

# Welcome!

Thank you for your interest in **Campus Vision 2050**, a comprehensive planning and engagement process that will shape how the physical Vancouver campus changes and grows over the next 30 years.

We are seeking input on five 'big ideas' — emerging, high-level directions that will shape the future of the campus — as well as choices related to building heights, open space and distribution of future development.

Your feedback will inform the development of a draft 30-Year Vision, Housing Action Plan 10-Year Review, and Land Use Plan recommendations for further discussion with the community in early 2023.

## We want to hear from you

Please provide your input on the five big ideas and choices here at the open house OR through the online survey (see QR below).

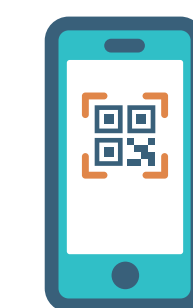
The survey will be open from **Sept. 21, 2022 until Oct. 14, 2022**. Completing the survey enters you into a prize draw for 1 of 10 \$100 gift cards to the UBC Bookstore.

### scan to take the online survey

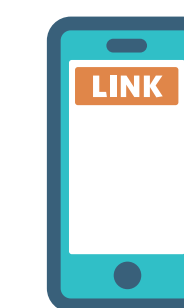
or visit [campusvision2050.ubc.ca/get-involved](https://campusvision2050.ubc.ca/get-involved)



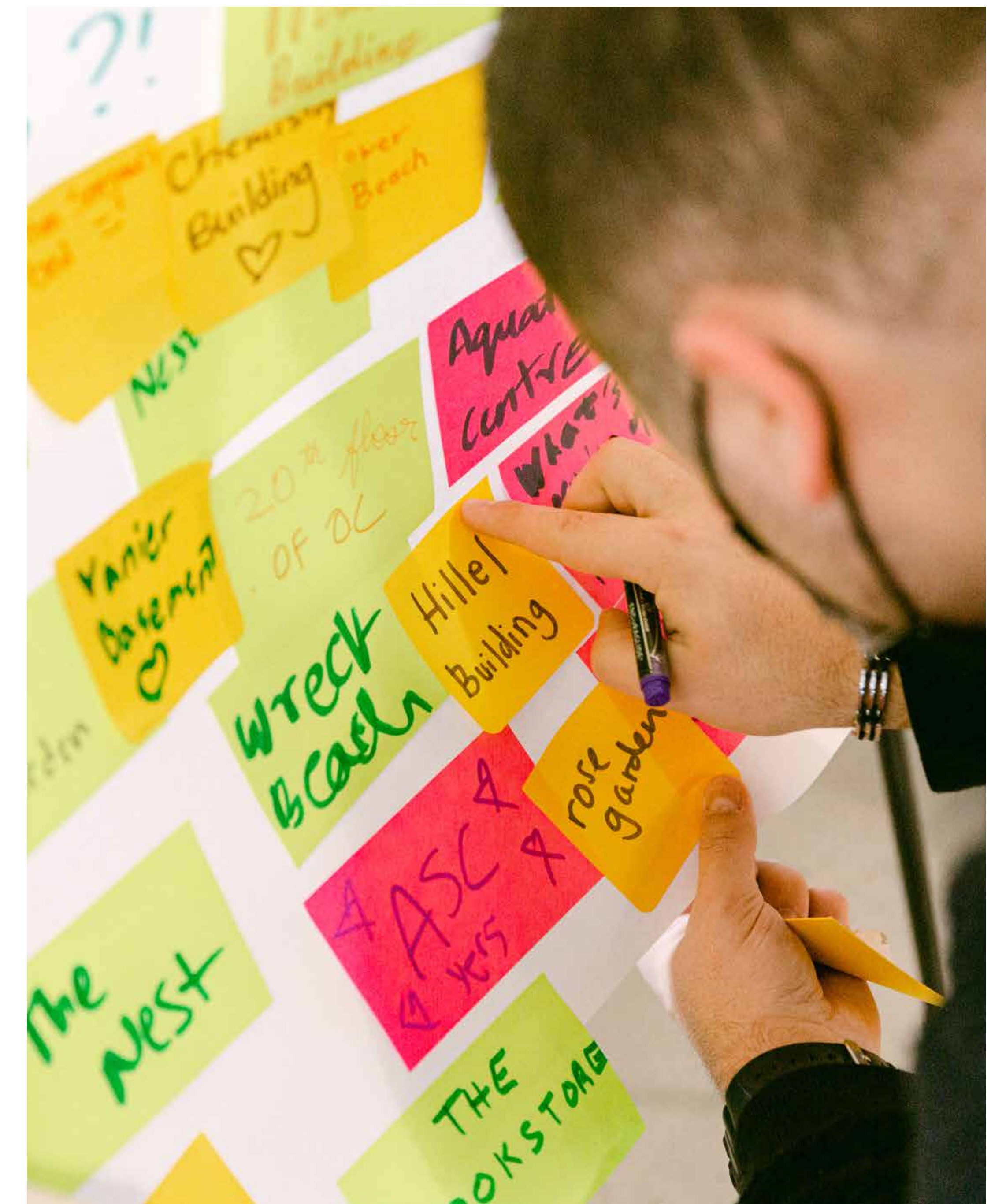
Open your camera app



Frame the QR code



Click on the link



# Needs and aspirations for a growing campus

## Guiding Principles

The following seven guiding principles were adopted by the UBC Board of Governors in June 2022 as part of the Campus Vision 2050 Terms of Reference. They were developed through extensive engagement over the past year with the university, the community and x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam) and will be critical to shaping the 30-Year Vision.

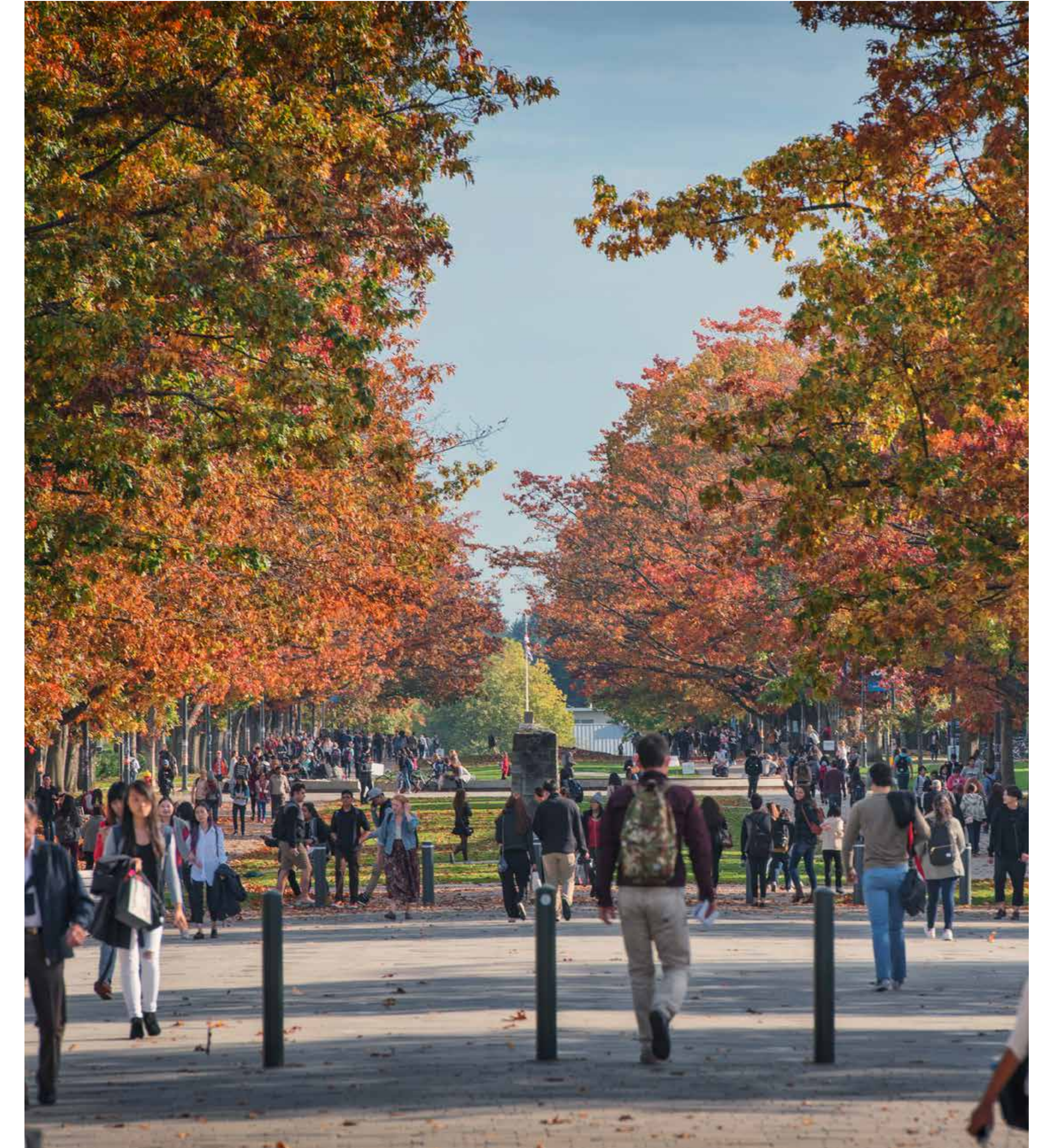


## Meeting community needs

In order to address needs and aspirations of the UBC community, and after hearing concerns about the impacts of more development on campus, the UBC Board of Governors concluded that over the next 30 years UBC will need to continue to grow.

