

Welcome!

Over the past year, with input from UBC community members, the university and Musqueam, we explored what's important for the future of the campus and how land use planning can help to get us there.

The result is a **Draft 30-Year Vision**—an ambitious, long-range plan for how the Vancouver campus and neighbourhoods will change and grow over the next 30 years.

We are seeking your input on the draft, as well as proposed updates to UBC's main housing affordability policy, the Housing Action Plan, and key updates to the Land Use Plan, which contains the policies needed to realize the goals of the 30-Year Vision.

Your feedback will inform an updated draft of the Vision and updates to the Housing Action Plan and Land Use Plan, for consideration by the UBC Board of Governors in March 2023.



We want to hear from you

Please provide your input using the worksheets provided OR through the online survey (see QR code below).

The survey will be open from **January 17 until February 7, 2023**. Completing the survey enters you into a prize draw for 1 of 10 \$100 gift cards to the UBC Bookstore.

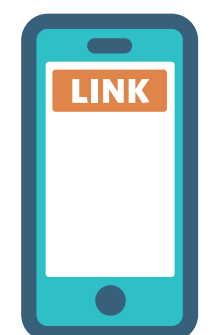
Scan to take this online survey or visit campusvision2050.ubc.ca/get-involved



Open your camera app



Frame the QR code



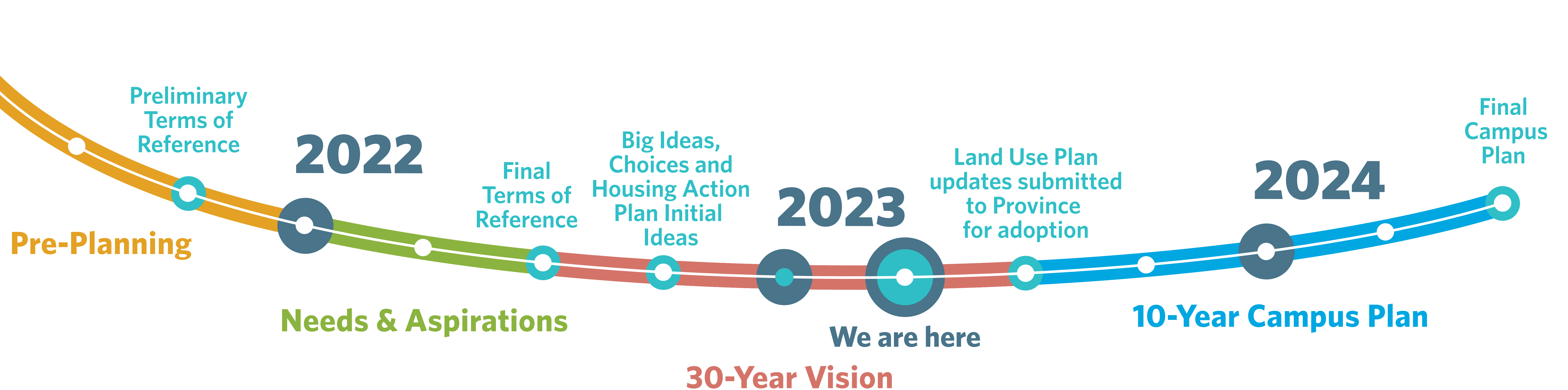
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Timeline and Deliverables

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

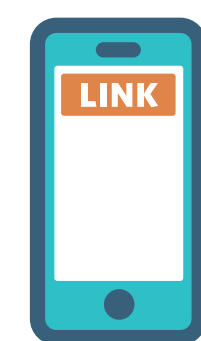
The final 30-Year Vision will serve as an inspiration and guide for updating the Land Use Plan and sub-plans including the 10-Year Campus Plan, future Neighbourhood Plans and other implementation plans and policies



Open your camera app



Frame the QR code



Click on the link

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



Guiding Principles

The Vision is guided by seven principles. Developed with extensive community input, they are a strong reflection of the needs, aspirations, challenges and opportunities identified by the community, the university and Musqueam. The values underpinning the principles are woven throughout the Vision.



Support UBC's Academic Mission

The Vision supports the university's pursuit of excellence in research, teaching, learning and community engagement to foster global citizenship and advance a sustainable and just society. It responds to the evolving role the university has in confronting the challenges of today while being adaptive and resilient in the face of future change and uncertainty.

Strengthen UBC's Relationship with Musqueam and Support Campus Indigenous Communities

UBC and Musqueam Indian Band are working together to develop a more meaningful, reciprocal, mutually beneficial and enduring relationship to benefit both communities now and for future generations. The Vision supports this work and the goals and actions of the UBC Indigenous Strategic Plan, while honouring and celebrating Musqueam on whose territory the campus is situated.

Confront the Affordability Crisis

Unaffordable housing and food insecurity are detrimental to the well-being of the community and ultimately the future success of the university. The Vision supports daily life on campus being more affordable, convenient and supportive and enables new ways to provide affordable housing and food options as part of a complete community.

Make Campus More Inclusive, Accessible and Welcoming

Everyone deserves to feel welcomed and supported in their daily activities on campus and in the neighbourhoods. The Vision supports equitable, diverse and inclusive spaces that will help achieve the best learning, working and living environments for all, as well as a strong sense of community and belonging.

Take Bold Action to Address Climate Change and Enhance Campus Ecology

Climate change and unsustainable land use threaten human and ecological wellbeing and biodiversity, disproportionately impacting marginalized and underprivileged people. The Vision supports UBC's systemic, collective action to combat climate change, including reinforcing and aligning with Climate Action Plan 2030, and protect and enrich campus ecology and biodiversity.

Strengthen Connectivity

UBC suffers from limited connectivity with the broader region—socially, economically and ecologically—and getting to, from and around the 400-hectare campus can be difficult for many. The Vision strengthens connections within campus and to the broader region.

Ensure the Campus Lands Benefit the UBC Community Today and for Generations to Come

The campus lands provide the space for world-class teaching, learning and research and support the community today and for generations to come. The Vision ensures the campus lands continue to serve these purposes, and support livable and sustainable communities that will continue to make UBC an exceptional place to learn, teach, live, work and play.



Growing Over the Next 30 Years

The Vision provides the capacity for future growth in support of the guiding principles. This includes: academic and research partnership space; new and replacement student housing; new neighbourhood housing, including rental and below-market rental for faculty and staff and for others who work on campus and support the community; and a comprehensive suite of amenities, services and infrastructure to support the future population.



Current Core Academic Space:
13.2 Million sq. ft.

New Core Academic Space:
An additional 3.1 million sq. ft.

**30-Year Vision
Total Floor Space:**
up to **16.3** Million sq. ft.

Current Research Partnership Space:
2.5 Million sq. ft.

New Research Partnership Space:
An additional 1 million sq. ft.

**30-Year Vision
Total Floor Space:**
up to **3.5** Million sq. ft.

Current Student Housing Space:
14,000 Beds

Current Student Housing Space:
An additional 3,300 new and 1,000 replacement beds by mid-2030s, plus additional future capacity

30-Year Vision Total:
17,300 Beds

Current Neighbourhood Housing Space:
8.34 Million sq. ft.

New Neighbourhood Housing Space:
An additional 8.14 million sq. ft.

30-Year Vision Total Space:
16.48 Million sq. ft.

