

# Campus Vision 2050: Q&A

Last Updated: January 13, 2023

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UNA Land Use Advisory Committee asked:

**How are the inputs from all sources documented and analyzed? Is there a central place to document the inputs and how are the inputs analyzed quantitatively or qualitatively?**

Campus Vision 2050 involves input from the community through:

- Broad community engagement, including open houses, community meetings and on-line engagement through tools such as surveys.
- Targeted engagement (e.g., with Musqueam, UNA Board, Community Advisory Committee and others).

Inputs received through these channels will be documented and shared as follows:

- Engagement summary reports, including analysis and summaries of all engagement feedback as well as verbatim comments, will be completed after each engagement period and shared with the Board of Governors and the community via the Campus Vision 2050 website.
- Meeting minutes of the Community Advisory Committee will be posted on the Campus Vision 2050 website.
- Submissions to Board of Governors meetings (including information, recommendations, etc. along with engagement feedback and full engagement summary report) will be posted publicly on the UBC Board of Governors website (approx. one week in advance of Board meetings), and linked to from the Campus Vision 2050 website.
- Campus Vision 2050 also involves technical analysis and studies (i.e., land use capacity, growth assumptions, existing conditions and analysis of proposed options against the principles, strategies and criteria). Results of technical studies and analysis will inform the development and testing of options and be available to advisory committees and groups throughout the process and will be posted on the Campus Vision 2050 website.

UNA Land Use Advisory Committee asked:

## How will conflicting values/interests be handled? What is the process to do so?

Campus Vision 2050 engagement is designed to be transparent, inclusive, equitable, and flexible to understand and respond to the multiple interests in UBC's academic and neighbourhood lands that need to be considered. These interests include Musqueam, campus Indigenous communities, students, faculty, residents, staff, alumni and visitors.

A set of guiding Principles and Strategies will be developed that reflect these interests and values. Along with quantitative and qualitative criteria they will then guide the development and testing of options for the Visioning process and to assess trade-offs and choices for how the university uses its lands to best respond to the complexity of interests, needs and values.

Examples of criteria include:

- Urban Structure and Ecology (e.g., land use distribution and integration, transportation and mobility network capacity, amenities and services distribution, ecological connectivity, climate resiliency)
- Character and Urban Design (e.g., Musqueam and campus indigenous community values, sense of place and campus fit, human-scale urban design, cultural diversity & community experience, green and open space diversity and connectivity)
- Financial Support to Advance University Priorities (e.g., amount, type and tenure of affordable housing for the UBC community; support for academic excellence; community amenities & infrastructure; and bringing SkyTrain to UBC)

There will be interests and values that align, and there may be some that are in conflict. While full consensus may not be achievable on outcomes, the intent is to make the trade-offs and choices clear to the community through transparent information and participatory engagement in the process, and to the UBC Board of Governors when making decisions.

UNA Land Use Advisory Committee asked:

**How is UBC planning to protect, provide and conserve the small green spaces and natural areas that are critical to the wellbeing and livability of campus and ensure they contribute to a connected ecological network across campus?**

Enhancing ecology and biodiversity are critical to campus sustainability, climate resilience, ecological health and human wellbeing. Campus Vision 2050 will explore future land use and development in ways that minimize impact on existing natural areas (e.g., through more land-efficient, compact development oriented around a network of green and open spaces), applying green infrastructure approaches to mimic natural systems and address downstream impacts (e.g., green streets, integrated rainwater management) and enhance ecological connectivity both within the campus as well as to the surrounding peninsula.

UNA Land Use Advisory Committee asked:

**How will UBC promote walking, bicycling, and other forms of sustainable transit (apart from electric cars) on campus in the short and long-term? What considerations will be given to those with mobility challenges?**

UBC continues to implement our 2014 Transportation Plan for the Vancouver campus, which articulates a range of targets, policies and actions aimed at improving the experience of people of all abilities travelling to, from and around campus while encouraging the use of sustainable modes (primarily walking, cycling and transit). Recent and upcoming initiatives include: completion of the new UBC Bus Exchange in 2019; continuation of the campus-wide bike share program operated by HOPR since 2019; new secure bike parking and end-of-trip facilities; ongoing public realm improvements across campus; a growing network of dedicated cycling facilities and wayfinding; other sustainable transportation programs and partnerships (e.g. vanpool program, strategic partnerships with carshare and ride-hailing providers, new ride-matching and trip-planning tools, etc.). UBC will continue to integrate universal design principles at all stages of planning and development processes, ensure barrier-free accessible parking, and deliver programs (like the Accessibility Shuttle) to ensure people can participate equally in campus life regardless of their physical, sensory or cognitive abilities.

