Plan amendment were presented. Key recommendations include updated land use boundaries, growth distributions and maximum building heights by areas. It also included increased student and rental housing targets, as well as open space, community space, retail and childcare targets. Process commitments for future neighbourhood plans, and regional and Musqueam engagement were also presented.

“I feel that [the approach] is ideal because it would take up less ground space. That would leave more space for green walkways, forest corridors and other preserved ecosystems...There needs to be a balance struck between the existing local ecosystem and the housing needs for communities at UBC.”

- Survey respondent

WHAT WE HEARD

- The majority of feedback was centered around the More Housing and Expanded Affordability for UBC Big Idea and the Housing Action Plan (see those sections for more information).
- General support for future neighbourhood development to occur through a mix of mid-rise and taller buildings, with some calls for taller buildings to go even further (see Neighbourhood Development section for more information).
- Some concern and opposition to increasing the maximum height of residential buildings up to 39 storeys, alongside calls to keep the current height limit as is.
- Some concern and opposition to increasing the maximum height of academic buildings from 18 to 22 storeys, alongside some support to build higher.

“I don't think it's a good idea to increase [building heights]. This is completely outside the character of the university area and the region at large.”

- Survey respondent

Process

September to October 2022

WHAT WE HEARD

Feedback on process considerations and general takeaways during Fall 2022 engagement include:

- Strong desire for more information and details on the assumptions behind the proposed growth scenarios, as well as for the design and experience of new buildings and spaces.
- Concern that campus affordability might be sacrificed in order to support the implementation of the Big Ideas and result in increased costs (e.g., tuition).
- Desire for future engagement on the types of buildings and spaces that will result from the 30-Year Vision, including environmental tradeoffs and best practices associated with future development, especially for taller buildings.
- Frequent questions about how Musqueam and other Indigenous communities are being engaged in this process and how their input will be used.
- Some concern with the pace of the Campus Vision 2050 and calls to halt the process.
- Interest and support to hear more diverse perspectives from the campus community during engagement, and to address silos when conducting engagement.

January to February 2023

WHAT WE HEARD

Feedback on process considerations and general takeaways during Winter 2023 engagement include:

- Broad support and excitement for the engagement process, and appreciation for including voices that have been historically marginalized (e.g., disability groups).
- Some curiosity and concern about how UBC will meaningfully implement the 30-Year Vision, and a call for more transparency regarding funding and decision-making.
- Strong desire for more information and metrics on the rationale behind the development program, anticipated population growth on campus and technical work happening alongside the planning process.
- Success of the 30-Year Vision requires flexibility to change, sustained engagement with campus community and continued investment in supporting systems and infrastructure.
- Desire for further engagement for student and resident populations, and to see their perspectives more strongly represented in the implementation of the Vision.
- Desire for more information about Musqueam engagement, and calls to ensure that they are meaningfully involved in the planning process.
- Concern around the pace of the planning process while acknowledging urgency of addressing critical needs (e.g., housing, climate action).

What We Heard: Advisory and Stakeholder Engagement

This section summarizes feedback from committees or groups where feedback is derived from publicly available documents, such as the minutes from Community Advisory Committee meetings and letters to the UBC Board of Governors from the University Neighbourhoods Association and Alma Mater Society. See Appendices 2 and 3 for detailed takeaways from other advisory committees, stakeholder groups and technical experts.

Community Advisory Committee

The Community Advisory Committee includes Musqueam, student, faculty, staff, resident, and alumni members, including Alma Mater Society, Graduate Student Society, University Neighbourhood Association, and Senate Academic Building Needs Committee organization representatives. Through monthly meetings the CAC provided advisory input on both content and process. In addition to specific feedback reflected under the Big Ideas, content feedback was generally supportive of the Vision and encouraged by the comprehensiveness of the Big Ideas and general responsiveness to engagement themes heard. Critical feedback included a desire to push the Vision to be bolder, more “future-forward” and less constrained by present realities.

Some members questioned UBC’s current financial model of supporting university needs through market housing development, suggesting that the provision of housing for non-UBC affiliated residents does not benefit the university in the long-term. This included a call to go further on student housing, including undergraduate, graduate and student family housing.