LEGEND

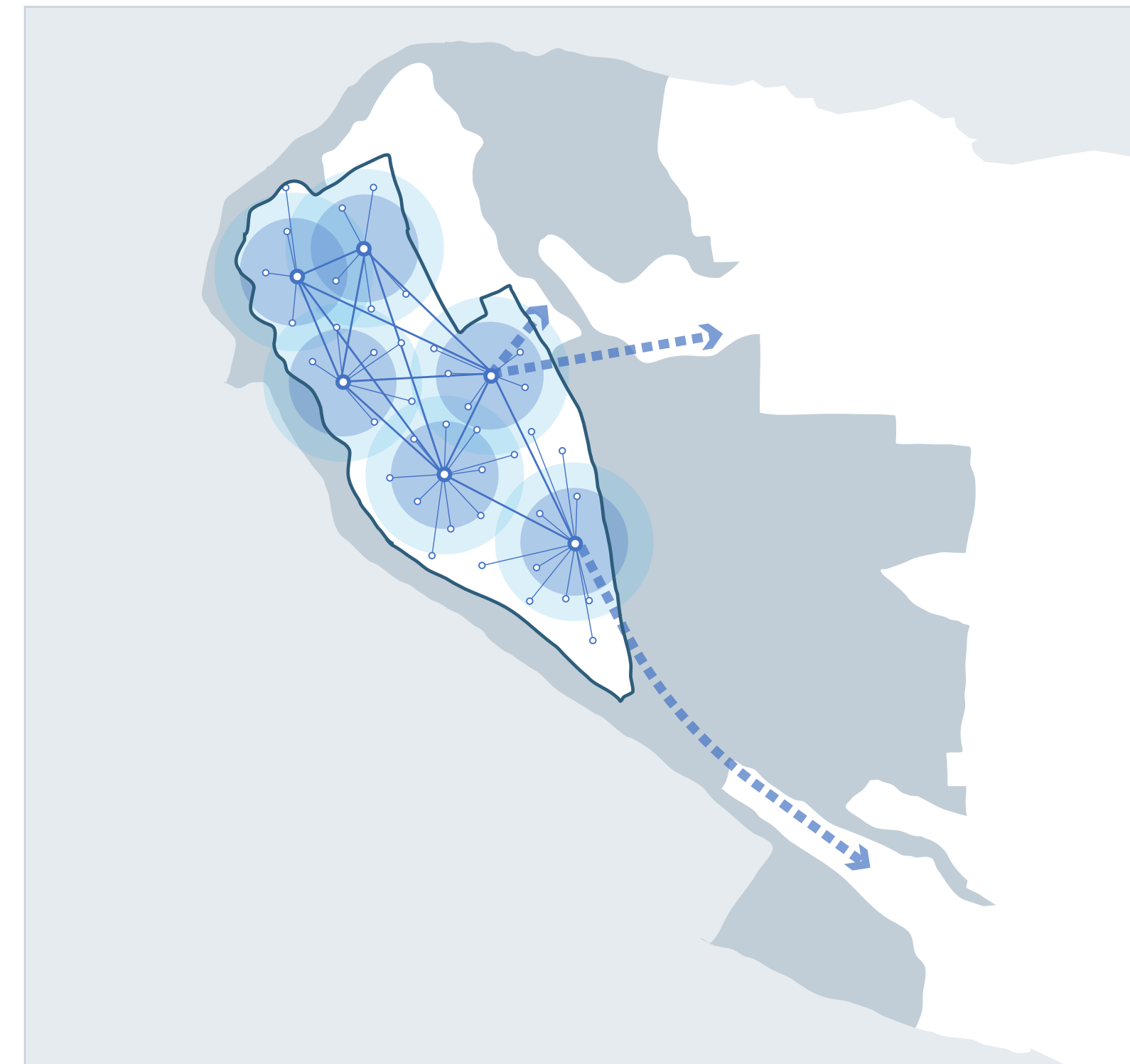
- NEW ACADEMIC
- NEW STUDENT HOUSING
- NEW NEIGHBOURHOOD HOUSING
- EXISTING BUILDINGS



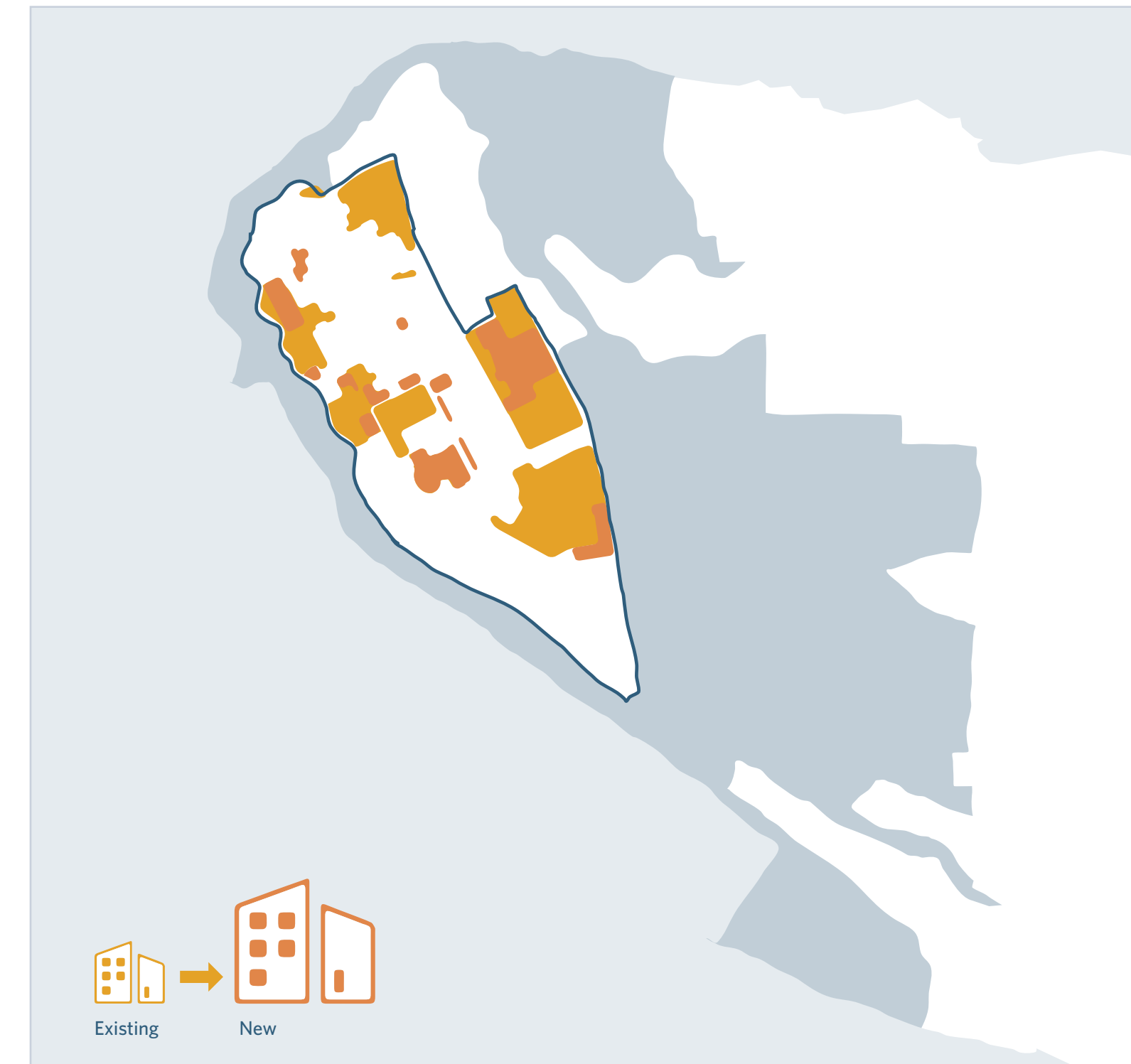
Big Ideas

The vision is anchored around six big ideas—defining features of the Vision.