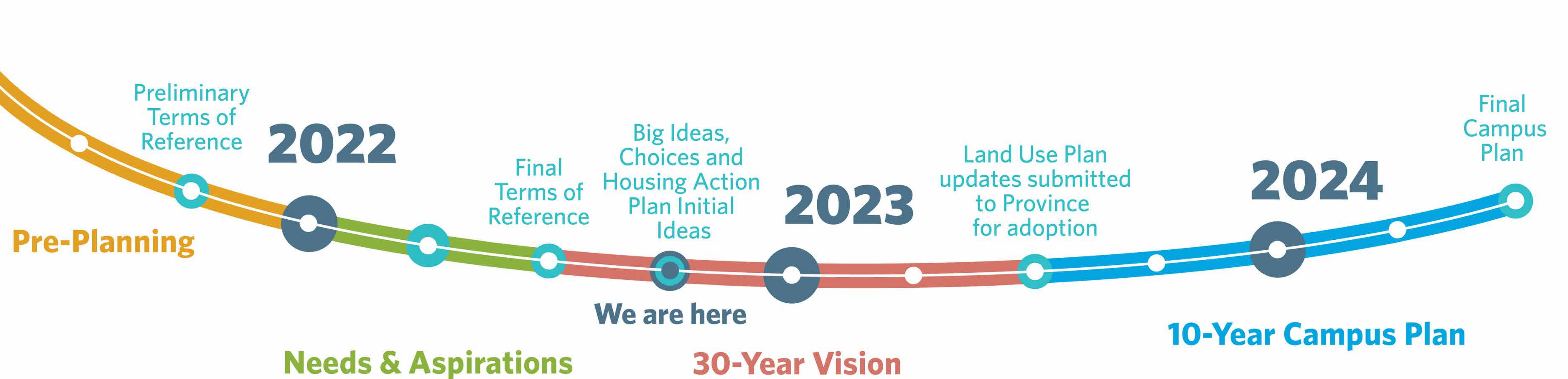
This means:

- Up to 20 per cent more academic floor space above the current total.
- At least 3,300 new student housing beds above the current total of 14,000.
- Potentially doubling the current number of residential units on campus (a 20-per cent increase over the current Land Use Plan).
- More retail, commercial and community space, and more childcare space to meet the needs of the future population.
- New, highly livable and sustainable neighbourhoods, with particular emphasis on the Acadia area as the location for the majority of new neighbourhood development.
- Resolving outstanding building heights and density decisions for Stadium Neighbourhood.
- Expansion of existing neighbourhoods beyond their current boundaries, such as Wesbrook Place.
- Retention of green academic space.



# Timeline and deliverables

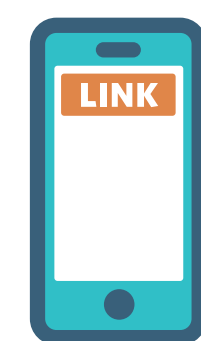
Campus Vision 2050 is a comprehensive, 2.5-year public planning process to update key land use policy documents for the Vancouver campus.



Open your camera app



Frame the QR code



Click on the link

Visit [campusvision2050.ubc.ca/get-involved](https://campusvision2050.ubc.ca/get-involved) or scan this QR code with your smartphone to learn more, share your ideas and get involved.



THE UNIVERSITY OF BRITISH COLUMBIA  
Campus + Community Planning

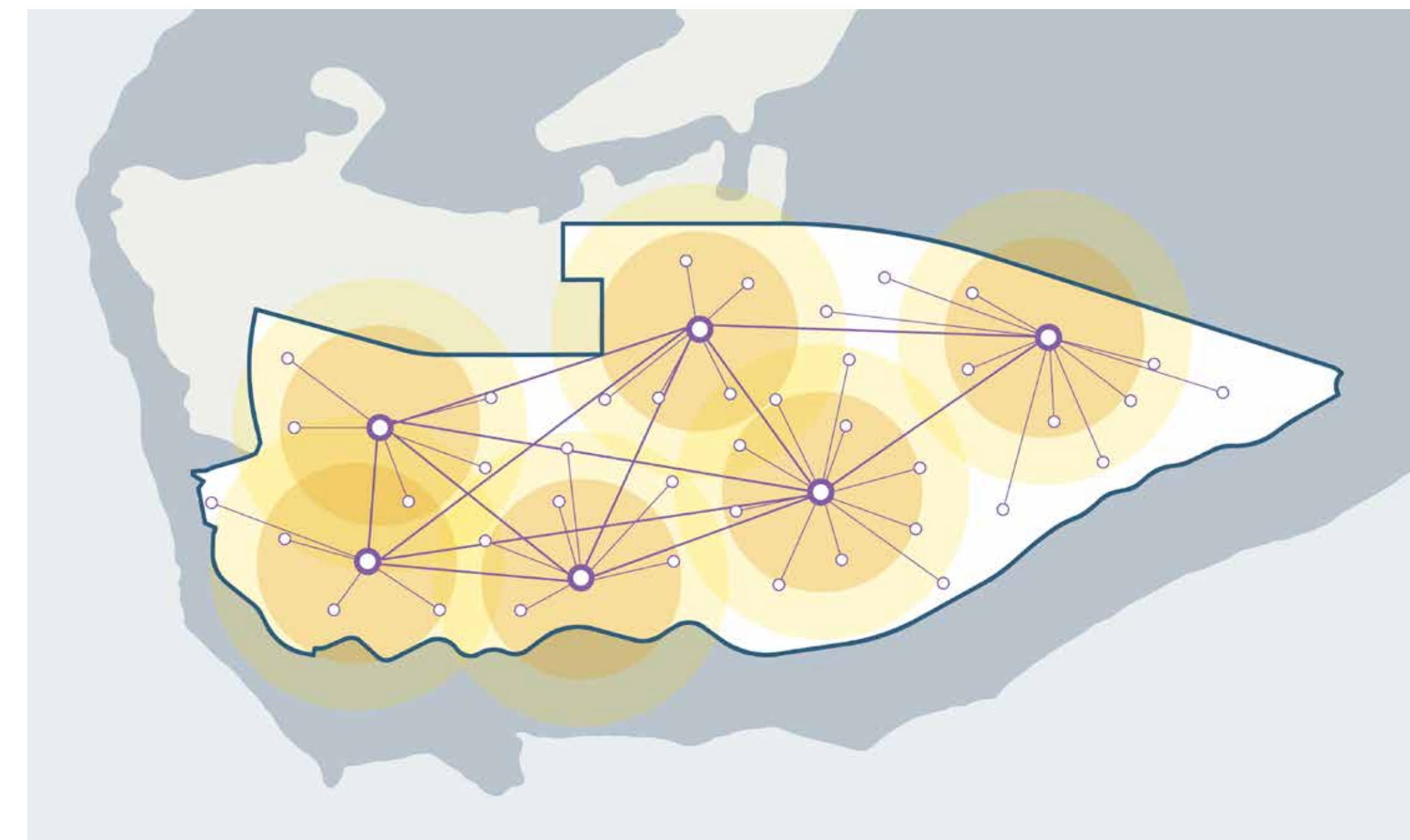
[campusvision2050.ubc.ca](https://campusvision2050.ubc.ca)

# Five 'big ideas'

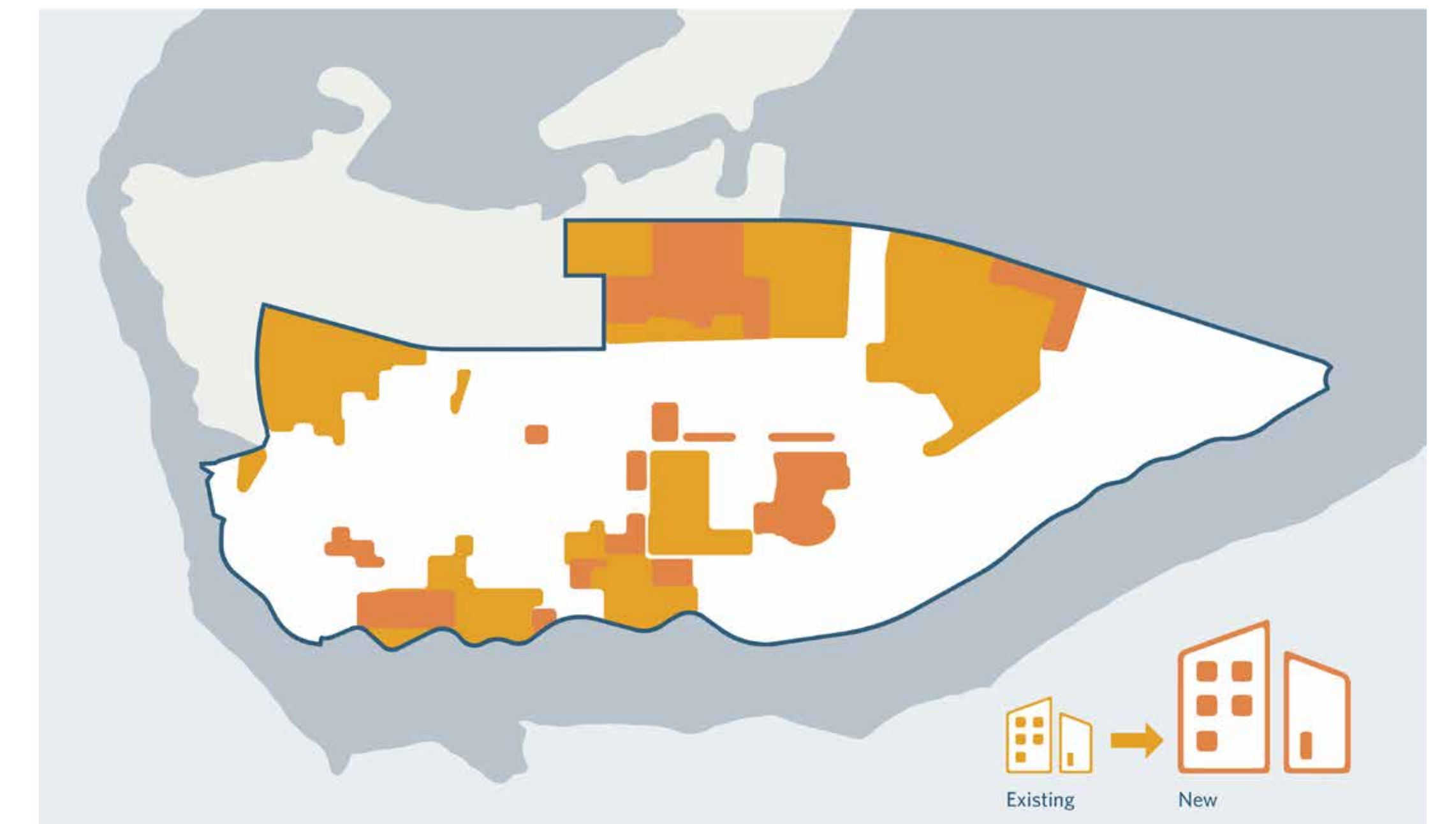
The 'big ideas' are high-level directions that will shape the future of the campus and are critical to meeting the needs and aspirations of the community.

Five 'big ideas' have emerged through extensive engagement with the community, research and analysis, and intensive workshops involving experts as well as diverse voices from across the campus and neighbourhoods. They are rooted in the Campus Vision 2050 guiding principles.

To achieve our shared goals for the future, the final 30-Year Vision will feature elements of each 'big idea,' working together and in conjunction with other Campus Vision 2050 outcomes as well as numerous existing university plans and initiatives, such as the university's Climate Action Plan, Indigenous Strategic Plan and emerging Academic Infrastructure Plan.