Additionally, there is a strong desire that UBC should leverage its role as a university to show more leadership and innovation on critical issues of affordability, climate action and reconciliation. There was also a consistent tension identified between affordability and the need to grow, and the impacts on campus ecology and biodiversity. Process feedback included suggestions for how to better reach specific groups and individuals as part of engagement, and increasing clarity and accessibility of information being presented, such as graphics and images that show the amount of change between current and future proposed conditions, and how the future campus will look and feel.

See [here](#) for full details on the CAC and all meeting minutes.

University Neighbourhoods Association

Through ongoing engagement, the University Neighbourhoods Association provided resident community interests and feedback on all aspects of the 30-Year Vision. In June 2022, the UNA indicated that their concerns were not adequately addressed in the Campus Vision 2050 Terms of Reference, which was reiterated in their [letter to the UBC Board of Governors](#) (see Appendix 2). There were specific interests in housing affordability, leveraging university academic experts in urban planning, and climate mitigation and adaptation. Alongside these interests, there was also a call to halt the planning process until the Neighbourhood Climate Action Plan and an environmental impact assessment could be completed. Ongoing content concerns include the economic model used to deliver affordable housing, tower heights moving above existing Land Use Plan limits, and the embodied carbon involved in tower development.

There were also specific comments about the Land Use Plan amendments, including:

- A desire for more clarity between the rental housing targets in the Land Use Plan and the rental housing commitments presented in the Draft 30-Year Vision.
- A desire to include climate action commitments in the Land Use Plan amendments, or at minimum acknowledge how climate adaptation and mitigation commitments in the Draft 30-Year Vision tracks Land Use Plan commitments.
- Overall interest in the ongoing Campus Vision 2050 engagement process and the upcoming Land Use Plan public hearing process.

Alma Mater Society

The Alma Mater Society has represented the student voice through regular targeted engagement meetings and public correspondence with the UBC Board of Governors (BOG). Content feedback centered around support for more exploration into Housing Action Plan affordability policies for students, continued investment in student housing and support for the SkyTrain extension to UBC. These positions are represented in public letters submitted to the UBC BOG, dated [June 2022](#), [November 2022](#) and [January 2023](#). Additional content feedback supported a focus on a Neighbourhood Climate Action Plan, universal accessibility and larger investments into flexible academic spaces that support in-person learning.



Group session at a charrette
Photo credit: Macy Yap

Next Steps

Feedback received through public engagement between September 21 to October 14, 2022 was used to shape the Draft 30-Year Vision that was presented to the community in Winter 2023, and to inform amendments to the Land Use Plan and updates to the Housing Action Plan necessary to achieve the Vision. Community input and feedback from engagement held from January 17 to February 7, 2023 is being used to revise and refine the Draft 30-Year Vision, Housing Action Plan draft principles and policies and recommended Land Use Plan amendments.

Engagement on the Draft 30-Year Vision, LUP amendments and HAP update will continue through Spring 2023 before being further refined and presented for support-in-principle to the UBC Board of Governors.

Following a public hearing specific to the LUP amendments, the final 30-Year Vision, HAP and LUP will be presented to the Board of Governors for approval, and the LUP will be submitted to the Province of BC for adoption.



Display boards at a workshop

Photo credit: Macy Yap

Spring/Summer 2023 Targeted Engagement

Overview

Following the final phase of Campus Vision 2050 public engagement in March 2023, the administration undertook additional, targeted engagement on the HAP and LUP with advisory committees and key student, faculty, and resident stakeholder groups to better understand their needs and concerns and identify ways of mitigating the impacts of a growing campus. This Report Addendum provides an engagement summary of the advisory committee and stakeholder meetings, as well as letters addressed to the Board, which are available in Appendix 4.

Committee and stakeholder groups that were engaged include:

- University Neighbourhoods Association
- AMS Executive
- University Communities for Sustainable Development (UCSD)
- Disability Affinity Group
- School of Community and Regional Planning
- School of Architecture and Landscape Architecture
- Community Advisory Committee
- External Advisory Committee:
 - BC Ministry of Transportation and Infrastructure
 - City of Vancouver
 - Metro Vancouver Regional District RCMP
 - TransLink
 - University Endowment Lands
 - Vancouver Fire and Rescue Services
 - Vancouver School Board
- Emeritus College Cohort on the Climate and Nature Emergency

Summary of High-Level Takeaways about the LUP and HAP

Throughout the Spring 2023 targeted engagement activities, we heard common high-level themes of support, as well as tensions and areas of concern, many of which surfaced throughout Campus Vision 2050 engagement. These include:

- The need to embrace complexity and continue to evolve for an uncertain future
- Calls for UBC to do even more to address affordable housing and address the impacts of additional growth related to livability, ecology and climate change
- Questions surrounding UBC's land development and governance models
- Gratitude for the approach to engagement
- Eagerness to continue to be engaged on implementation of the Vision and future plans and policies
- A continued desire for more information and more detail related to the Vision.