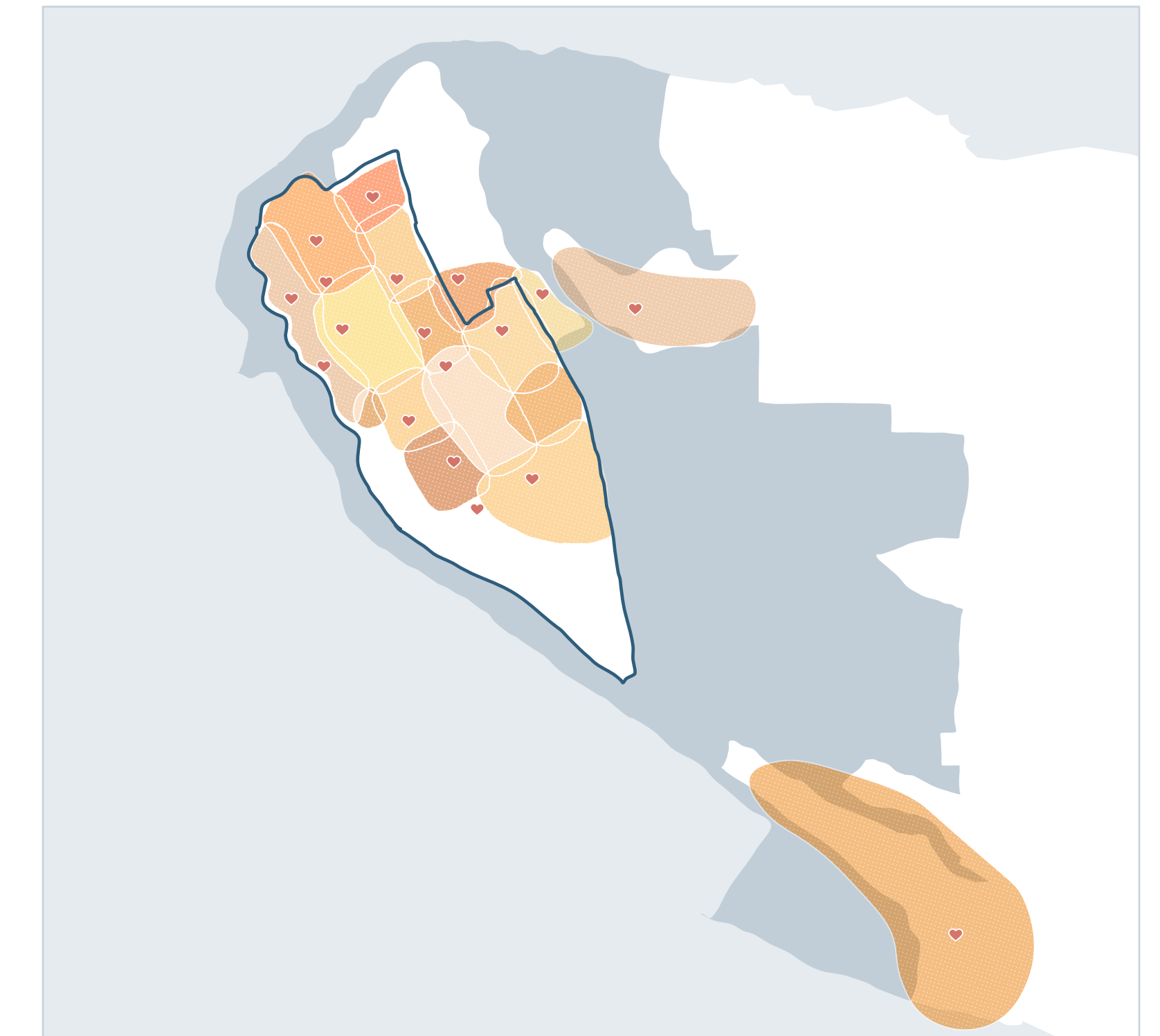
They are cross-cutting physical approaches to the campus that respond to university and community needs, advance the guiding principles, and reflect the unique qualities of UBC and its surrounding context. They provide cues as to the intention, general arrangement, amount and location of buildings, uses and spaces. More specific layouts, massing, and designs for each neighbourhood and academic project will be conceived in conjunction with more detailed plans, including the 10-Year Campus Plan and Neighbourhood Plans.