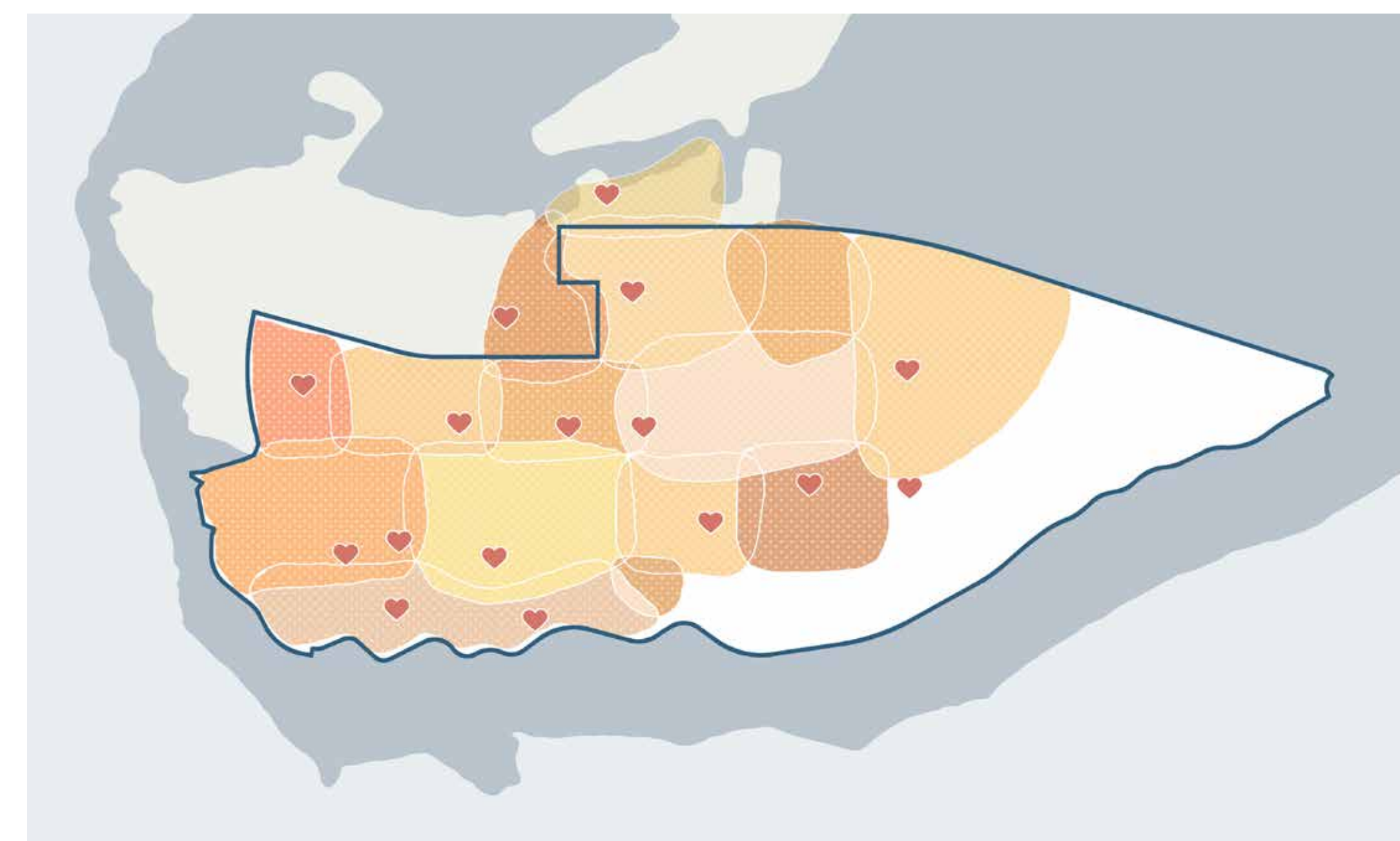
**The Learning City**



**More Housing and Expanded Affordability for UBC**



**Restorative and Resilient Landscapes**



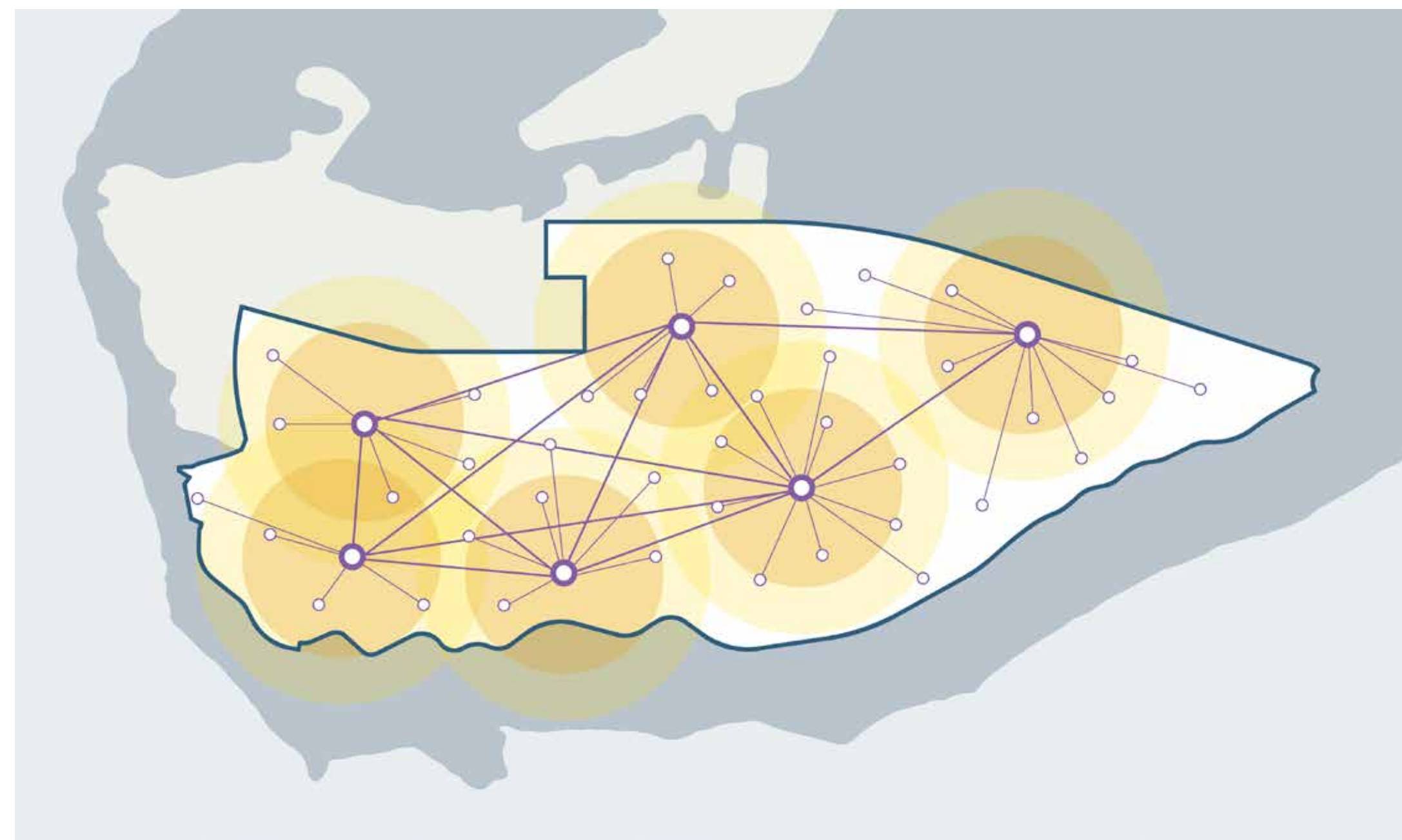
**A Community of Communities**



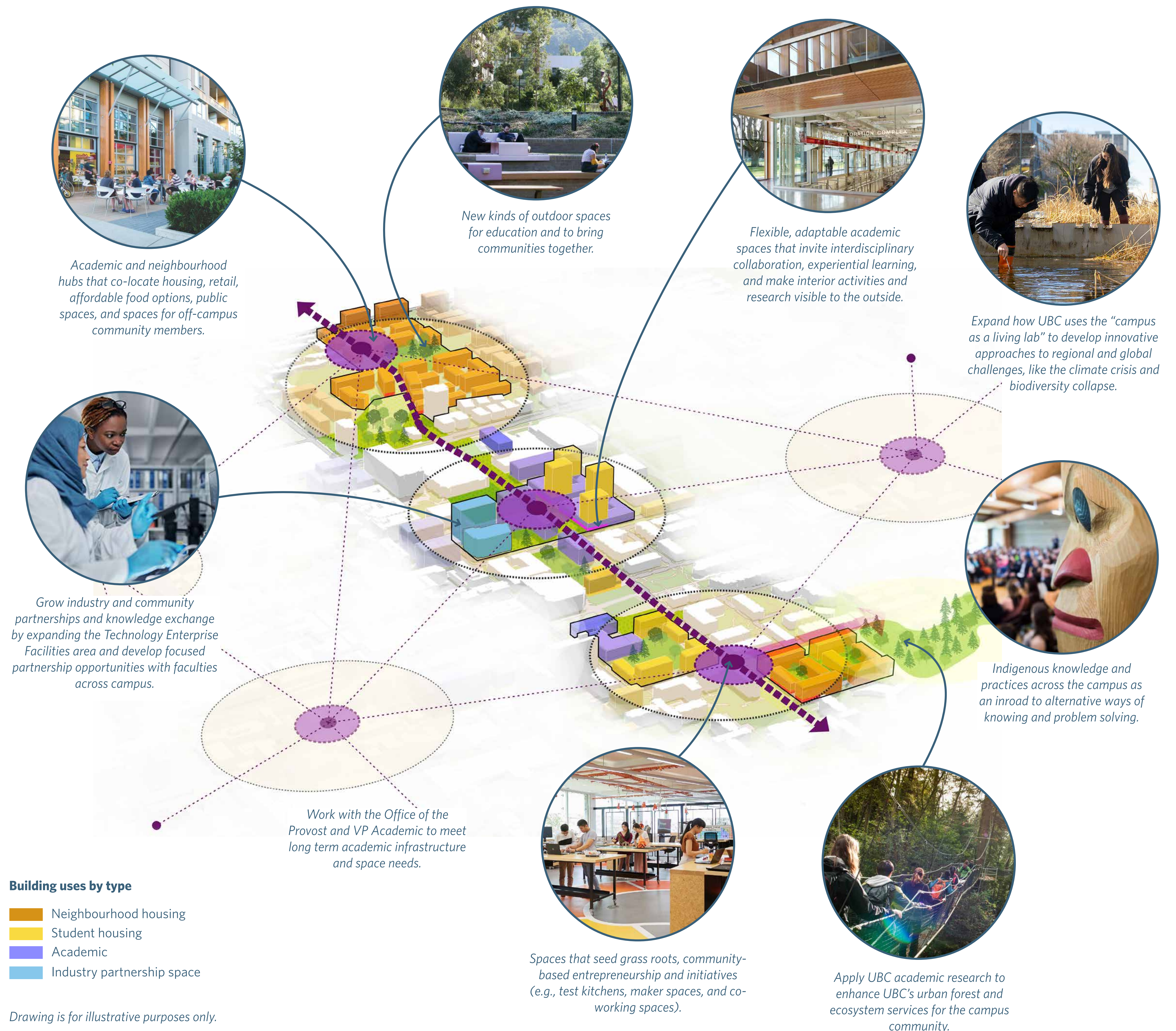
**Connected Campus**



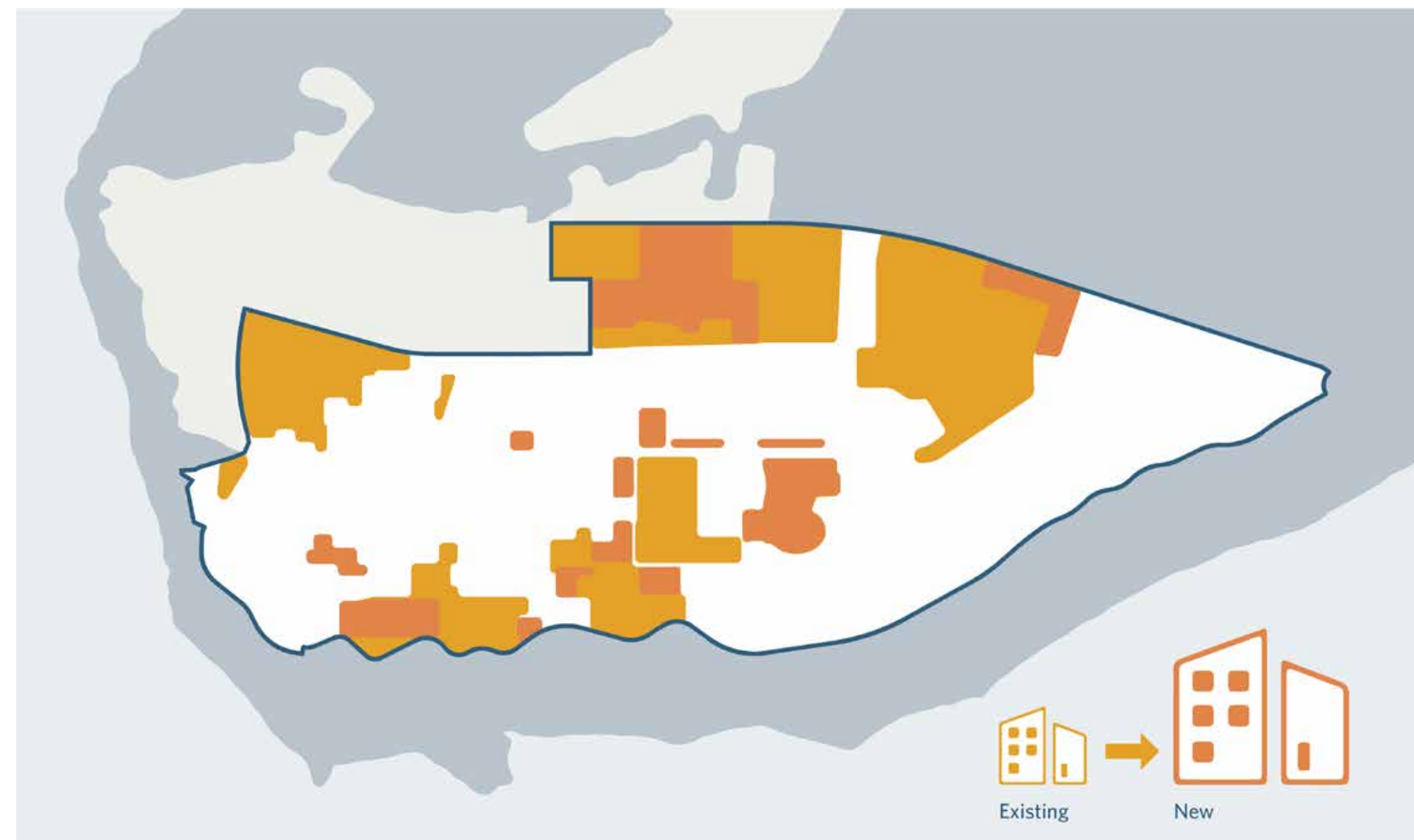
# Big Idea 1: The Learning City



The campus of the future will showcase UBC research and innovation, prioritizing collaboration, creativity and knowledge exchange through inviting, accessible and flexible buildings and outdoor spaces. More than ever before, campus will be a test bed, incubator and role model for new approaches to planning and implementing low carbon communities, translating new knowledge into practice and attracting industry and community partnerships. Blurring the divide between academic and neighbourhood activities in formal and informal spaces throughout the campus and neighbourhoods will encourage serendipitous encounters that foster learning, discovery and community and unlock synergies between UBC's communities. A revised approach to funding and supporting community amenities will better meet the diverse needs of the community and support innovation.



# Big Idea 2: More Housing and Expanded Affordability for UBC



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



More opportunities for on-campus UBC community home ownership (e.g., setting aside land for future faculty/staff housing).



