

Metro Vancouver Staff Comments for Draft UBC Land Use Plan

General Comments

Water Services:

Any anticipated increase in water demand must be communicated to Metro Vancouver, as soon as it is known.

Section 1. Introduction

Subsection	Metro Vancouver Comment	Department
1.2.2.2	This section refers to 'extended impact areas by 2035'. Additional clarification would be useful to define 'extended impact areas'.	Regional Planning

Section 4. Land Use Plan Policies

Subsection	Metro Vancouver Comment	Department
4.1	Consider including 'farmers markets' or other 'food-focused markets' as a permitted use in this section to support bringing local healthy food closer to where students are, in addition to the permitted 'food', 'food services', and 'food outlets' uses outlined in the Draft plan.	Regional Planning
4.1.1	Consider including a general land use policy that provides and encourages public spaces and other place-making amenities and facilities, in accordance with Metro 2050 1.3.7 (c) .	Regional Planning
4.1.4.1	Consider adding a use to Neighbourhood Use Policies to allow for a range of unit sizes and a minimum proportion of 2 and 3 bedroom sized units to support the policy actions outlined in Metro 2050 4.1.8 .	Regional Planning
4.4	Section 4.4 does a great job of referencing the importance of representing and providing opportunity to express the culture of the Musqueam First Nation. Consider including policies to support Indigenous food sovereignty opportunities in open spaces around campus.	Regional Planning
4.4	Consider how urban agriculture can be accommodated on existing buildings, such as roofs in addition to open space uses. The Campus Vision 2050 does recognize UBC Farm, but it may not be accessible to many students, allowing a finer-grain infiltration of micro urban agricultural areas will help bring the agricultural uses to where students already congregate.	Regional Planning

4.4.1.3	Consider including definitions for ‘greenways’ and ‘green edges’ to differentiate from the ‘green corridors’ mentioned in the Campus Vision 2050.	Regional Planning
	Please reference the Metro Vancouver Regional Greenways 2050 plan and the greenway corridor identified in the plan that travels along the western boundary of Pacific Spirit Regional Park.	Regional Parks
	Consider referencing “night-time safety while reducing light impacts on climate and ecology in this section,” similar to policy 4.5.7.2.	Regional Parks
4.4.1.4	Consider referencing green edges to protect environmental values from urban development within the Point Grey campus. Including protective actions from excessive sound and light would be beneficial to maintaining regional park natural values.	Regional Parks
4.4.1.6	Along with planning for green infrastructure and nature-based solutions, consider setting permeability or rainwater capture targets (e.g. capture and treat 90% of average annual rainfall on campus).	Regional Planning
4.4.1.9	Consider identifying the tools UBC is planning to use for assessing, acquiring, and securing ecological buffers, and defining the required or recommended buffer widths.	Regional Planning
	Consider expanding the concept of “ecological buffer” to include some functional guidelines to address issues such as sound and light, in addition to more common buffering functionality.	Regional Parks
4.4.1.10	This section identifies a need to consider the views of campus buildings from the Wreck Beach area in Pacific Spirit Regional Park as an important consideration. Another consideration could be views from campus structures into this part of the park due to the clothing optional nature of the beach area.	Regional Parks
Schedule C: Greenways and Green Edges	The Regional Greenway Network from Metro Vancouver Regional Greenways 2050 is not reflected in the alignments shown in this schedule, consider adding the overlay.	Regional Parks
4.5.1.3	Consider adding “Metro Vancouver” to this list.	Regional Planning
4.5.2.1	Consider including details on how UBC will “plan for integration.” For example, planning for integration may involve acquiring land, dedicating right-of-ways, working with TransLink on construction management plans and bus network integration, or designing for transit-oriented development in areas with anticipated future SkyTrain stations.	Regional Planning

4.5.4	Consider adding 'and within' to the section description to read "single occupancy vehicle trips to, from and within UBC Point Grey campus."	Regional Planning
4.5.4.3	Consider expanding this policy to include residents. TransLink has a new Compass for Developments program that could be referenced.	Regional Planning
4.5.4.4	Consider including a similar policy focusing on resident parking in addition to commuter parking.	Regional Planning
Schedule D: Street Network	Schedule D does not identify the integration of regional greenways as outlined in policy 4.5.5.5	Regional Parks

DRAFT