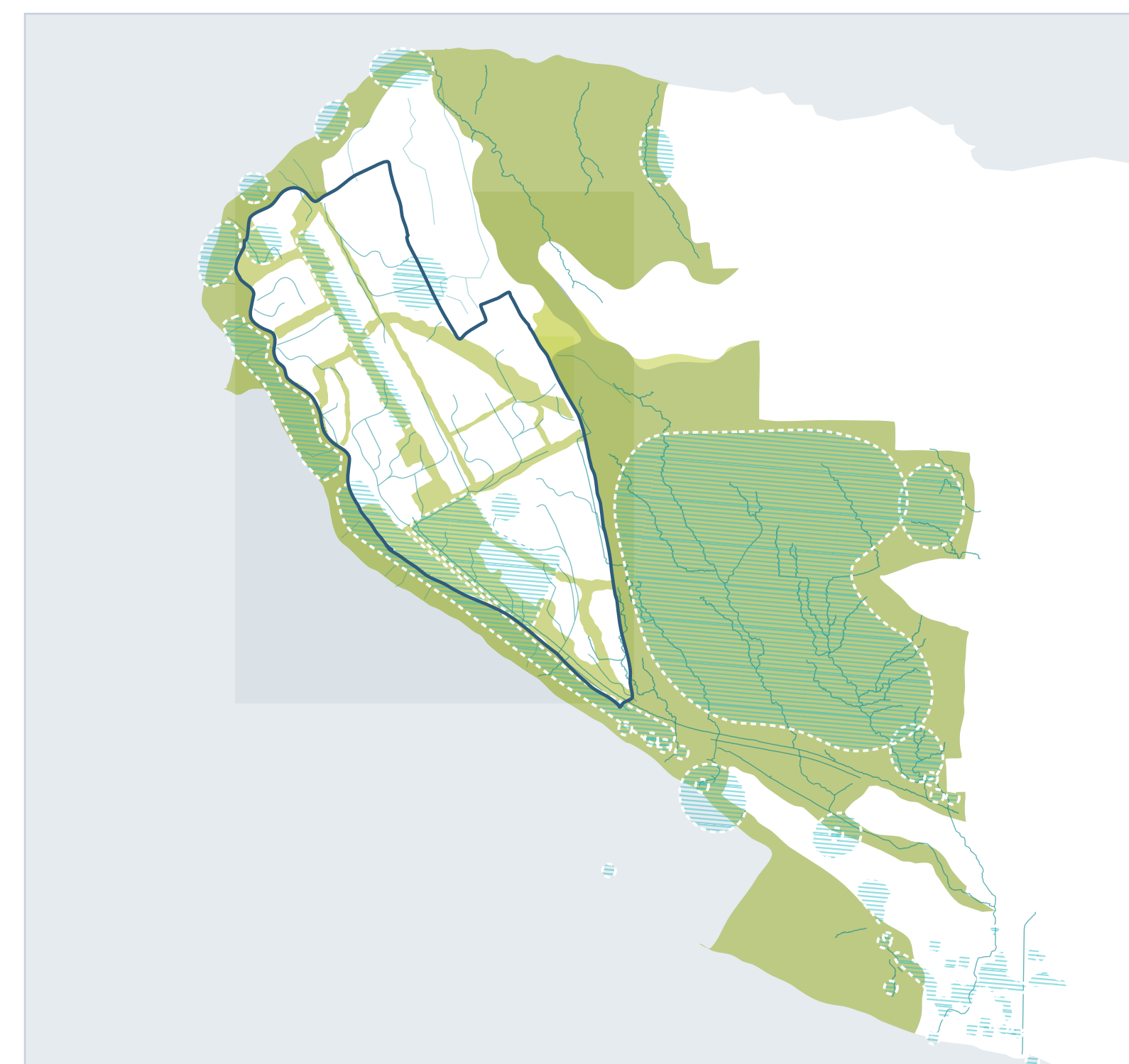
Big Idea:
The Learning City



Big Idea:
More Housing and Expanded Affordability for UBC



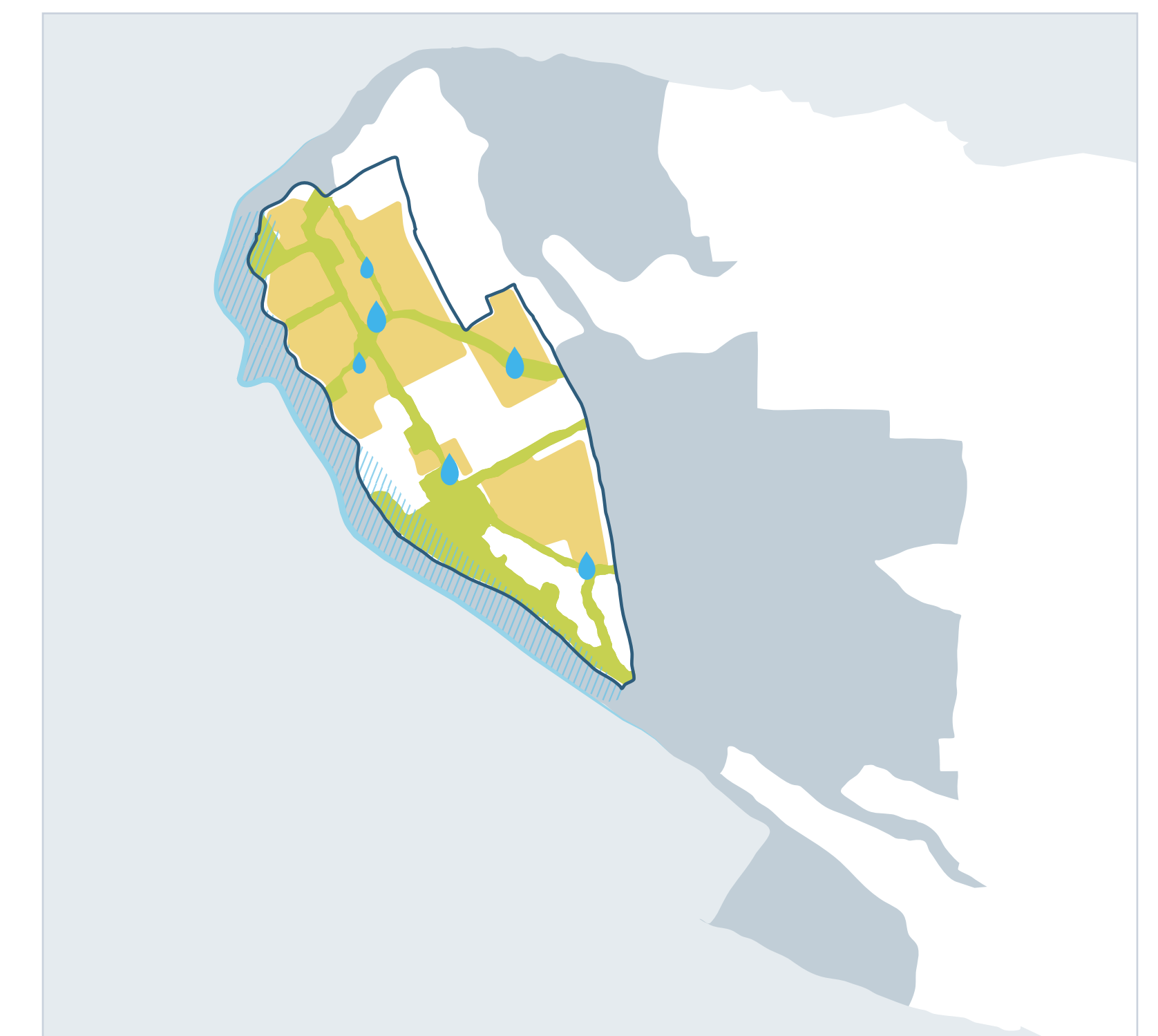
Big Idea:
A Community of Communities



Big Idea:
Restorative and Resilient Landscapes

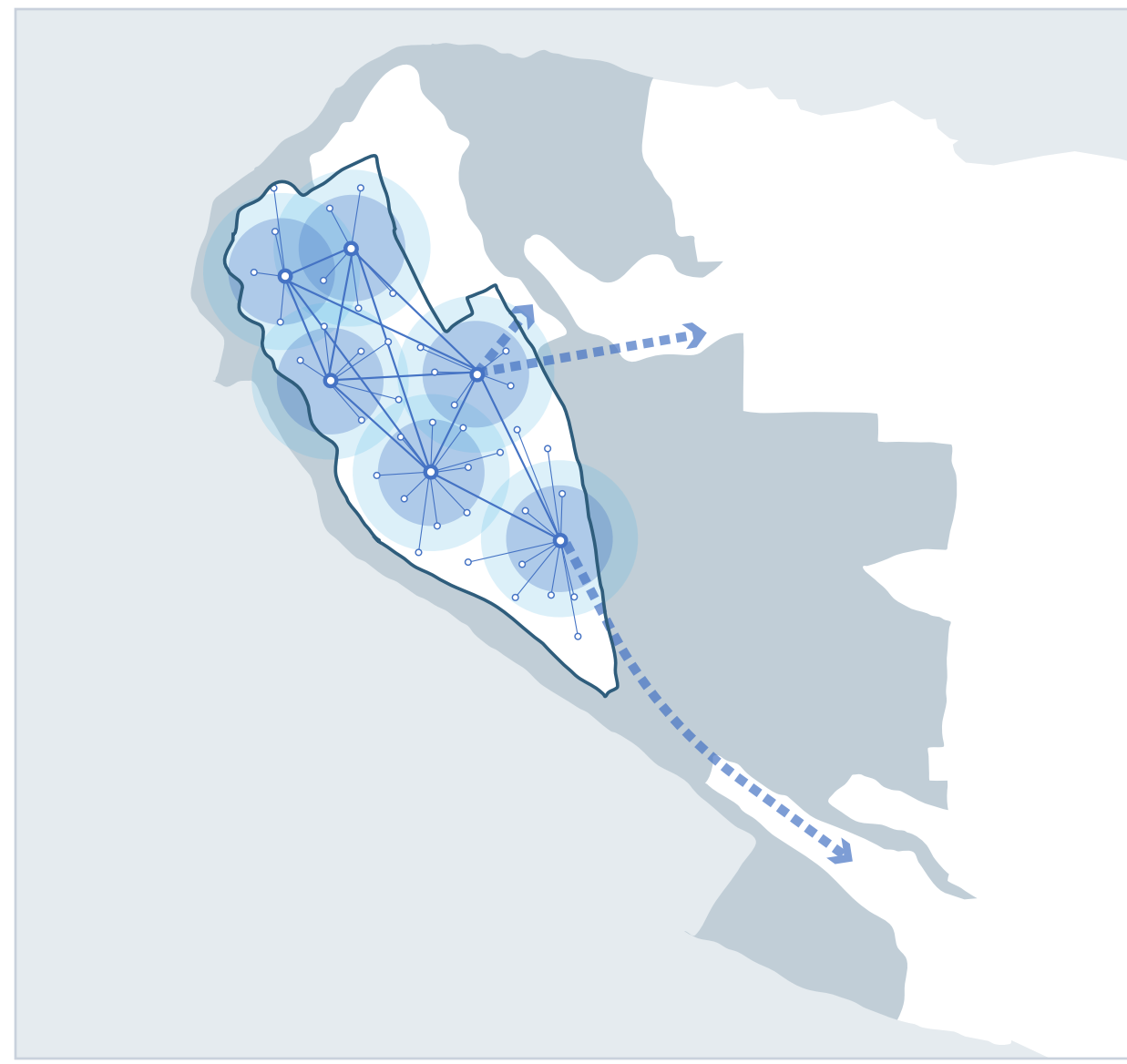


Big Idea:
Connected Campus



Big Idea:
Climate Mitigation and Adaptation





Big Idea: **The Learning City**

UBC Vancouver in 2050... With a daytime population of over 100,000 people, the campus is a learning city, showcasing UBC teaching, research and innovation. It will prioritize collaboration, creativity and knowledge exchange, and Musqueam and Indigenous knowledge, through inviting, accessible and flexible buildings and outdoor spaces for all. More than ever before, the campus is a test bed, incubator and role model for novel approaches to planning and implementing low carbon communities, translating new knowledge into practice, and attracting industry, Musqueam and community partnerships. Blurring the divide between academic and neighbourhood activities in formal and informal spaces throughout the campus and neighbourhoods encourages impromptu encounters that foster learning, discovery and community and unlock synergies between UBC's communities.

Diagram is for illustrative purposes only. Future design and layout of buildings, streets and open spaces are subject to more detailed planning.





