

# Amended Land Use Plan Approved for Submission to the Province

December 6, 2023

The UBC Board of Governors endorsed the proposed amendments to the Land Use Plan (LUP) at yesterday's board meeting and approved submitting the LUP to the Province for adoption. The Board also approved Campus Vision 2050 (Vision) and the updated Housing Action Plan (HAP), subject to adoption of the LUP by the Province. The decision follows almost two years of deep engagement with the UBC community, campus residents, consultation with First Nations and extensive technical work.

A diversity of interests, needs and views emerged through the process, which influenced the outcomes. The result is a balanced approach to meeting a range of university and community priorities over the next 30 years, including increasing rental housing and student housing and supporting the academic mission, caring for the ecology and biodiversity of campus lands, and ensuring UBC continues to be a resilient and thriving place to learn, live, work and play.

## Next steps

Following the adoption of the LUP by the Minister of Municipal Affairs, the Vision, HAP and LUP will begin to work together to guide how the Vancouver campus will change and grow. Community members will have the opportunity to be involved in shaping the details of the academic campus and Neighbourhood Plans through engagement on public initiatives such as:

- Student housing expansion, with opportunities to explore and discuss housing and living needs and facilities (e.g., types of common spaces for workouts, study, meetings and outdoor space, etc.)
- Amendments to the Wesbrook Place Neighbourhood Plan, which will include detailed plans for Wesbrook Place South (e.g., layout and massing of buildings, open space, ecology and natural areas, etc.)

## Responding to community concern

In addition to endorsing the LUP and approving the Vision and HAP, the Board acknowledged concerns highlighted by the community during the Public Hearing regarding climate action, governance and housing.

- The Board directed the university to present a final Neighbourhood Climate Action (NCAP)—UBC's pathway to a net-zero, climate resilient community—for approval by mid-2024, before UBC adds any new neighbourhood buildings. This will ensure growth of the campus and neighbourhoods is consistent with UBC's longstanding sustainability and climate action commitments.

- With regard to governance, in 2024, the Board will receive information on the status of UBC's unique local governance arrangement and develop a process to explore its continued evolution, including ways to expand and enhance service delivery and ensure the UBC community's views are represented in land use decision making.
- Regarding housing affordability, the Board acknowledged that while many called for a much higher commitment to student, faculty and staff housing, UBC can only expand on-campus housing if funding and financing is available and sustainable. UBC's answer to this challenge is to rely on its land and financial endowment to generate revenue to support UBC's housing programs, pay for community infrastructure and amenities, and generate revenue for the endowment and the academic mission of the university. Along with this, the Housing Action Plan commits to working with the Province of BC on financing that would enable UBC to build student housing more quickly and affordably.

### **Keeping the community informed**

Campus + Community Planning will provide updates on the provincial adoption of the LUP and will invite community members to engage in the next phases of planning. Please feel free to reach out to members of the Campus + Community Planning team with questions or concerns, and check the C+CP website ([planning.ubc.ca](http://planning.ubc.ca)) regularly to stay informed and learn about other ways to get involved in planning the campus.