

UBC Land Use Plan Update (2023)

Draft Key Recommendations | Vancouver Campus

Campus Vision 2050 is developing a draft 30-Year Vision to shape how UBC's Vancouver campus changes and grows over the next 30 years. Implementing the final Vision will require amending UBC's current Land Use Plan, the provincially-approved regulatory document that governs campus development. Reflecting the draft Vision, the key draft Land Use Plan recommendations are below.

The full draft Land Use Plan will be shared with Campus Vision 2050 advisory committees and targeted stakeholders, such as the AMS and University Neighbourhoods Association, in February/March. The Land Use Plan will be updated in response, including to public input on the draft 30-Year Vision, and presented for UBC Board of Governors consideration in March. A public hearing, expected in April, is required before the Land Use Plan will be finalized.

New Imperatives and Regional Growth Strategy

- Update Land Use Plan to support the 30-Year Vision priorities, including climate action, reconciliation and affordability, and the new *Metro 2050: Metro Vancouver's Regional Growth Strategy*.

Land Uses and Boundaries (see *Schedule A*)

- Adjust land use boundaries to enable four neighbourhoods: Hawthorn Place and Wesbrook Place expansion (current neighbourhoods); Stadium and Acadia (new neighbourhoods).
- Identify two areas of Acadia as "Future Planning Areas" to preserve existing student family housing and child care, with growth potential and replacement strategies to be determined in future Land Use Plan updates.
- Adjust the Village Centre Academic boundary to match University Boulevard area planning.
- Change Thunderbird Stadium and Field from "Green Academic" to "Academic" to allow for student housing to be integrated into the future Thunderbird Stadium building.

Campus Building Heights and Neighbourhood Growth (see *Table 1*)

- Maximum building heights:
 - Increase Academic building height maximums from 18 storeys (53 metres) to 22 storeys (66 metres).
 - Establish Neighbourhood building height maximums by area, with increases from 22 storeys (66 metres) proposed for Wesbrook Place up to 39 storeys (117 metres), Stadium up to 28 storeys (84 metres) and Acadia up to 35 storeys (105 metres).
- Establish residential gross buildable area for each future neighbourhood, including an estimated gross floor space ratio to illustrate expected overall Neighbourhood density.
- Maintain Academic growth as flexible, with no specific allocations per area.
- Remove the current Neighbourhood site floor space ratio maximum to enable different forms of development, with the Land Use Plan being clear these regulations will be set in subsequent Neighbourhood Plans.

Table 1:
Neighbourhood Residential Development

	Max. Residential GBA¹ square metres (~ square feet)	Max. Building Height metres (~ storeys)	Est. Neighbourhood Gross FSR²	Status
Hampton Place	117,100 sm (1,260,000 sf)	54 metres (18 storeys)	1.0	Completed 1997
Hawthorn Place	139,900 sm (1,506,000 sf)	54 metres (18 storeys)	1.1	Completed first Neighbourhood Plan (approx. 85,100 sm/ 916,000 sf) in 2007, Hawthorn expansion: Future
Chancellor Place	75,000 sm (807,000 sf)	54 metres (18 storeys)	1.2	Completed 2013
East Campus	23,200 sm (250,000 sf)	42 metres (14 storeys)	0.8	Completed 2013
University Boulevard (Village Centre Academic)	11,900 sm (128,000 sf)	24 metres (8 storeys)	1.0	Completed 2020
Wesbrook Place	676,800 sm (7,285,000 sf)	117 metres (39 storeys)	1.4	First Neighbourhood Plan (approx. 556,000 sm/ 5,985,000 sf) under construction, estimated to be completed with expansion: 2030
Stadium Neighbourhood	151,500 sm (1,631,000 sf)	84 metres (28 storeys)	2.1	Future
Acadia Neighbourhood³	335,900 sm (3,616,000 sf)	105 metres (35 storeys)	2.3	Future
Acadia Neighbourhood Future Planning Area³	<i>To be determined in future update to Land Use Plan.</i>			
Total Planned to 2050	1,531,300 sm (16,483,000 sf)			

Table Notes

1. Gross Buildable Area (GBA) is the sum of all horizontal areas of each storey within the exterior stud face of all exterior and basement walls.
2. Estimated Neighbourhood Gross Floor Space Ratio (FSR) is the total GBA divided by the total land area of a Neighbourhood. It includes the maximum residential GBA plus an estimated non-residential GBA. This measure is estimated for illustrative purposes only and is not to be used as a measure to regulate development. Site-specific densities and non-residential GBA are determined as part of the Area or Neighbourhood Plan process.
3. Acadia Neighbourhood includes two development areas: the first to be developed <2050 at the residential floor space target indicated in the table; the second is a future planning area to be developed at a residential floor space target to be determined in a future update to the Land Use Plan.

Housing Choice and Affordability

- Increase the current minimum rental housing requirement from 20% to 30% of all Neighbourhood housing—at least half of which is non-market rental—noting that Housing Action Plan policies apply to new Neighbourhood housing on top of this minimum requirement and can be adjusted over time by the Board of Governors.
- Update the commitment to house at least 25% of full-time student equivalents, with an aspirational target of at least one-third.