Key Strategies

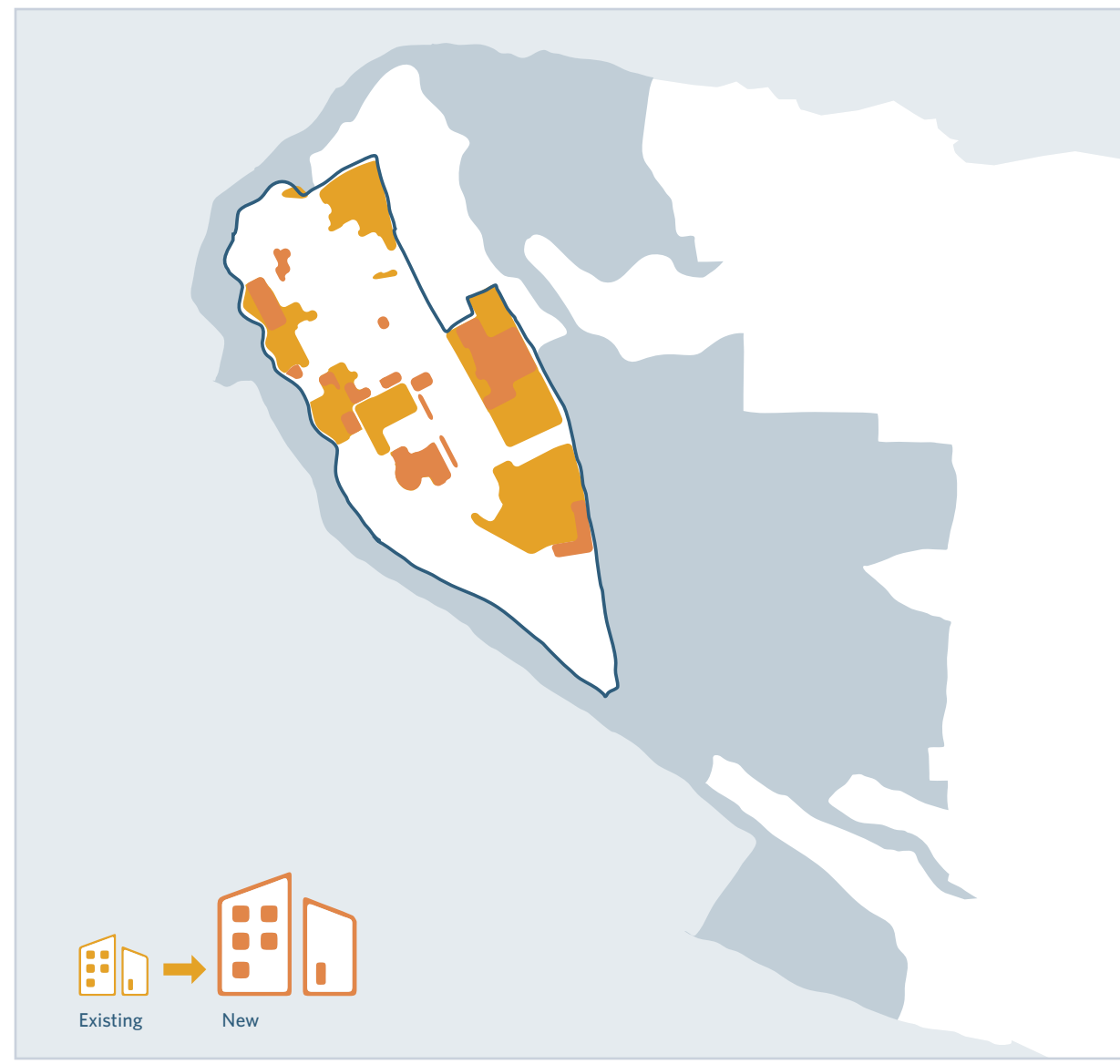
- Concentrating academic growth in the campus core
- More Learning Hubs that mix housing, academic space and amenities
- Learning Corridors lined with active ground floors that connect Learning Hubs and centres of activity
- Learning Everywhere:

-  Academic Land-based Research
-  Musqueam and Indigenous Traditional Knowledge Exchange
-  Research Partnerships

LEGEND

-  EXISTING BUILDING
-  NEW ACADEMIC
-  NEW HOUSING
-  LEARNING CORRIDOR





Big Idea: **More Housing and Expanded Affordability for UBC**

UBC Vancouver in 2050... More on-campus housing means more UBC community members have more affordable housing options close to where they work or study. The campus includes even 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 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 has helped UBC address the climate crisis.

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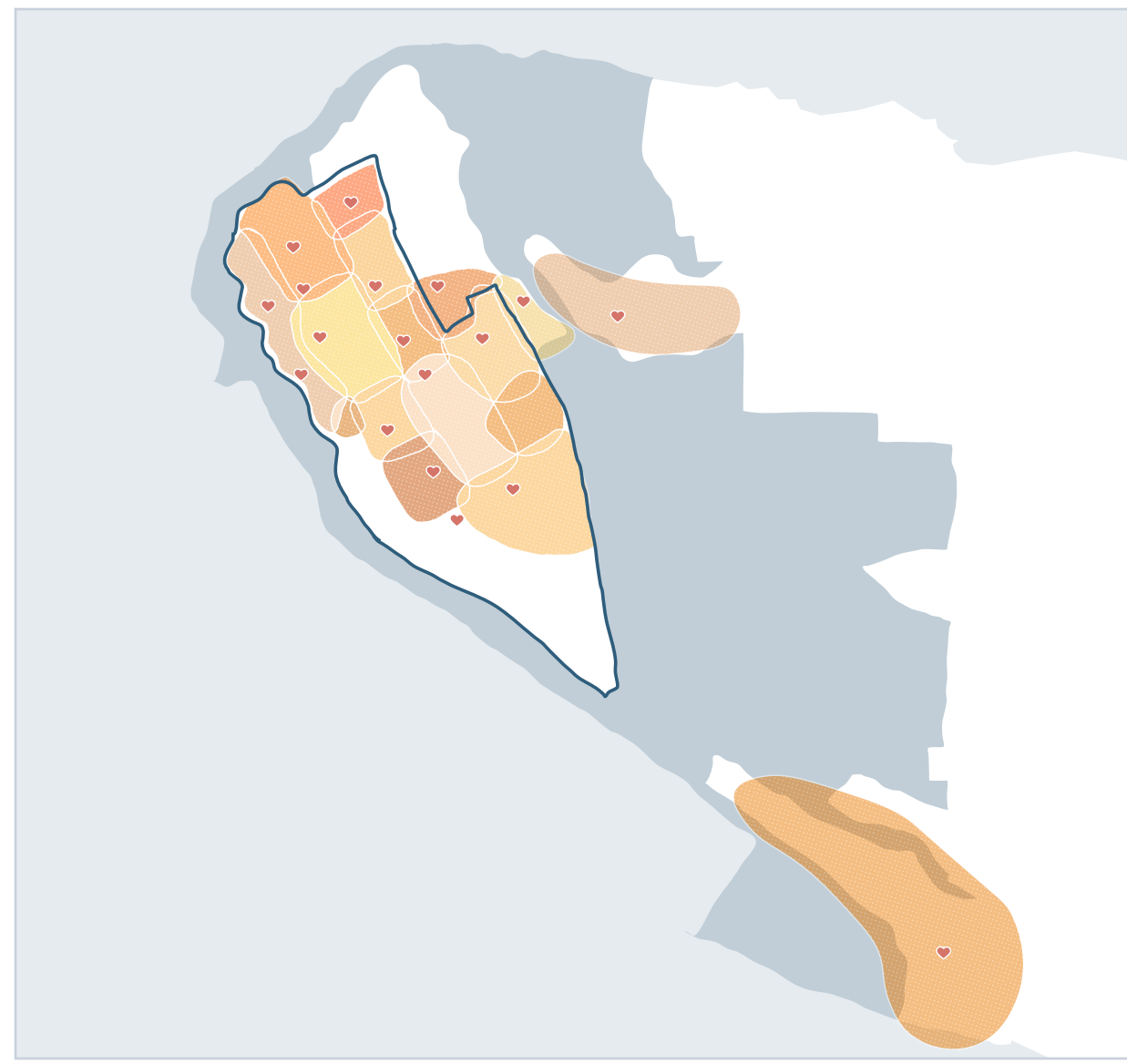
LEGEND

- EXISTING STUDENT HOUSING
- NEW STUDENT HOUSING
- EXISTING NEIGHBOURHOOD HOUSING
- NEW NEIGHBOURHOOD HOUSING (MID-RISE)
- NEW NEIGHBOURHOOD HOUSING (TOWER)

Key Strategies

- Double neighbourhood housing with a broad range of housing types, tenures, unit-types and sizes
- Significantly increase rental housing to accommodate below-market faculty-staff rental
- Provide at least 3,300 new student housing beds by mid-2030s, and longer-term capacity
- Create sites to pilot innovative home ownership options
- Concentrate housing within walking distance of amenities and transit
- Continue to prioritize housing access for the vulnerable and marginalized, including Indigenous students
- Support fast, reliable and affordable transit to off-campus housing via SkyTrain





Big Idea: **A Community of Communities**

UBC Vancouver in 2050... A mosaic of connected communities—each with their own local heart, unique features and identity and strong Musqueam welcome and presence— defines a socially-connected, approachable, urban campus that is easy to navigate and where people feel included and supported. Each community features a blend of housing, work spaces, open space and amenities (e.g., corner stores, cafes) that allow people to meet their daily needs conveniently. Destination features draw people in to each community from across the campus and the region. Each new development contributes to a complete, compact, sustainable and resilient campus.