UBC's Climate Action Plan 2030 added a new commuting-related GHG emission reduction target (45% below 2010 levels by 2030) and a suite of immediate and near-term actions. These include: strengthening remote learning and working policies and supports; enhancing our sustainable transportation program offerings; eliminating longer-term parking permits that incentivize driving; introducing a faculty/staff transit pass discount program; improving the cycling experience to and from campus; and working towards an integrated e-bike share program with the City of Vancouver. The anticipated Neighbourhood Climate Action Plan will identify related actions specific to neighbourhoods.

The Millennium Line UBC Extension is critical to achieving our sustainable mode share, single-occupancy vehicle reduction, and commuting-related emission targets.

Campus Vision 2050 will reinforce the need to strengthen connectivity within the campus and to the broader region, prioritizing active and sustainable modes and planning for the arrival of SkyTrain to campus. It is anticipated that an updated UBC Vancouver Transportation Plan will follow Campus Vision 2050.

UNA Land Use Advisory Committee asked:

**Has UBC done any planning or modelling or is thinking of incorporating consideration of the potential impacts climate change will have on buildings and infrastructure on campus and what impact/cost this will have on the university's bottom line in the Campus Vision process?**

UBC has developed Climate Ready Building Requirements based on regional climate modelling scenarios to address the increasing severity and duration of climate events. This includes measures to address thermal comfort during heat waves, rainwater management facilities and new landscaping design guidelines that identify plantings that withstands greater extremes associated with intense rain and drought events.

UBC's Climate Action Plan 2030 also identifies the need to develop a broader climate adaptation, resiliency and biodiversity strategy which will be initiated this year and will be integrated closely with the development of Campus Vision 2050.

UNA Land Use Advisory Committee asked:

UBC declared a climate emergency and the Board passed a Climate Action Plan, but in the FAQs for the CAP, you note that it does not apply to residential neighbourhoods. The FAQ notes that the relevant plans for neighbourhoods are the CEEP [Community Energy and Emissions Plan] (from 2013, needing an update), REAP (updated in 2020), and “UBC has also initiated a Neighbourhood Low Carbon Energy Strategy (NLCES) to identify pathways to accelerate greenhouse gas (GHG) emissions reductions and increase resiliency in future neighbourhood developments.” Could you tell us more about the NLCES? Where in that process are you/we? Is there a public consultation component? How, if at all, can NLCES tie into Campus Vision 2050 discussions?

UBC is committed to significantly reducing its greenhouse gas emissions. This includes the recently approved Climate Action Plan 2030 for the academic campus, which commits to an 85% reduction in operational emissions. UBC is also in the early planning phase for a Neighbourhood Climate Action Plan that will update the existing 2013 Community Energy and Emission Plan. It will include actions to address a broad range of neighbourhood activities, including energy, new and existing buildings, transportation, and waste.

As an input for Neighbourhood Climate Action Plan work, UBC is developing a Neighbourhood Low Carbon Energy Strategy (NLCES). The NLCES is focused on future developments and neighbourhoods. It will address how UBC can achieve resilient and low carbon developments by defining 1) a low carbon roadmap with targets and pathways for new developments; and 2) the optimal low carbon energy source, considering cost-competitiveness and environmental objectives.

The NLCES is shaped by UBC’s existing land use rules and legal agreements, including for neighbourhood district energy. It also includes detailed scenario analysis comparing different technical solutions including approaches to BC Energy Step Code adoption. As a largely technical exercise it does not include any public engagement. The process started in mid-2021 and is expected to conclude in fall 2022.

NLCES results will inform the upcoming Neighbourhood Climate Action Plan process, which will include engagement with a wide range of stakeholders including the UNA and broader public. The NLCES also links in with Campus Vision 2050 through the Climate Action theme.

UNA Land Use Advisory Committee asked:

**According to data from Canadian Housing Statistics Program and SFU's Andy Yan in 2019, 49% of condominium units at UBC are non-owner-occupied – i.e. investment properties – the highest fraction in Canada. How will UBC address this issue in future land development?**

Like Census data, Canadian Housing Statistics Program data is valuable and poses challenges for UBC's campus. Andy Yan's analysis relied on 2018 data and showed that 49% of condominium units in Metro Vancouver's Electoral Area A are non-owner-occupied. Non-owner-occupied condominium units could include many situations on UBC's campus: a student's family who has purchased a home while studying at UBC, newly built units not yet occupied, and units owned and rented to UBC's community. UBC monitors rental market and other data sources to assess campus housing occupancy. Census housing data released later in 2022 will provide additional information.