Potentially double the supply of housing on campus with a broad range of tenures and types (e.g., different bedroom counts, apartments, studios, stacked townhouses, etc.).



Reduce costs by providing a choice of what extra housing features people want (e.g., parking, storage).



**Housing types and building uses**

- Market leasehold
- University rental
- Faculty/staff discounted rental
- Student housing
- Amenities and services

*Drawing is for illustrative purposes only.*



Increase the range of neighbourhood amenities (e.g., grocery, daycare) to support affordable living.



At least 3,300 additional student housing beds above the current total of 14,000.

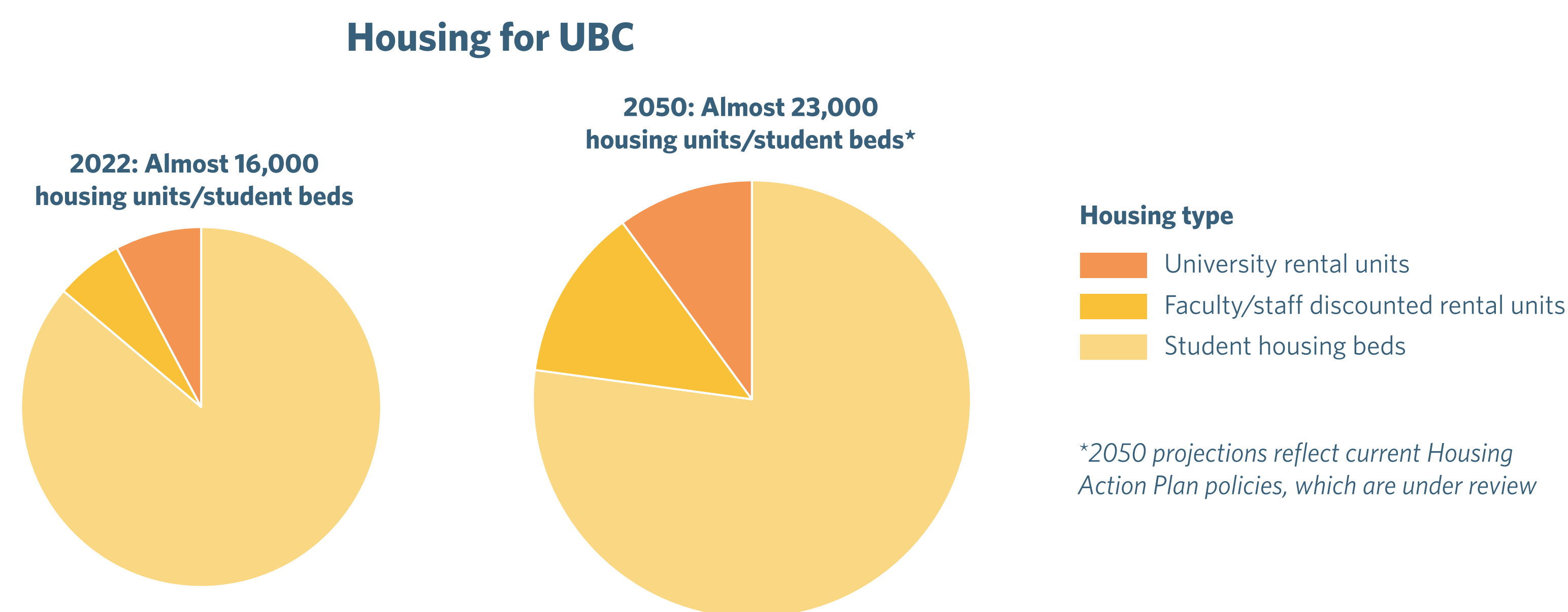


# Housing Action Plan Ten-Year Review

Through Campus Vision 2050 engagement, the UBC community has been clear: the university must do more for affordability.

The Housing Action Plan (HAP) is a 30-year strategy for how UBC uses its land and financial resources to support student, faculty and staff housing choice and affordability.

As part of Campus Vision 2050, UBC is reviewing the HAP. The review explores how growth can meet the Campus Vision 2050 principle to “Confront the Affordability Crisis” and Big Idea Two: More Housing and Expanded Affordability for UBC. The review will result in an updated HAP, which will accompany the final 30-Year Vision for the campus.



The HAP review includes three phases from spring 2022 through spring 2023: 1) Background and Initial Engagement (spring-September 2022); 2) Analysis (October-December 2022); and 3) Recommendations (January-March 2023).