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Key Strategies

A hierarchy of community amenities will support local needs and reinforce neighbourhood vitality and identity

- **Community Hearts**
Major anchors of amenities and services serving the campus-wide population
- **Mixed-Use Hubs**
Smaller clusters of amenities within and around mixed-use housing and academic hubs
- **Local Nodes**
Individual buildings or student housing nodes within proximity to mixed-use hubs or community hearts



Housing Action Plan

Draft Principles

The HAP includes updated principles to guide UBC's housing choice and affordability policies.

These updated principles build on the past decade of HAP experience, Campus Vision 2050, community engagement, and Board of Governors' direction, and reflect the balance and tradeoffs required for HAP initiatives.

- Maximize housing choice to support UBC's people, academic mission, and communities.
- Deepen affordability by focusing resources on the most affordable housing choices.
- Provide housing choices to meet different community needs.
- Prioritize housing for those who need it most.
- Use the campus as a test bed for innovation and partnerships.
- Balance financial needs to address affordability.

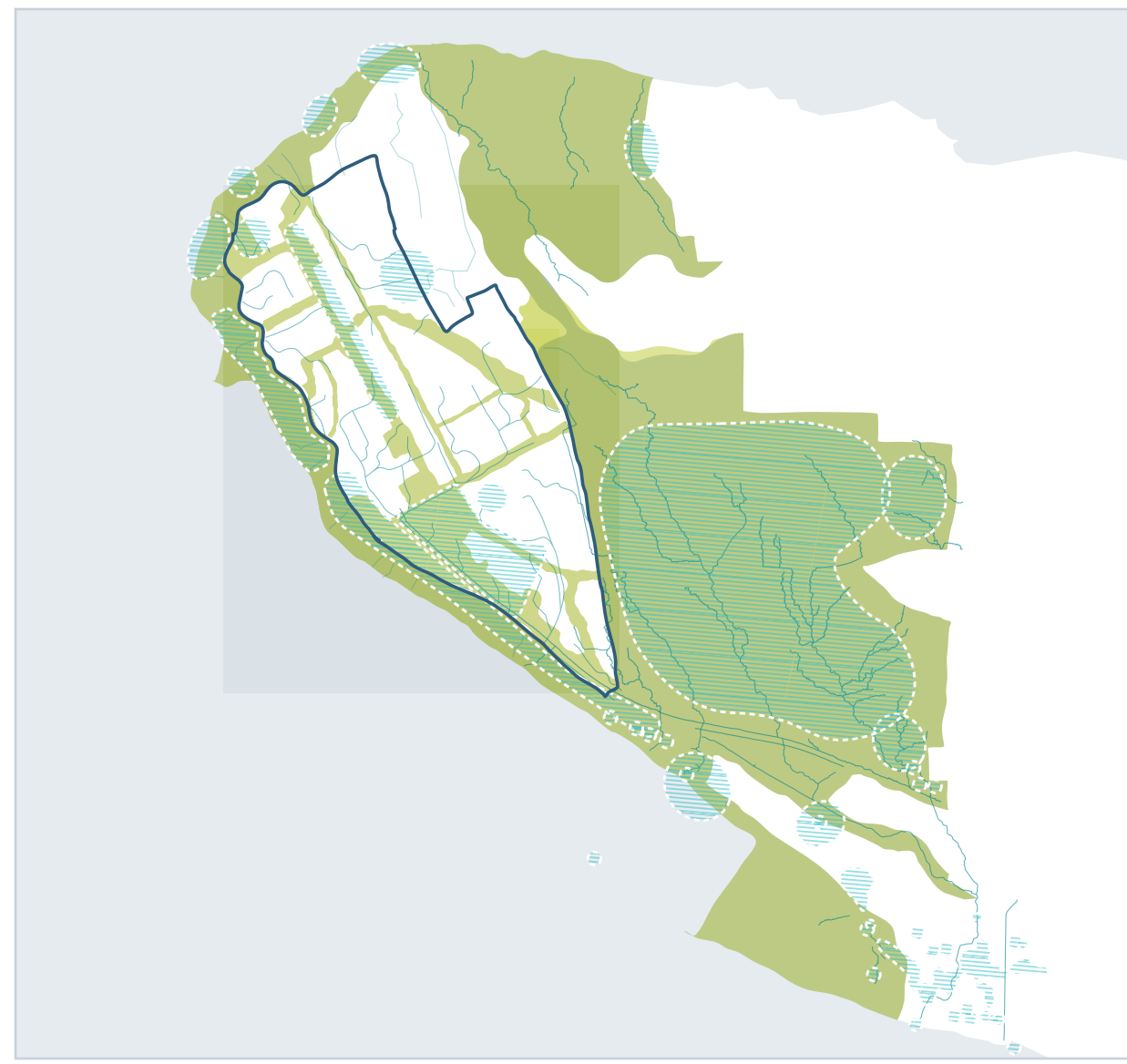
Draft Policies

The HAP focuses on the balance between improving affordability, expanding housing choice, and delivering financially sustainable housing initiatives.

The HAP policies focus in four areas:

- **More Rental Choice:** Growing on-campus non-market rental housing for faculty and staff, and market rental housing for students and other campus employees, along with additional policies to improve affordability for lower income groups and through regional housing choices.
- **Attainable Ownership:** Increasing resources to support faculty home ownership, along with innovative initiatives and advocacy to expand on-campus ownership opportunities.
- **Student Housing Opportunities:** Committing to at least 3,300 new student housing beds by mid-2030s (along with replacing approximately 1,000 beds to enable this growth), along with affordability and advocacy commitments to enable future growth.
- **Coordinated Implementation:** Program changes to improve access for IBPOC groups and people with disabilities, along with ensuring regular Housing Action Plan reviews to adjust UBC's approach over time.





Big Idea: Restorative and Resilient Landscapes

UBC Vancouver in 2050... Guided by rich natural surroundings and Indigenous knowledge, the campus integrates natural systems and supports increased biodiversity. A network of connected green public spaces, courtyards, corridors, green roofs, and places for respite and social connection work alongside academic and neighbourhood buildings. Indigenous plants and other features that embody Musqueam values create a sense of welcome to Musqueam territory. Biodiversity and ecological resilience are supported throughout the campus, including new tree canopy, rain gardens and green corridors for biking, walking and rolling.