UNA Land Use Advisory Committee asked:

**2021 census data indicate that 15% of housing units at UBC are “not occupied by usual residents.” The comparable figure for the city of Vancouver is 7%. How can/should UBC planners address the relatively high rate of unoccupied units?**

Census data is valuable and also poses challenges for UBC's campus. For example, the category "not occupied by usual residents" includes 1) dwellings unoccupied on census day (May 11, 2021) and 2) dwellings occupied with someone who has a primary residence elsewhere in Canada or abroad. The first group includes vacant rental units, of which UBC had many during the height of the COVID pandemic, and newly built campus buildings not yet occupied. The second group includes students who have their usual residence with their parents off campus. As a result, UBC is likely to have a higher percentage of units "not occupied by usual residents" than other jurisdictions. Through the Housing Action Plan update, UBC is exploring other potential data sources to assess campus occupancy, such as provincial Speculation and Vacancy Tax data for UBC neighbourhoods.



UNA Land Use Advisory Committee asked:

**What is the past and anticipated future demand for faculty/staff housing, including larger units sized and priced for families?**

As part of Campus Vision 2050, UBC is also updating its Housing Action Plan, the University's long-term strategy for housing affordability and choice on campus. The Housing Action Plan update will assess future demand for faculty, staff and student housing on campus, including approaches to location, amount, type, tenure and cost of housing.

UNA Land Use Advisory Committee asked:

**Does UBC plan to offer affordable housing options for every faculty, staff and student who wants it? (i.e. no wait list)**

UBC's Housing Action Plan is a long-term strategy to increase faculty, staff and student housing affordability and choice on campus. UBC relies on land development revenue and available land to deliver community housing. As part of Campus Vision 2050, UBC is also updating its Housing Action Plan. That process will explore capacity for UBC community housing on campus.

UNA Land Use Advisory Committee asked:

## How does affordable housing for the UBC community rank in priority compared to revenue generation?

As a public institution, UBC funds critical university priorities, such as affordable housing, through land development revenue. For example, since 2011, UBC has used land development proceeds to internally finance more than 3,000 student housing beds that could not have been built otherwise. Campus Vision 2050 will explore how to advance affordable housing along with other critical university needs, including: supporting academic excellence through the Endowment; enhancing campus amenities and infrastructure; and realizing UBC's commitment to explore a financial contribution to SkyTrain to campus.

UNA Land Use Advisory Committee asked:

**The Terms of Reference refer to “affordable housing.” How is affordability defined?**

As part of Campus Vision 2050, UBC is also updating its Housing Action Plan, the long-term strategy for housing affordability and choice on campus. The Housing Action Plan currently defines affordability as: for faculty and staff, housing they can afford to rent, lease, or purchase without having to spend more than 30% of pre-tax household income on housing costs (including rent or mortgage, strata fees and property taxes); and for students, housing that is self-supporting on a cost-recovery basis, and is at or below market rental rates. The Housing Action Plan update that will review this definition.

UNA Land Use Advisory Committee asked:

**What financial contribution would be required by UBC for the SkyTrain extension? Also, what are the estimated costs of the terminus at UBC?**

UBC is exploring ways to make a meaningful financial contribution to the regional share of the Millennium Line UBC Extension without diverting funding from its academic mission. The University is working with TransLink to advance project planning and design, which will provide information on costs. It is too early to say what financial contribution UBC may provide, but it may take many forms: providing land for stations; charges collected from developers; and/or a financial contribution from new revenues enabled by rapid transit such as additional housing and development that would not be possible without enhanced transportation.

UNA Land Use Advisory Committee asked:

**Does UBC still plan to fund a new stadium out of development revenues? If so, how much will it cost?**

The Stadium Neighbourhood Plan will be finalized through Campus Vision 2050. If the Plan is approved with a new Thunderbird Stadium, it will likely be funded from land development revenues as a cost of developing the area, as is the case with other development on campus, along with potential donor or government funding. Stadium costs will be determined as part of a future planning and design process.