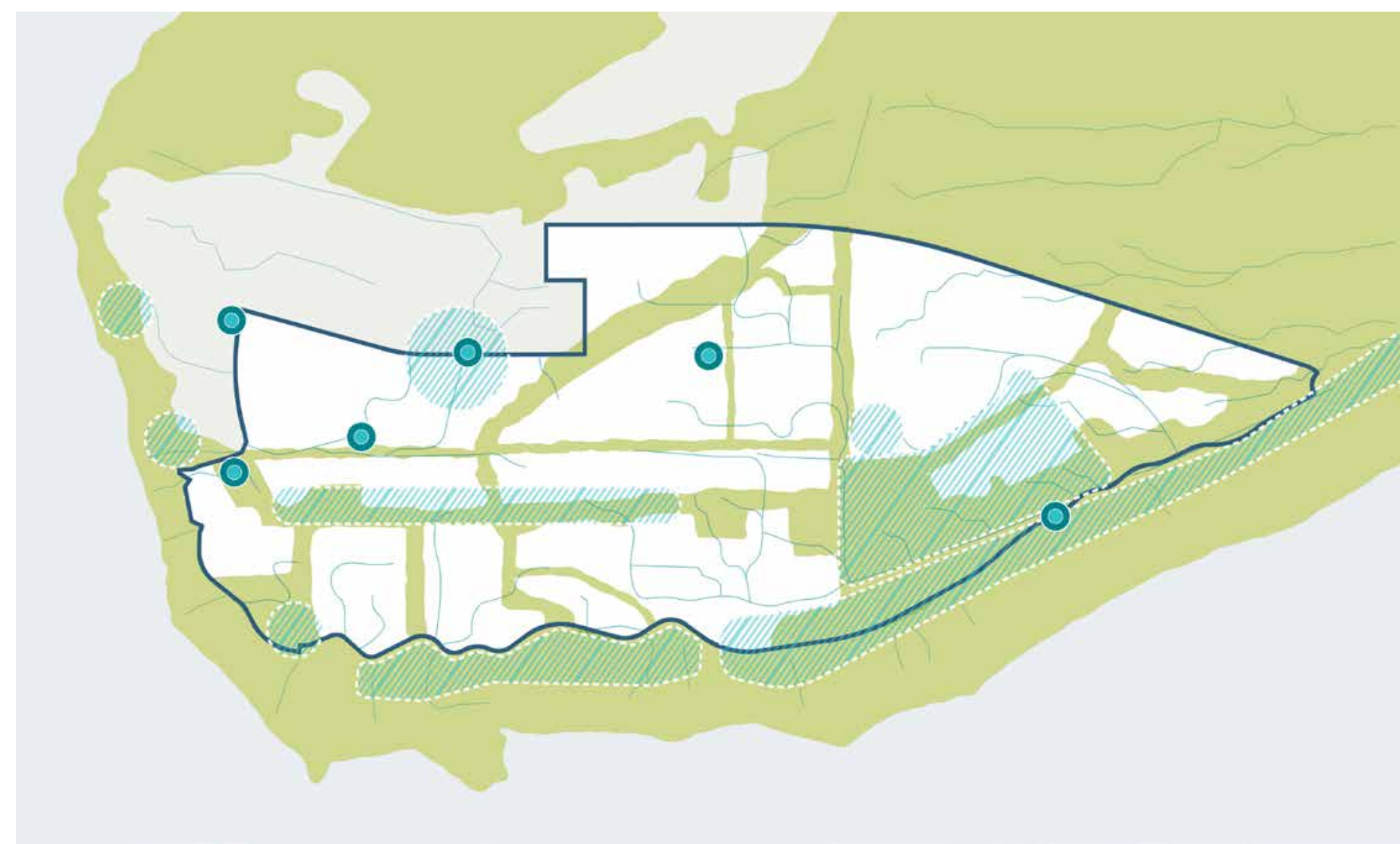
## Housing for UBC

To provide housing choice and affordability for faculty, staff and students, UBC currently uses its land and financial resources for:

- **UBC Community Home Ownership Programs:** supports recruitment and retention through low interest rate loans and down payment assistance to buy a home on or off campus.  
**Opportunities to do more: explore expanding eligibility and funding.**
- **Faculty-Staff Rental Housing:** supports recruitment and retention through on campus rental housing 25 per cent below market rates. For moderate-income faculty and staff, a Rent-Geared-to-Income pilot program caps rents at 30 per cent of gross income.  
**Opportunities to do more: explore increasing the current rental housing target beyond 30 per cent.**
- **University Community Rental Housing:** provides housing choice for those who work or study on campus through market rate rental.  
**Opportunities to do more: explore building and financing at least 3,300 new beds above the current total of 14,000.**
- **Student Housing:** supports student wellbeing and delivers housing choice including traditional dormitories, shared suites, studio units, and family housing.  
**Opportunities to do more: explore building and financing at least 3,300 new beds above the current total of 14,000.**
- **Market Leasehold Housing:** provides housing choice and supports livable, sustainable communities through financial support for UBC priorities.  
**Opportunities to do more: leverage Campus Vision 2050 growth to support more housing and expanded affordability.**



# Big Idea 3: Restorative and Resilient Landscapes



Guided by rich natural surroundings and Indigenous knowledge, the campus will accelerate climate action to become a truly sustainable community. A network of connected green public spaces, courtyards, corridors, green roofs, and places for respite and social connection will work alongside academic and neighbourhood buildings. Indigenous plants and *xʷməθkʷəy̓əm* values reflected throughout create a sense of welcome to *xʷməθkʷəy̓əm*'s traditional territory. Biodiversity and ecological resilience will be supported throughout the campus, including new tree canopy, rain gardens and green corridors for biking, walking and rolling. Buildings and energy infrastructure systems will be planned and designed to meet low to no-carbon targets and increase climate resilience.