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Key Strategies

- Protect and enhance existing high-value ecological areas (e.g., UBC Farm forested area) and habitat for wildlife
- Working with Musqueam, identify areas of campus with significant cultural value and create campus gateways and landscapes with a strong Musqueam welcome and presence
- Create substantial new green spaces for social, recreational, research and ecological benefit
- Create and protect ecological and mobility corridors, including a new east-west diagonal connector
- Extend surrounding forests into the campus to support species movement and increase biodiversity
- Introduce abundant Indigenous plants traditionally harvested by Musqueam, and work with Musqueam to plan and steward these landscapes including removal of invasive species.
- Provide equitable access to a system of human-scaled landscapes that nurture social wellbeing and create a sense of place





Big Idea: **Connected Campus**

UBC Vancouver in 2050... Two on-campus SkyTrain stations transform the way people get to, from and around campus, better connecting it to the rest of the region. Members of the UBC community who live off campus have shorter, greener, less complicated commutes, giving them more time to study, work, play and rest. On-campus residents benefit from faster and easier transit access to other parts of the region and can easily meet their daily needs without owning a car. With more people arriving by transit, a renewed and expanded on-campus mobility network that prioritizes active and sustainable modes means people of all ages and abilities can get to where they need to go, comfortably and safely, while reducing greenhouse gas emissions. A system of connected greenspaces and separated bike lanes make active modes of transportation a pleasure, and quiet neighbourhood streets are safe for walking, rolling and playing. Lining well used pathways and corridors with active retail and community uses and good lighting supports a vibrant urban experience and improved night-time safety.

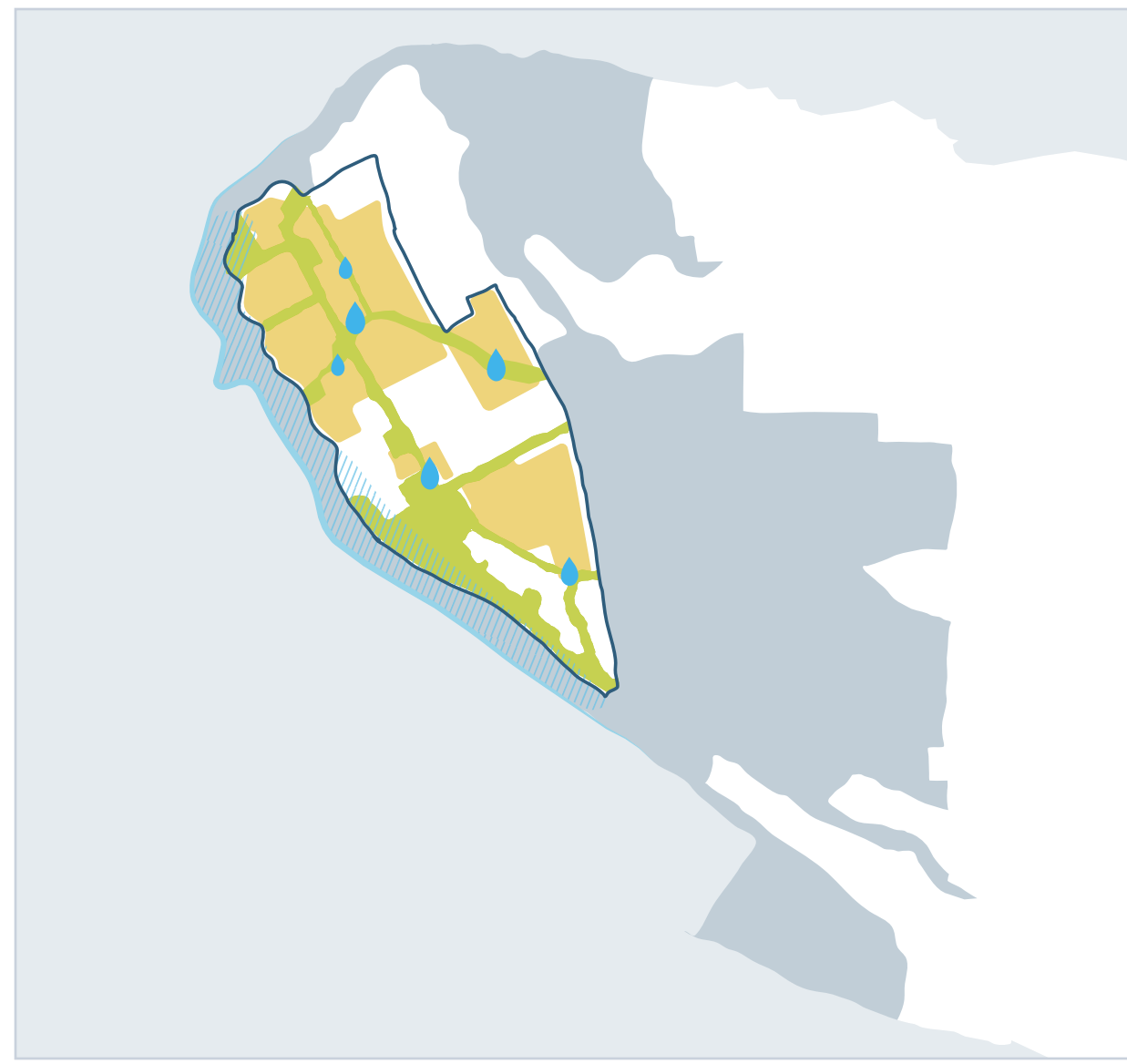
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Key Strategies

- Enable the extension of SkyTrain to campus with a central station on University Boulevard and a south campus station to serve Wesbrook Place, Stadium Neighbourhood and Hawthorn Place
- Expand the pedestrian priority zone in the campus core while preserving access for essential services and accessible parking users
- Create a safe, legible and efficient cycling and micro mobility network to accommodate users of all ages and abilities
- Build a network of zero-emission local transit/shuttle routes that integrate with regional services, including SkyTrain
- Design roadways and intersections to prioritize safety, manage congestion and maintain access





Big Idea: Climate Mitigation and Adaptation

UBC Vancouver in 2050... Built upon a foundation of faculty, student and staff expertise and activism and the continued evolution and expansion of the Campus as a Living Lab initiative, the university achieved net-zero emissions before 2050. The campus is a model for urban areas around the world looking for a climate mitigation roadmap. A whole systems and compact communities approach to reducing emissions and preparing the campus for the effects of climate change influences all aspects of campus planning, development and operations, from buildings made with sustainable materials and the use of low-carbon energy sources, to decarbonizing transportation and re-thinking waste cycles. Campus infrastructure and natural systems preserve and protect the natural resources of the peninsula and help address the impacts of extreme weather events. Resilient buildings, which provide healthy and comfortable environments through periods of intense heat and smoke, support the health and wellbeing of those who learn, live and play on campus.

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LEGEND

- DISTRICT ENERGY SYSTEM
- CLIFF EROSION MGMT ZONE
- RAINWATER MANAGEMENT

HIGH PERFORMANCE BUILDINGS:

- FUTURE ACADEMIC
- FUTURE MID-RISE RESIDENTIAL
- FUTURE TALLER RESIDENTIAL

Key Strategies

- Support implementation of UBC's Climate Action Plan 2030 and its goal of achieving a 100 per cent reduction in operational greenhouse gas emissions
- Update the Neighbourhood Climate Action Plan to address greenhouse gas emissions and adaptation in neighbourhoods
- Convert the academic and neighbourhood district energy systems to a low carbon energy source
- Support green mobility including access to rapid transit
- Site and design buildings and open spaces to mitigate the impacts of extreme temperatures and optimize human comfort
- Move and store rainwater runoff from impermeable landscapes to avoid cliff erosion
- Maintain and enhance urban biodiversity
- Support natural hydrology with integrated rainwater management and green infrastructure

