

## UBC Response to Metro Vancouver Staff Comments Draft UBC Regional Context Statement

### General Comments

#### Regional Planning:

Metro Vancouver Staff Comment March 2, 2023		UBC Response						
<p>Please align the numbering of policies in Column A ‘Metro 2050 Strategies and Actions’ of the Draft RCS with the corresponding policy action. Currently the numbering indicates a letter denomination without the corresponding policy action subsection number. Please add policy action numbers to improve clarity.</p> <p>Example Revised Column A: Goal 1: Create a Compact Urban Area</p> <table border="1"> <thead> <tr> <th>Metro 2050 Strategies and Actions</th> <th>Related UBC Land Use Plan Policies</th> </tr> </thead> <tbody> <tr> <td colspan="2">Strategy 1.1 Contain urban development within the Urban Containment Boundary</td> </tr> <tr> <td>1.1.9 a) Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)</td> <td>UBC’s Point Grey Campus lands fall within the Urban Containment Boundary, with “General Urban” Land Use Designation, as shown on Figure A below.</td> </tr> </tbody> </table>		Metro 2050 Strategies and Actions	Related UBC Land Use Plan Policies	Strategy 1.1 Contain urban development within the Urban Containment Boundary		1.1.9 a) Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	UBC’s Point Grey Campus lands fall within the Urban Containment Boundary, with “General Urban” Land Use Designation, as shown on Figure A below.	<p>RCS updated using template provided by Metro Vancouver, including numbering.</p>
Metro 2050 Strategies and Actions	Related UBC Land Use Plan Policies							
Strategy 1.1 Contain urban development within the Urban Containment Boundary								
1.1.9 a) Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	UBC’s Point Grey Campus lands fall within the Urban Containment Boundary, with “General Urban” Land Use Designation, as shown on Figure A below.							

#### Goal 1: Create a Compact Urban Area

Metro Vancouver Staff Comment			UBC Response
Subsection	Metro Vancouver Comment	Department	
Table A	Projections in Table A are not consistent with <i>Metro 2050</i> dwelling unit projections, as <i>Metro 2050</i> projections include student housing population and households. Suggest updating Table A to include student population and households.	Regional Planning	Table A note updated to reflect that student housing is included in Metro 2050 population and household projections. Student housing projections not added to Table A, given uncertainty of funding, financing and timing of development.
Figure A	We note there is a minor increase in the Frequent Transit Development Area to accommodate the Thunderbird Stadium redevelopment area.	Regional Planning	No response needed.

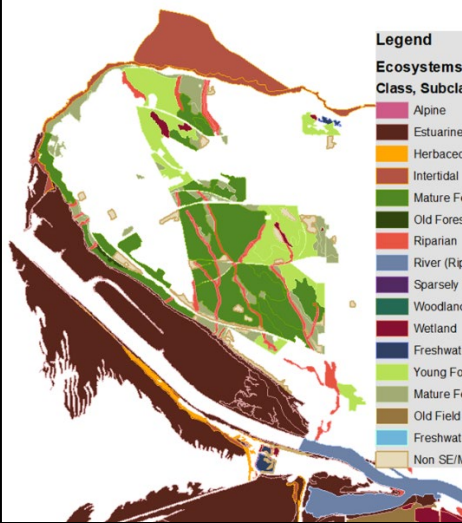
1.2.24(b)(v)	<a href="#">Policy action 1.2.24(b)(v)</a> focuses growth in areas that are already developed in an equitable way that does not displace existing residents. UBC’s related policy references policy 4.1.1.1, Schedule A: Land Uses concentrates Neighbourhood growth in <u>undeveloped</u> Areas. Please clarify if this is a typo, and the response was meant to indicate concentrating Neighbourhood growth in developed areas.	Regional Planning	This was a typo. Development is concentrated in re-developed areas. RCS updated with this change.
1.3.7(d)(i)	Please include the specific per capita metric outlined in Land Use Plan policy 4.3.1.5 “at least 0.15 square metres per neighbourhood resident” in the Draft RCS.	Regional Planning	Specific metric added to RCS.

Goal 2: Support a Sustainable Economy

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2.3.12	<i>Metro 2050</i> <a href="#">policy action 2.3.12</a> presents an opportunity to highlight the UBC Farm and identify any contributions it may have on agricultural viability in the region, such as providing local food in urban areas. Consider including references to the UBC Farm in this section.	Regional Planning	<p>“Farmer’s markets and stalls” added as permitted uses in Academic, Green Academic and Neighbourhood areas in the Land Use Plan.</p> <p>RCS updated as follows:</p> <p>2.3.12 b) updated to include reference to “Farmer’s markets and stalls” permitted use.</p> <p>2.3.12 c) i) updated to include “Green Academic” land use designation for UBC Farm.</p> <p>2.3.12 c) iii) implement flood construction requirements for residential uses, updated to include LUP 4.6.1.4 (note: updated policy number) to work towards policies of <i>Rainwater Management Plan</i> that includes future climate impacts.</p>

Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

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Subsection	Metro Vancouver Comment	Department	
3.2.7(a)	The Draft land use policies do not refer to existing tree canopy cover targets or ecosystem protection targets. Please include details on UBC's commitment to identifying local ecosystem protection and tree canopy cover targets and demonstrate how those targets will contribute to the regional targets in <a href="#">policy action 3.2.1(a) and (b)</a> .	Regional Planning	See LUP 4.4.1.6. Detailed strategies and targets to be part of more detailed future planning (e.g. 10-Year Campus Plan, Neighbourhood Plan processes). No change made.
3.2.7(b)(i)	The Draft RCS refers to policy 4.1.3.1 and Schedule A: Land Use as a response to <i>Metro 2050</i> <a href="#">policy action 3.2.7(b)(i)</a> , which states that member jurisdictions will adopt RCS' that refer to Map 11 or more detailed local ecological and cultural datasets. <ul style="list-style-type: none"> <li>Please refer to the Sensitive Ecosystem Inventory (<a href="#">data</a> or <a href="#">Mapping App</a>) or note that more detailed and up-to date ecological and cultural mapping is forthcoming as part of the biodiversity strategies outlined in the Draft Land Use Plan.</li> </ul>	Regional Planning	The Land Use Plan preserves sensitive ecosystems as identified in Map 11 of Metro 2050, see LUP Schedule A Green Academic.
	<ul style="list-style-type: none"> <li>Consider exploring protection measures such as those listed under policy action 3.2.7(b)(i) to ensure the Green Academic lands are protected for future generations.</li> </ul>		The Land Use Plan preserves sensitive ecosystems as identified in Map 11 of Metro 2050, see LUP Schedule A Green Academic.
	For reference, the Sensitive Ecosystem Inventory classifies ecosystems by type and a snapshot of UBC is provided in the following image. As noted in the legend, the "Non SE/ME" class captures small (<5ha) young forested areas that are		Noted.

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<p>not typically included in standard SEI's, but is tracked by Metro Vancouver due to their importance as habitat stepping stones within highly fragmented landscapes. Metro Vancouver staff can provide additional guidance on the use of the SEI dataset if required.</p>		
<p>3.2.7(c)(i)</p>	<p>The Draft RCS refers to several Draft Land Use Plan policies to create open space, greenways, green edges, biodiversity strategies, tree and soil management plans. Consider also undertaking a natural assets and ecosystem services assessment as part of the biodiversity strategies mentioned above.</p>	<p>Regional Planning</p> <p>To be considered as part of future, more detailed planning (e.g. 10-Year Campus Plan, biodiversity strategies). No change made.</p>
<p>3.2.7(c)(iii)</p>	<p>Consider including a reference to the planned biodiversity strategies such as <a href="#">Metro Vancouver's invasive species best management practices</a> and <a href="http://growgreenguide.ca">growgreenguide.ca</a> (developed in partnership with UBC Botanical Garden) as sources of information in the Draft RCS and Land Use Plan.</p>	<p>Regional Planning</p> <p>To be considered as part of future, more detailed planning (e.g. 10-Year Campus Plan, biodiversity strategies). No change made.</p>

Goal 4: Provide Diverse and Affordable Housing Choices

Metro Vancouver Staff Comment			UBC Response
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4.1.8(b) & (c)	Consider adding additional detail around diversity of housing tenure, type, and size, such as affordable units, attainable homeownership, and family-size housing.	Regional Planning	These considerations are addressed in UBC's <i>Housing Action Plan</i> which the Land Use Plan commits to upholding in 4.2.1.1, and will be considered as part of more detailed future planning (e.g. Neighbourhood Plan processes). No change made.
4.1.9(c)	Consider identifying how UBC's Housing Action Plan and related housing priorities will address the housing needs of specific equity-seeking groups.	Regional Planning	These considerations are addressed in UBC's <i>Housing Action Plan</i> which the Land Use Plan commits to upholding in 4.2.1.1, and will be considered as part of more detailed future planning (e.g. Neighbourhood Plan processes). No change made.
4.2.7(d)(iii)	Consider including policies and actions related to tenant relocation and assistance that will provide interim housing, moving assistance, and right of first refusal to new units for tenants who will be affected by redevelopment of existing non-market housing, including student and family rental units.	Regional Planning	Detailed relocation and assistance programs to be part of detailed planning (e.g. 10-Year Campus Plan, etc.). No change made.

Goal 5: Support Sustainable Transportation Choices

Metro Vancouver Staff Comment			UBC Response
Subsection	Metro Vancouver Comment	Department	
5.2.6(d)	Although the UBC Point Grey Campus lands do not identify truck routes, TransLink's <a href="#">Truck Route Planner</a> indicates that there are Provincial Highways on the Campus which permit trucks, and a "road with no truck travel restriction" along Wesbrook Mall. Consider outlining these routes in the Draft RCS.	Regional Planning	See Figure B: Regional Truck Routes map added to RCS.