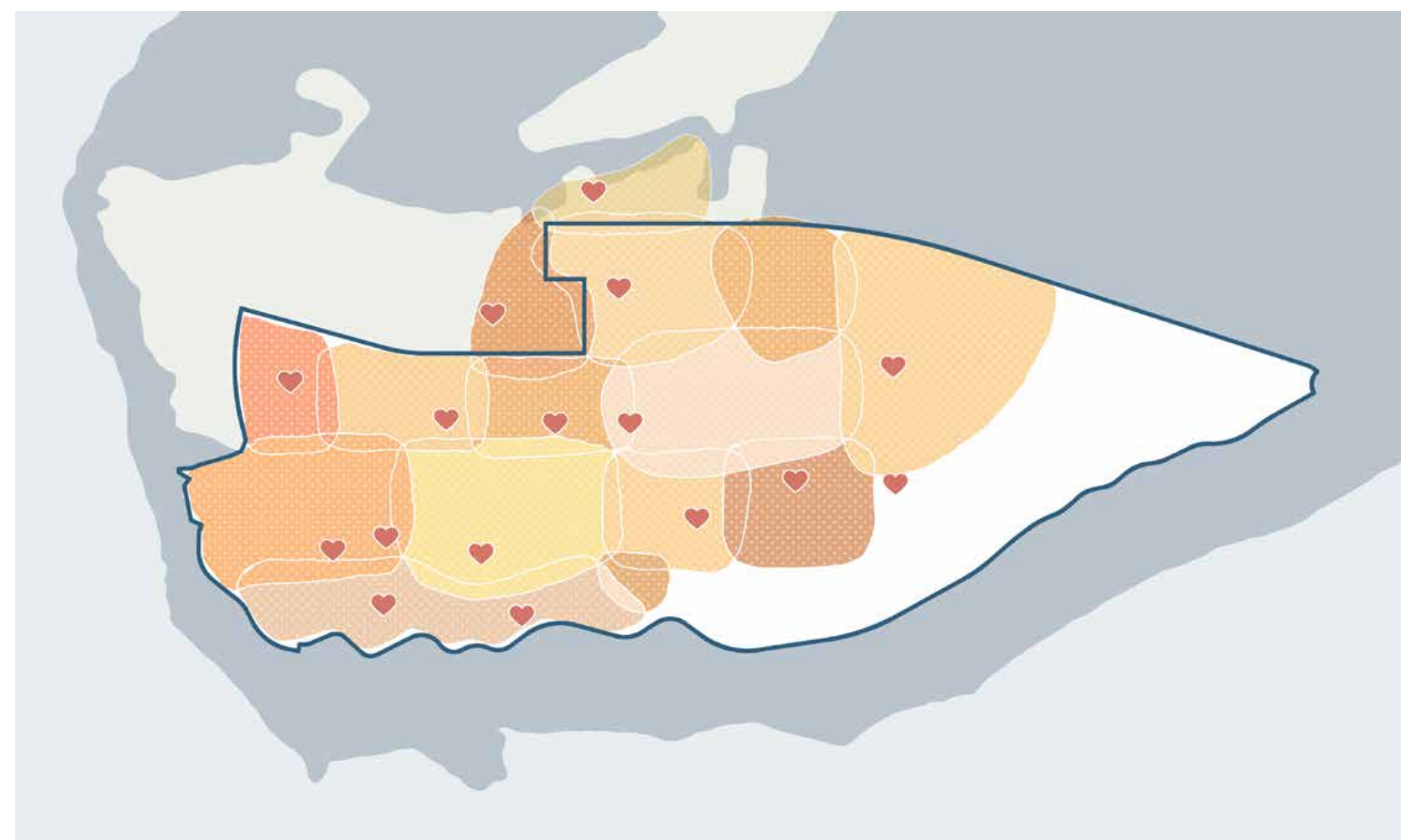


*Drawing is for illustrative purposes only.*

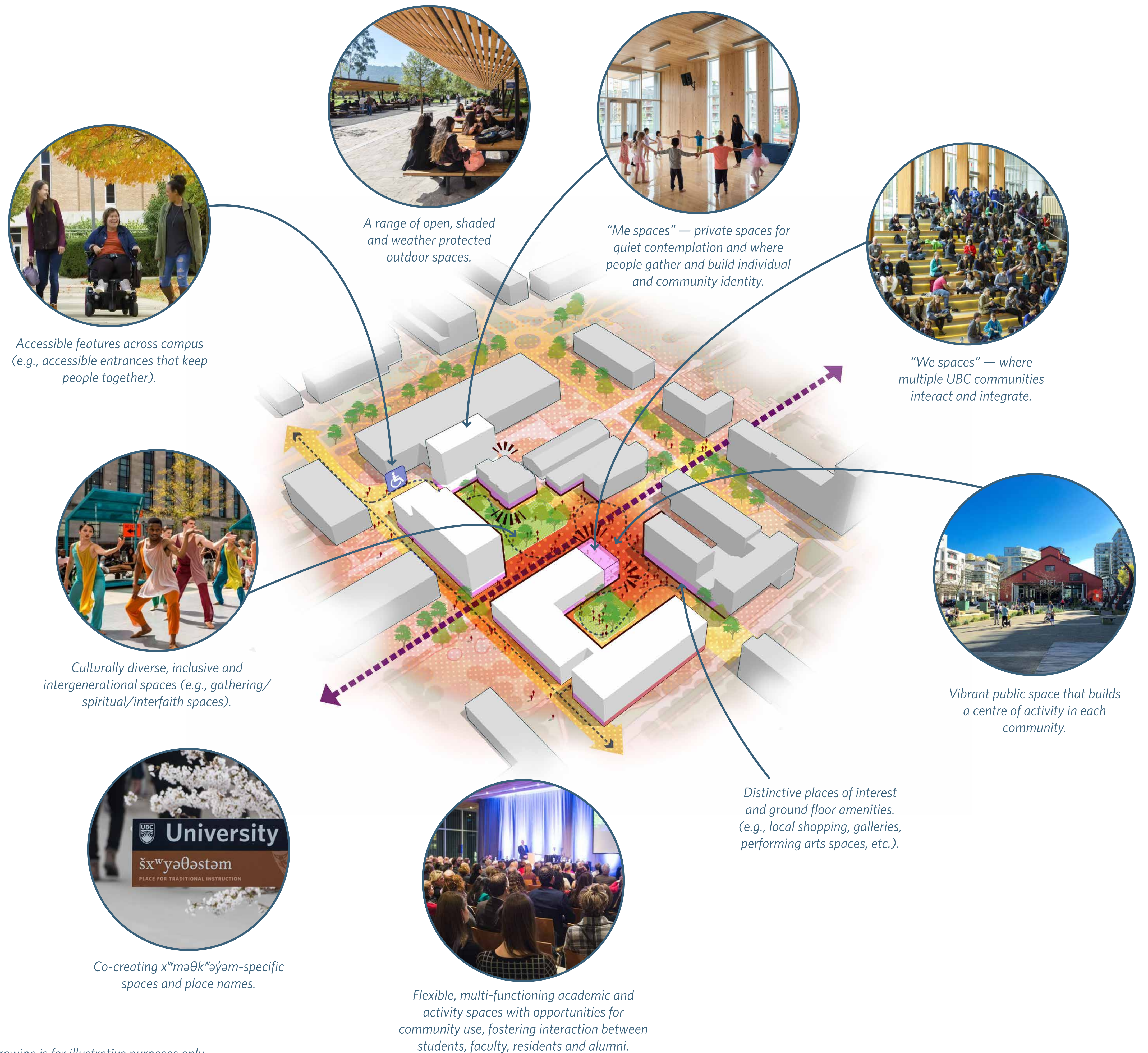




# Big Idea 4: A Community of Communities



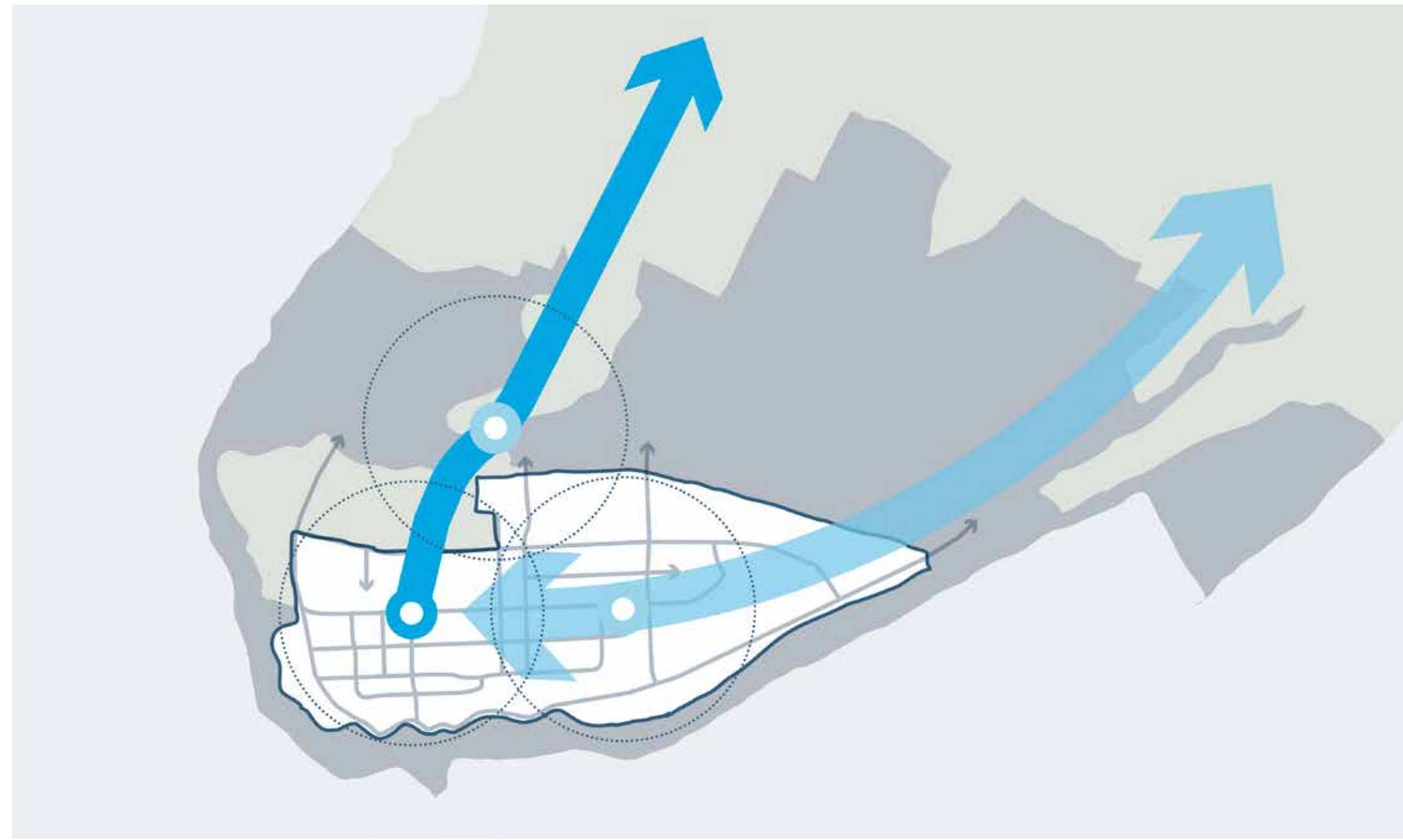
Turning a big place into a series of smaller, identifiable communities will help scale down and humanize a large campus that can be difficult to navigate, particularly for people with disabilities. A mosaic of connected communities, each with its own local heart, unique features and identity, creates a socially-connected urban campus where people feel included and supported. Each community will feature a blend of housing, work spaces, open space and amenities (e.g., corner stores, cafes) that will allow more people to meet their daily needs conveniently and destination features that draw people in from across the campus and the region. Each new development will contribute to a complete, compact, sustainable and resilient campus.



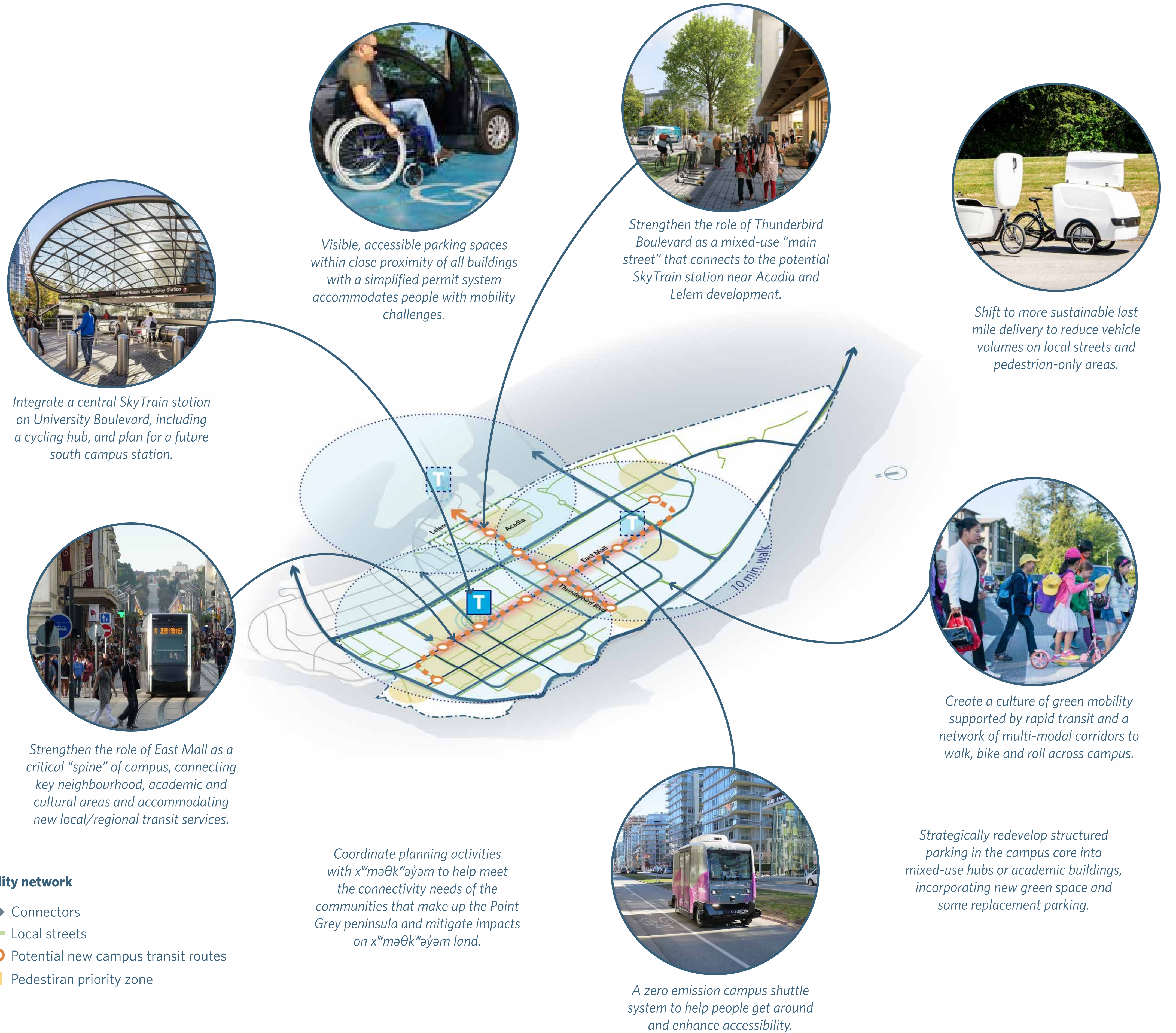
*Drawing is for illustrative purposes only.*



# Big Idea 5: Connected Campus



The arrival of Skytrain will be transformative for UBC. Members of the UBC community who live off campus will have shorter, greener, less complicated commutes, giving them more time to study, work, play and rest. On-campus residents will benefit from faster and easier access to other parts of the region. With more people arriving by transit, a renewed and expanded network of mobility corridors that prioritize active and sustainable transportation will mean people of all ages and abilities are able to get to where they need to go, comfortably and safely, and reduce greenhouse gas emissions. Mobility networks will take advantage of the system of connected greenspaces, making active modes of transportation a pleasure, and quiet neighbourhood streets will be safe for walking, rolling and playing. Lining highly used pathways and corridors with active retail and community uses and good lighting supports an active and vibrant urban experience and improved night-time safety.



