

## UBC Response to Metro Vancouver Staff Comments

### Draft UBC Land Use Plan

#### General Comments

Metro Vancouver Staff Comment March 2 <sup>nd</sup> , 2023	UBC Response
<p><b>Water Services:</b> Any anticipated increase in water demand must be communicated to Metro Vancouver, as soon as it is known.</p>	Noted. Updated projections for Metro Vancouver under development, to be shared soon.

#### Section 1. Introduction

Metro Vancouver Staff Comment			UBC Response
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	Clarification added (i.e. scope 3 emissions)

#### Section 4. Land Use Plan Policies

Metro Vancouver Staff Comment			UBC Response
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	"Farmer's markets" added as a permitted use for Academic, Green Academic and Neighbourhood uses.
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 <a href="#">Metro 2050 1.3.7 (c)</a> .	Regional Planning	This comment is addressed under 4.1.4.10 Design Neighbourhoods for social connection. See 4.4.1.3 Open spaces. No change made.
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 <a href="#">Metro 2050 4.1.8</a> .	Regional Planning	Policies on range of unit sizes and minimum proportion of 2 and 3 bedroom sized units covered under

Metro Vancouver Staff Comment			UBC Response
			<i>UBC Housing Action Plan</i> . No change made.
Schedule A: Land Uses	Consider adding a green academic buffer to the Hampton Place and Acadia neighbourhood where it interfaces with Pacific Spirit Regional Park, between West 16 <sup>th</sup> Avenue and the end of Acacia Road.	Regional Parks	Hampton Place is an existing built-out neighbourhood. Planning for a buffer in Acadia Neighbourhood to be part of a future, more detailed Neighbourhood Plan process, which will include Metro Vancouver engagement. No change made.
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	This comments is addressed under 4.4.1.1 “use of Indigenous plant species”. No change made.
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 types of open spaces include urban agriculture and updated to include green roofs. Detailed strategies on urban agriculture and green roofs to be part of more detailed planning (e.g. 10-Year Campus Plan process).
4.4.1	Consider adding a policy on working with Metro Vancouver Regional Parks on the design of greenways, trails, and green edges where they interface with Pacific Spirit Regional Park.	Regional Parks	This comment is addressed in 5.1.1.2 continue to work with various regional service providers including MVRD. No change made.

Metro Vancouver Staff Comment		UBC Response	
4.4.1.3 (Updated version: 4.4.1.4)	Consider including definitions for 'greenways' and 'green edges' to differentiate from the 'green corridors' mentioned in the Campus Vision 2050.	Regional Planning	"Green corridors" in 30-Year Vision to be confirmed in more detailed planning (e.g. Neighbourhood Plans, 10-Year Campus Plan) and added as Greenways and Green Edges in future updates to the <i>UBC Land Use Plan</i> . No change made.
	Please reference the <a href="#">Metro Vancouver Regional Greenways 2050 plan</a> and the greenway corridor identified in the plan that travels along the western boundary of Pacific Spirit Regional Park.	Regional Parks	See 4.4.1.4, updated with specific reference to Metro Vancouver Regional Greenways 2050 plan.
	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	See 4.4.1.4, updated with this consideration.
4.4.1.4 (Updated version: 4.4.1.5)	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	Ecological and buffering objectives considered to be already covered under 4.4.1.5b). No change made.
4.4.1.6 (Updated version: 4.4.1.7)	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	Detailed strategies and targets to be part of more detailed planning (e.g. <i>Rainwater Management Plan</i> update). No change made.
4.4.1.9 (Updated version: 4.4.1.10)	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	Detailed strategies and targets to be part of more detailed planning (e.g. 10-Year Campus Plan process). No change made.

Metro Vancouver Staff Comment			UBC Response
	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	Detailed strategies and targets to be part of more detailed planning (e.g. 10-Year Campus Plan, Neighbourhood Plan processes). No change made.
4.4.1.10 (Updated version: 4.4.1.11)	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	This comment is addressed by this policy (i.e. obstructed views from Wreck Beach to buildings would also be obstructed in reverse). No change made.
Schedule C: Greenways and Green Edges	The Regional Greenway Network from <a href="#">Metro Vancouver Regional Greenways 2050</a> is not reflected in the alignments shown in this schedule, consider adding the overlay.	Regional Parks	Schedule C updated to include Regional Greenway Network.
	Consider adding a green edge to the Hampton Place and Acadia neighbourhood where it interfaces with Pacific Spirit Regional Park, between West 16th Avenue and the end of Acacia Road.	Regional Parks	Hampton Place is an existing built-out neighbourhood. Planning for a buffer in Acadia Neighbourhood to be part of a future, more detailed Neighbourhood Plan process, including Metro Vancouver engagement. No change made.
4.5.1.3	Consider adding “Metro Vancouver” to this list.	Regional Planning	Added.
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-	Regional Planning	This level of detail will be more appropriately captured within anticipated Contribution and/or

Metro Vancouver Staff Comment		UBC Response	
	oriented development in areas with anticipated future SkyTrain stations.		Supportive Policy Agreement(s) related to the project. No change made.
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	Added.
4.5.4.3	Consider expanding this policy to include residents. TransLink has a new <a href="#">Compass for Developments program</a> that could be referenced.	Regional Planning	Added.
4.5.4.4	Consider including a similar policy focusing on resident parking in addition to commuter parking.	Regional Planning	This comment is addressed by 4.1.4.8 manage parking supply in Neighbourhoods. No change made.
Schedule D: Street Network	Schedule D does not identify the integration of regional greenways as outlined in policy 4.5.5.5	Regional Parks	Schedule C updated to include Regional Greenway Network and emphasize the streets' multimodal nature.
4.7.1.4	Consider adding the Greater Vancouver Sewerage and Drainage District and the Greater Vancouver Water District as regional infrastructure and service providers.	Regional Parks	Added.