Presentation with student groups

Photo credit: Madeleine Zammar

Detailed Takeaways about the LUP and HAP

The targeted engagement also unearthed more nuanced and detailed feedback specific to each group, summarized below:

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

- Appreciation for the planning process and responsiveness to feedback
- Questions about the endowment fund and UBC financial modelling for the future
- Interest in open space access for residents, and mobility and accessibility in terms of pedestrian prioritization and designing for an aging population
- Desire for clarification of language and what the LUP and HAP actually “commits to”
- Interest in more detailed climate action and affordability commitments in the Land Use Plan, including a higher proportion of rental housing
- A continued call to pause the Land Use Plan until a comprehensive climate action plan for the neighbourhoods is complete

AMS EXECUTIVE

- Desire for more specifics in terms of Vision commitments, such as target implementation dates, phasing information, and more details related to certain climate strategies (i.e., adaptive lecture technologies, being net-zero by 2030) and rapid transit
- Concern about the commitment to student housing beds and current targets and percentages being too low to meet the housing needs of UBC students
- Include greater emphasis on the student experience and student needs (i.e., affordability metrics)
- Desire for specific commitments for low-cost amenities (i.e., grocery stores)
- Desire for additional information about next steps and details about the timing and engagement opportunities related to those next steps

UNIVERSITY COMMUNITIES FOR SUSTAINABLE DEVELOPMENT (UCSD)

- Call for more affordable housing beyond 40% (ideally rental portion is 50% or more)
- Interest in understanding financial model and endowment restrictions
- Desire for more specific commitments around responsible growth, particularly to safeguard campus biodiversity and ecological health
- Call for more transparency on decision making (including additional resident representation on the UBC Board of Governors), data collection, and tracking of policies
- Acknowledgement of how the planning process and the team has been responsive to feedback and general appreciation opportunities for engagement
- Interest in continuing to engage as we move through next phases of planning
- Questions on decision making, accountability and transparency

DISABILITY AFFINITY GROUP

- Calls for stronger commitments to principles of universal design, universal accessibility, disability justice, inclusion and community building
- Appreciation for the inclusion of disability groups in the Vision, along with specific suggestions to enhance the diversity of their representation in the photos and illustrations
- Concern around the impact of reduced parking supply on disability groups

SCARP/SALA

- Desire for all housing on campus to be for people affiliated with UBC, and to be affordable relative to income rather than the housing market
- Recommendation to explore other precedents with a significant portion of non-market housing, and to conduct further analysis on the application of these housing models on the UBC context
- Recognition that UBC can contribute to housing security in the region, and desire for the university to be a center for excellence on housing, leveraging faculty expertise

COMMUNITY ADVISORY COMMITTEE

- Continued concern around growth, particularly within the context of UBC's ability to serve its existing community (e.g., adequate classrooms for students, sufficient amenities for residents)
- Continued call for more affordable student housing, including graduate student housing
- Desire for more housing and a diversity of housing types that explicitly serve the UBC community, rather than general market housing
- Call for stronger language around climate action and accessibility, including targets
- Expressed a need to be innovative in long-term planning, to consider how changes in education delivery (e.g., remote, hybrid) may impact uses on the campus
- Concern around the LUP range for usable neighbourhood open space, and calls for green edges to be better defined

EXTERNAL ADVISORY COMMITTEE

- General support for directions in the LUP, HAP and Vision
- Requests for detailed population projections from LUP growth
- Requests for formal engagement as implementation proceeds, in order to coordinate service delivery

EMERITUS COLLEGE COHORT ON THE CLIMATE AND NATURE EMERGENCY

- General concern about the climate crisis and the future impacts of climate change on the campus
- Concern about campus growth, and suggestion that the 30-Year Vision could better reflect the global context of a climate emergency and biodiversity crisis (i.e., limiting development on the Vancouver campus)
- Call for stronger commitments to monitoring the socio-economic impacts of growth



Info session at Acadia Commonsblock

Photo credit: Madeleine Zammar