*Drawing is for illustrative purposes only.*



# Let's explore several land use choices

## Approaches to building heights and location of future development

Let's explore two campus land use approaches related to building heights and where future development will occur. The purpose of this exercise is not to choose one approach or the other, but rather to hear perspectives on the various ideas and elements, which are likely to be blended into one final approach.

Both scenarios deliver and accommodate the following for the UBC community over the next 30 years:

- More retail, commercial and community space and more childcare space to meet the needs of the future population.
- 20 per cent more academic floor space above the current total through renewal, adaptive re-use or new construction.
- 21,000 more neighbourhood residents compared to today (more than double the current number of residential units on campus).
- At least 3,300 additional student housing beds above the current total of 14,000.
- Retention of existing green academic space.
- Expanded Acadia neighbourhood and Wesbrook Place neighbourhood boundaries.
- Emphasis on the Acadia area, Stadium Neighbourhood, and sites currently leased to third parties (respecting lease conditions).



Example of taller buildings with larger open space.



Example of mid-rise buildings with smaller open space.



# Zoom-out: Campus-wide distribution of growth

**Approach A:** Emphasis on taller buildings, concentration of neighbourhood housing and larger, uninterrupted open space areas



Building uses by type

Academic Student housing Neighbourhood housing

*Drawing is for illustrative purposes only.*

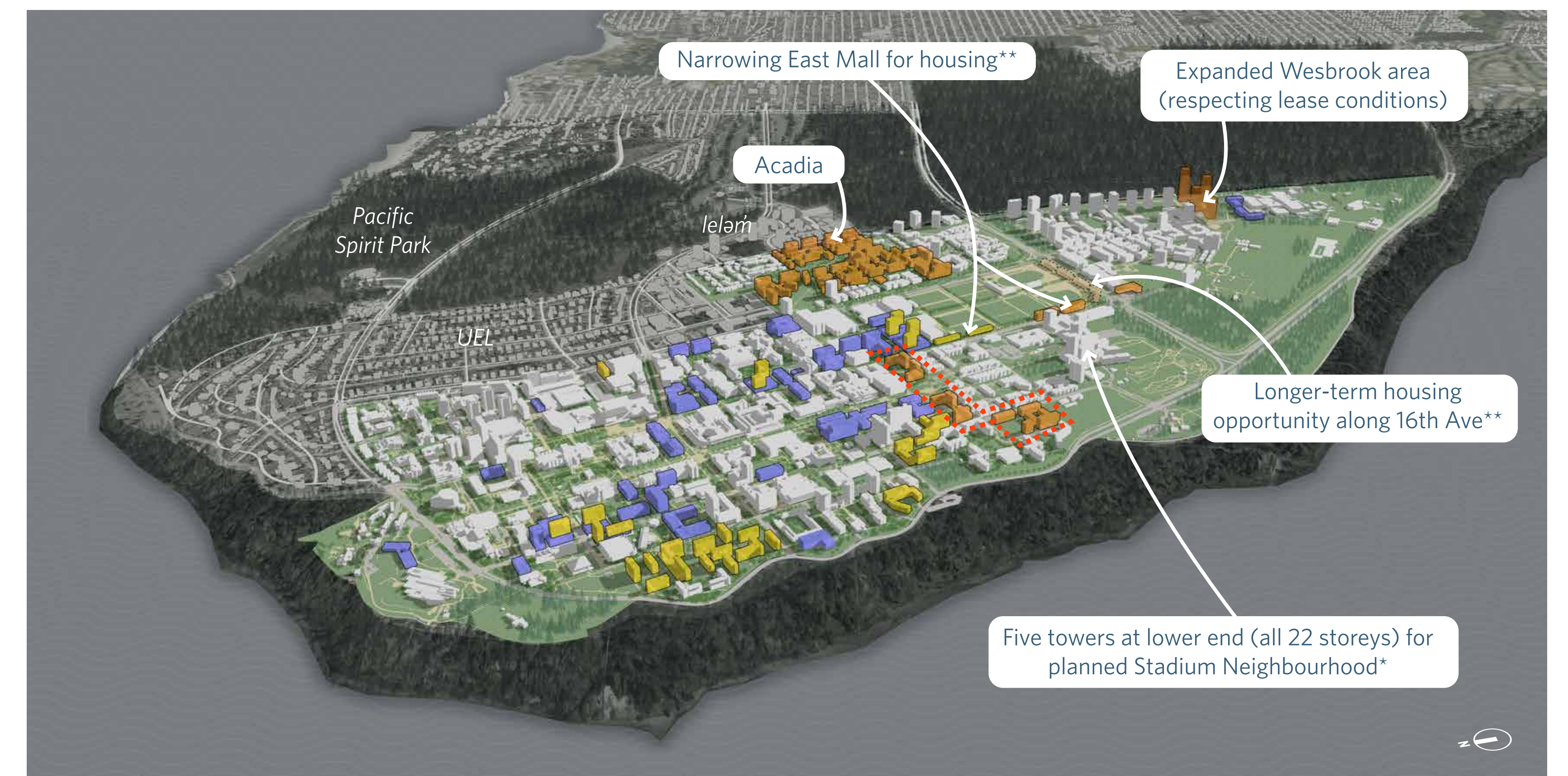
## Considerations:

- Concentrates neighbourhood development in fewer areas of campus.
- Larger, unbroken open spaces for social, recreational and ecological uses, including tree preservation.
- Preserves more land for future academic and housing uses.
- Taller neighbourhood buildings generate more funding for community priorities, including affordable housing, amenities and the academic mission.

*\*See separate board for additional information on Stadium Neighbourhood.*

*\*\* Housing along East Mall and future opportunities along 16th Ave. would require adjusting street widths to create additional land for housing capacity.*

**Approach B:** Emphasis on mid-rise buildings, more distribution of housing along corridors and smaller, more distributed open space areas



Building uses by type

Academic Student housing Neighbourhood housing Conversion of Academic Land for neighbourhood housing

*Drawing is for illustrative purposes only.*

## Considerations:

- Distributes neighbourhood development across more areas of campus.
- Smaller, more distributed open spaces for social, recreational and ecological uses, including tree preservation.
- Requires using some academic land for neighbourhood housing (e.g., along East Mall and Thunderbird Boulevard).
- Mid-rise buildings use more wood for construction, reducing greenhouse gas emissions.



# Zoom-in: Acadia

The Acadia area is envisioned as a place for significant new housing over the next 30 years, along with the necessary amenities and services to make it a great place to live.

A neighbourhood plan for Acadia\* will be developed in the future, which will involve extensive community engagement. For now, let's explore the specific choice around building heights, using Acadia as an example neighbourhood at UBC.

Two approaches to building heights in Acadia are presented here. One relies on taller buildings combined with 6-storey podiums and mid-rise buildings and the other relies only on mid-rise buildings. They show two ends of a spectrum of choices about building types. The future neighbourhood could include a mixture of housing types to achieve growth needs.

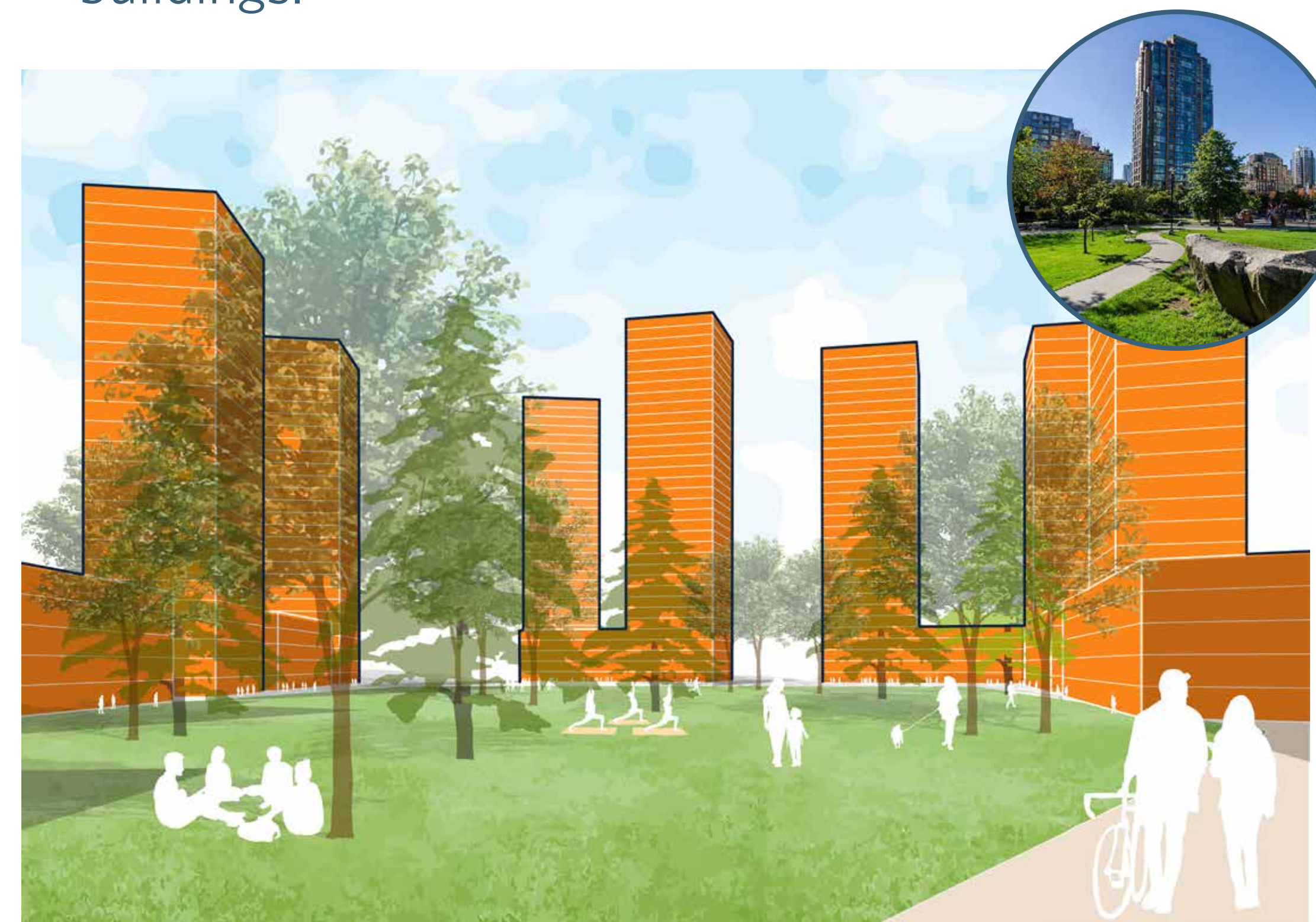
Building heights can impact:

- what it's like to live in or visit a neighbourhood,
- how the neighbourhood relates to its surroundings,
- how well a neighbourhood or individual building addresses important considerations, such as affordability and ecology, and
- the amount of land needed to provide homes.