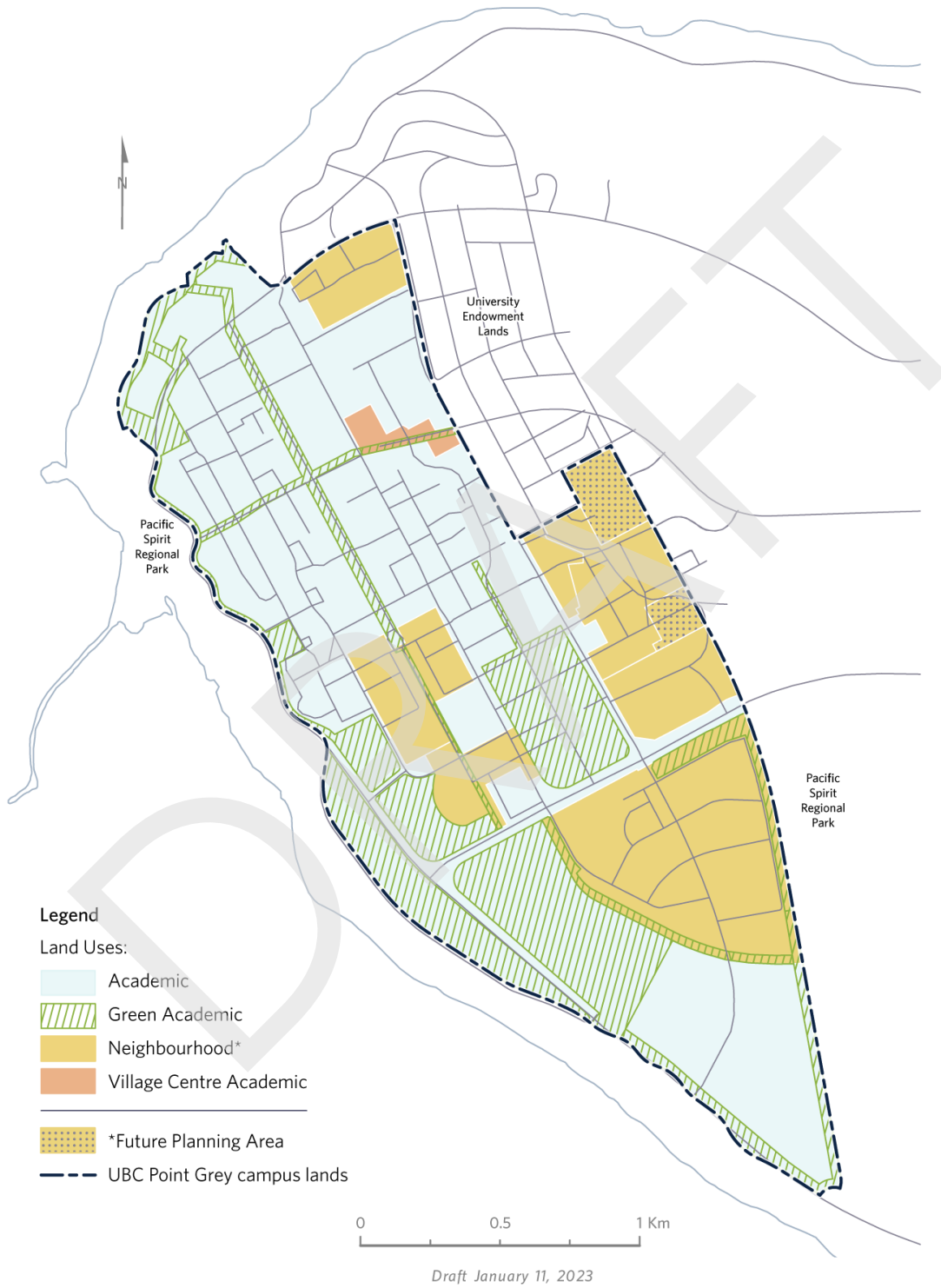
Open Space and Amenities

- Remove the current Land Use Plan limit on commercial space to diversify services and respond to community engagement feedback.
- Maintain the current requirement for Usable Neighbourhood Open Space (0.5-1.1 hectares per 1,000 people) and clarify what is included.
- Include a Neighbourhood community space requirement of 0.15 square metres per resident to enable a diversity of spaces in Stadium and Acadia (e.g. community centres, multi-purpose rooms, communal meeting rooms, fitness gyms, etc.), while clarifying the exact types of spaces that will be determined through subsequent Neighbourhood Plans.
- Update UBC's Child Care Expansion Plan to ensure child care spaces keep pace with campus growth.

Implementation

- Maintain commitments to creating detailed Neighbourhood Plans for future growth.
- For future plans, commit to public engagement, working with the University Neighbourhoods Association and collaborating with campus service providers (e.g. Vancouver School Board, Metro Vancouver, etc.).
- Describe Provincial requirements for Musqueam engagement as part of UBC Land Use Plan updates.

Schedule A: Land Uses



Schedule B: Maximum Residential Gross Buildable Area by Neighbourhood