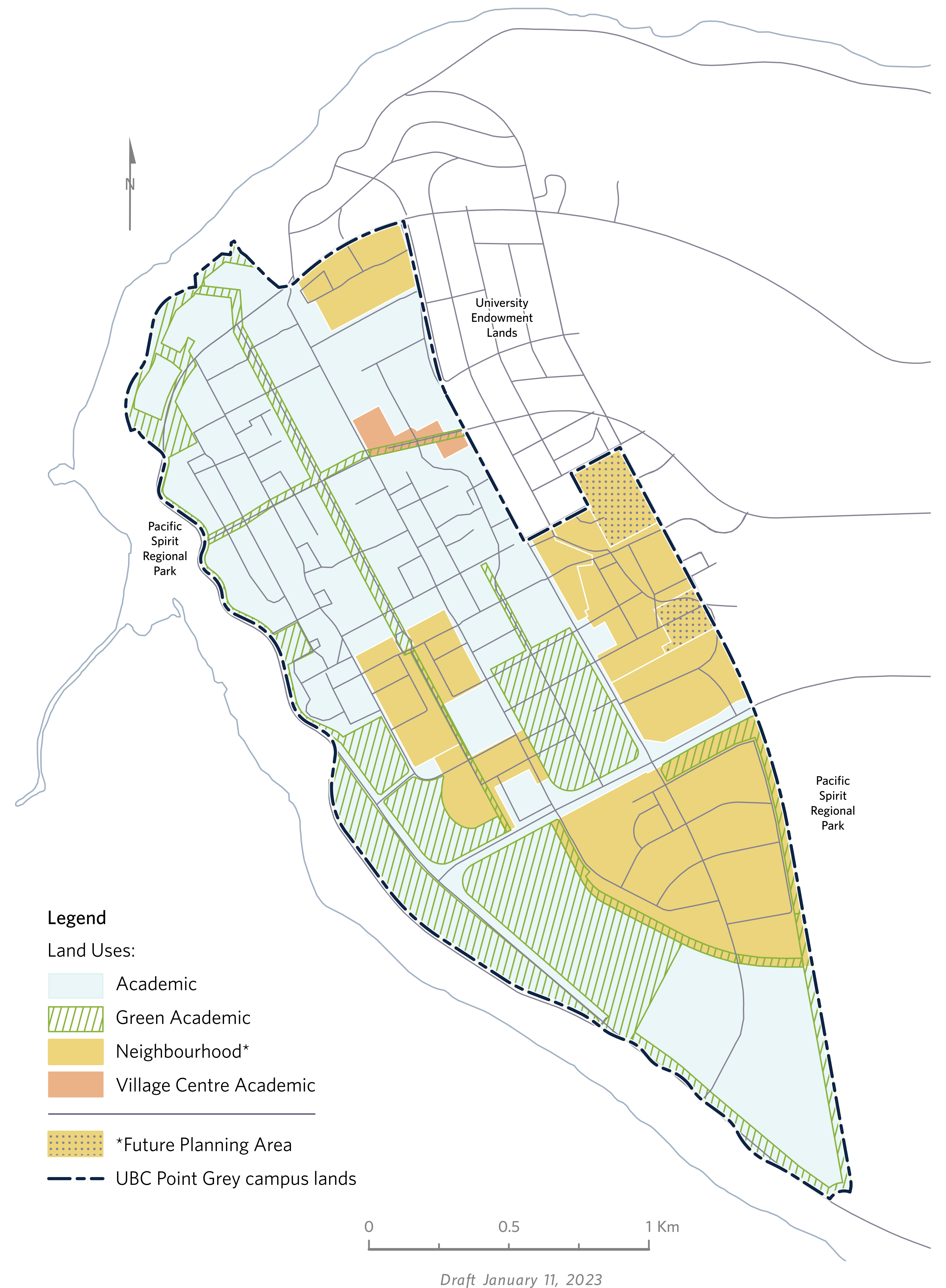


Key Land Use Plan Recommendations

Implementing the final Vision will require amending UBC's current Land Use Plan, the provincially-approved regulatory document that governs campus development.

Key Updates:

- Updated land use boundaries, growth distributions, and maximum building heights by area
- Increased student and rental housing targets
- Open space, community space, retail, and childcare targets
- Process commitments for future neighbourhood plans, and regional and Musqueam engagement



Character and Urban Design

The physical design of academic and residential neighbourhoods impacts the well-being and lived experience of people who learn, live, work, and play on campus.

Many factors, including physical form and opportunities for social connection, contribute to building strong communities and a sense of place. The Vision sets the stage for a campus that is connected, accessible, identifiable, memorable and delightful, and roots this in prioritizing places for people through the design of open space, streets and buildings.



Academic Campus Character



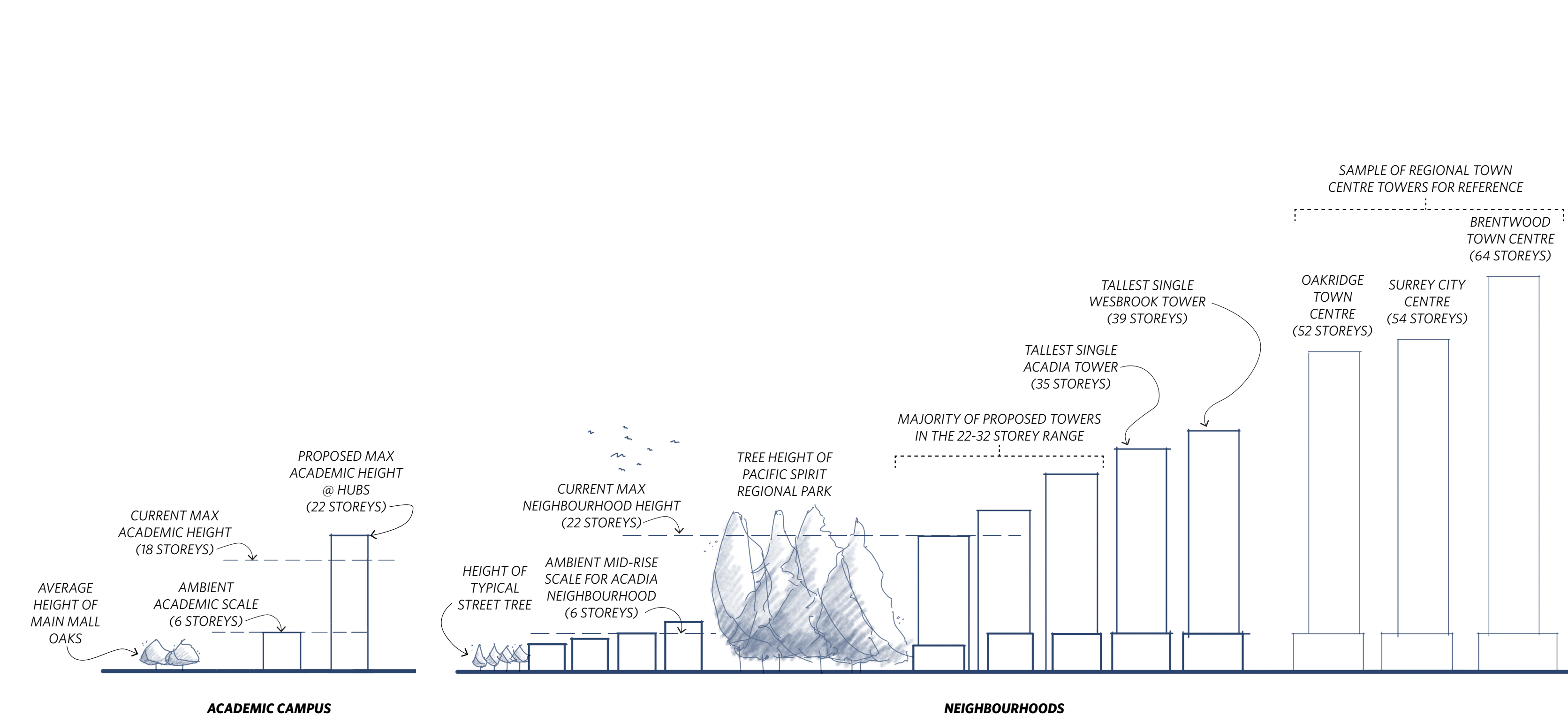
Neighbourhood Character



Proposed Building Heights

Key Changes

- Increase maximum heights of academic buildings at mixed-use hubs from 18 storeys to 22 storeys
- Majority of new neighbourhood buildings will be four to six storeys
- Most towers in neighbourhoods will be between 22 and 32 storeys, set back from open spaces, responding to neighbourhood context
- Increase maximum heights of new neighbourhood buildings from 22 storeys to:
 - Wesbrook Place: towers ranging from 22 to 39 storeys, one signature tower at 39 storeys
 - Acadia: towers ranging from 18 to 35 storeys, one signature tower at 35 storeys
 - Stadium: towers ranging from 20 to 28 storeys



Mews Mixed-Use Residential (Wesbrook Place)
5 storeys
Image Credit: UBC Properties Trust



Dahlerups Mixed-Use Residential (Copenhagen)
26 storeys
Image Credit: SHL Architects