\*Around half of existing student family housing and childcare centres in Acadia area will be retained for future planning.

## Taller buildings:

- Taller buildings on 6-storey podiums combined with mid-rise buildings.
- More housing in Acadia, due to higher concentration.
- More open space.
- Longer, faster moving shadows from tall, slender buildings.
- Community interaction more challenging in taller buildings.



Views of Acadia showing taller building combined with 6-storey buildings next to a large open space.

## Mid-rise buildings:

- Shorter buildings (6-12 storeys).
- Less housing in Acadia, due to less concentration.
- Several smaller, more distributed open spaces.
- More continuous shadows with mid-rise above 8 storeys.
- 'Urban village' feel with human-scaled buildings.
- More community interaction with mid-rise buildings.



Views of Acadia showing mid-rise buildings up to 12 storeys next to smaller more distributed open spaces.

Drawings are for illustrative purposes only.



# Zoom-in: Stadium Neighbourhood

Between 2017 and 2019 UBC engaged the community to develop a draft concept for a future campus neighbourhood on Stadium Road. The draft plan includes a compact, high density residential development with a mix of retail, services, community amenities, green space and a new Thunderbird Stadium.

The amount of rental housing in Stadium Neighbourhood will be addressed through a new approach to housing affordability policies that will be campus-wide rather than just for Stadium Neighbourhood, and set through UBC's Housing Action Plan review, currently underway (see separate board on the Housing Action Plan Ten-Year Review).

To meet UBC and community priorities, the draft plan for Stadium Neighbourhood includes a range of building heights and density.

At the lower end of the range, the draft plan includes five towers at 22 storeys. At the higher end, it includes five towers ranging from 20 to 32 storeys.

Through Campus Vision 2050, the updated Land Use Plan will specify what the maximum heights will be for the taller buildings in Stadium Neighbourhood, within the range of 22-32 storeys.

There are several broader impacts related to maximum building heights in Stadium Neighbourhood:

- Setting the maximum building height at the upper end of the range (i.e., closer to 32 storeys) could reduce the amount of land needed in other parts of campus to accommodate much needed housing, preserving flexibility in how UBC addresses future housing and academic needs.
- Setting the maximum building height at the lower end of the range (i.e., closer to 22 storeys) could lead to higher building heights in other future neighbourhoods, such as Acadia, and may necessitate using more campus land, including potentially converting some academic land to neighbourhood land.



*Aerial view of draft concept for Stadium Neighbourhood, looking north.*

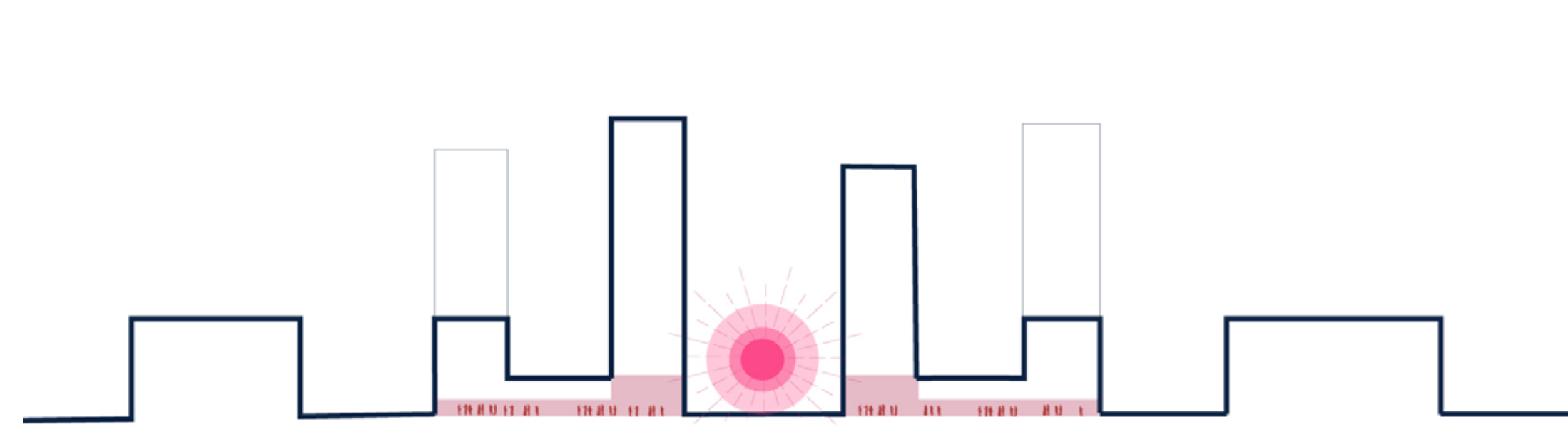


*Illustration of draft concept for Stadium Neighbourhood, looking east from the large ecological park towards a new Thunderbird Stadium.*

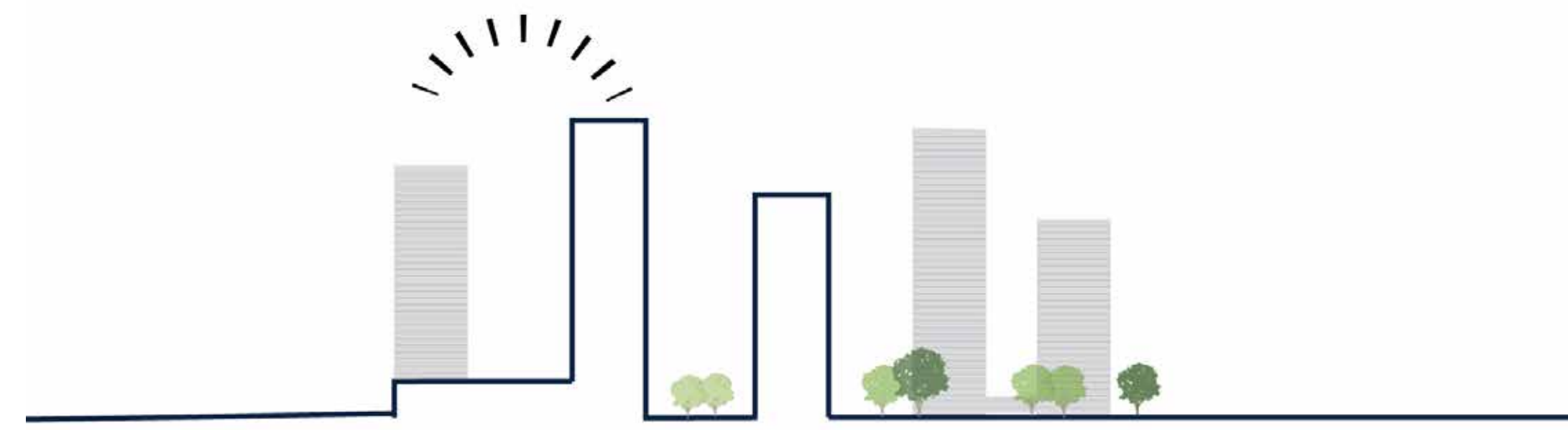


# Locating taller buildings on campus

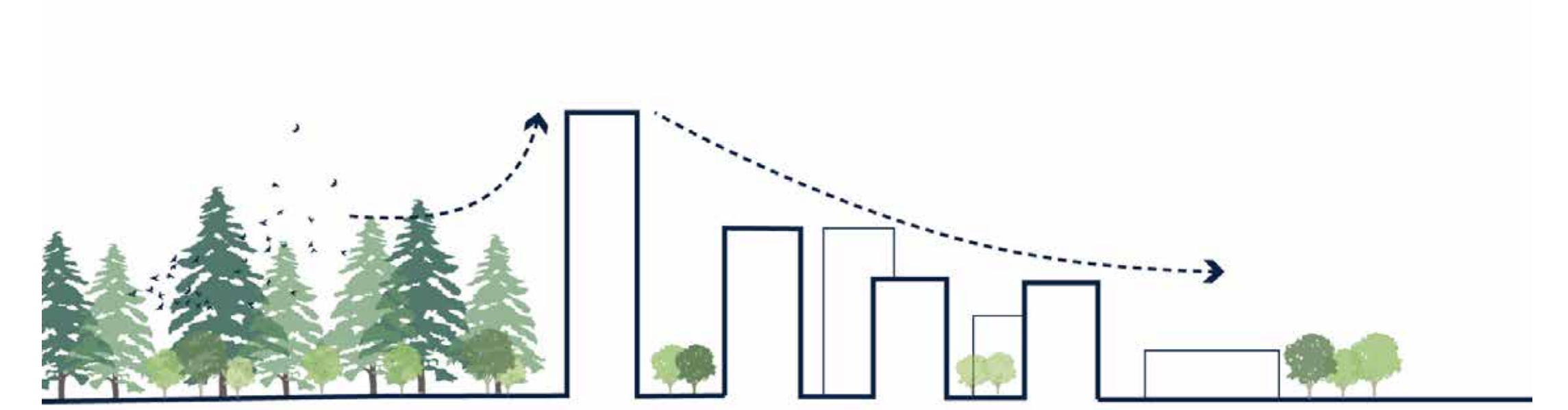
Campus Vision 2050 could result in a mixture of building heights. The location of taller buildings on campus will be carefully choreographed. Here are some approaches being considered:



Near population and activity centres



Next to existing towers



Along the campus perimeter near the forest



# Feedback

**What is important to consider as we further develop the 'big ideas' and choices for how the Vancouver campus changes and grows in the future?**