UNA Land Use Advisory Committee asked:

**What are your expectations for contribution to the Endowment from development revenue? Is there a scenario where development revenues do not contribute to the Endowment, but instead prioritize other needs?**

As a public institution, UBC funds critical university priorities through land development revenue: supporting academic excellence through the Endowment; providing housing for students, faculty and staff; and building campus amenities and infrastructure like the Aquatic Centre and Wesbrook Community Centre. Campus Vision 2050 will explore how to advance these critical needs and also realize UBC's commitment to explore a financial contribution to the regional share of the cost of extending SkyTrain to campus. The UBC Board of Governors makes decisions about how to allocate land development revenue.

UNA Land Use Advisory Committee asked:

## What percentage of UBC's operating budget and capital budget comes from the Endowment?

UBC's 2022/23 operating budget is approximately \$2.5 billion. In 2022/23, the funds available from income on land development are \$63.3 million, or approximately 2% of UBC's operating budget. This income is generated from the return on land development revenue invested in student housing financing, faculty affordability financing, and through the UBC Endowment. More information is available in [UBC's annual budget](#).



UNA Land Use Advisory Committee asked:

## What percentage of the Endowment fund has come from revenue from land development to date?

UBC's Endowment provides stable and enduring financial support for the university's research programs and students, and contributes to the university's mandate to create a learning environment that fosters positive global citizenship. In 2022/23, the Endowment is approximately \$3 billion. This includes external donations that are typically restricted to specific purposes (approximately 2/3) and land development revenue used to advance critical university priorities (approximately 1/3). More information is available in [UBC's annual budget](#).

Public Question asked:

**The district energy signs say that they will move away from natural gas at dome point. When? These are a black eye to the commitment to move away from fossil fuels. They are such an obvious contradiction to the messaging!**

Thank you for your question. Decarbonizing energy supply in UBC's residential neighbourhoods has been a longstanding goal at UBC. In late 2020, UBC initiated a Neighbourhood Low Carbon Energy Strategy (NLCES) to accelerate greenhouse gas emissions reductions and increase resiliency in future neighbourhood developments. This work is being undertaken separate from Campus Vision 2050 but is crucial in supporting the future vision for the campus. The NLCES is focused on identifying the optimal technical pathway for providing resilient, low carbon energy to UBC's neighbourhoods, which includes energy supply to the Neighbourhood District Energy System. The project includes a detailed scenario analysis comparing different technical solutions to achieve buildings that are both low carbon and resilient for future climate conditions. Some of the low carbon technologies we're exploring are: sewer heat recovery, air source heat pumps, ground source heat pumps and boilers fueled by biomass or renewable natural gas. UBC is exploring how best to embed the NLCES recommendations in policy to ensure that moving forward action matches ambition. The NLCES is expected to be brought before UBC's Board of Governors for approval in June 2022.

Public Question asked:

**How to solve the conflict of interests of green space and playground between people especially kids and more buildings (high rise)? What about the ecosystem service in this limited space?**

Thank you for your question. Through our engagement to date, we have received considerable feedback and interest from the UBC community on this topic. As the campus grows and evolves, we recognize there are often tensions between the provision of more housing for families and the amount of green space to support them, including spaces for children to play and spaces to support a healthy, functioning ecosystem. We also know there are ways to successfully meet both needs. Through the Campus Vision 2050 process, we will be developing guiding principles and criteria, undertaking technical and design analysis, and gathering community input and feedback, which will assist in generating and testing a range of options for how to plan and design the campus to best respond to a variety of needs, such as the interest you express in preserving green space and building more playgrounds. The process will strive to maximize synergies and co-benefits between various interests (such as more housing and open space). At the same time, this process will help in identifying the necessary tradeoffs and choices to balance a range of interests.

Public Question asked:

**How is C+CP and UBC considering the religious groups and students that are part of the campus community as there is a look to the future?**

Thank you for your question. Through early engagement, we have heard the need for more opportunities to support and celebrate religious and cultural diversity on campus. Campus + Community Planning staff are committed to hearing from as many voices as possible through the Campus Vision 2050 process, and have designed an engagement approach to support diverse forms of participation. To date, we have met with the Muslim Students Association, Point Grey Islamic Society and Hillel BC to hear their ideas and concerns. We will also continue reaching out to other religious groups on campus, such as the University Multifaith Chaplains Association at UBC, Inter-Varsity Christian Fellowship, University Christian Ministry, UBC Sikh Students' Association, Zen at UBC and more. We welcome any ideas for how to further engage with religious communities at UBC.

If you are a part of a religious group on campus and would like to discuss how to get involved with Campus Vision 2050, please reach out to Madeleine Zammar (Engagement Manager) at [madeleine.zammar@ubc.ca](mailto:madeleine.zammar@ubc.ca).