

**UBC
campus
vision
2050**



30-Year Vision

ENGAGEMENT SUMMARY REPORT APPENDICES

SEPTEMBER 2022 - FEBRUARY 2023 | REVISED AUGUST 2023



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

campusvision2050.ubc.ca

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View the Draft 30-Year Vision Engagement Summary Report at campusvision2050.ubc.ca

Credit

- The engagement activities and findings detailed in this report were designed,
- implemented and analyzed by UBC Campus + Community Planning Staff.
- Verbatim data and comments are available upon request.

*Revised August 2023

The background features a large teal circle on the left side. To its right, there are two overlapping shapes: a teal rectangle at the top and an orange shape below it. At the bottom right, there is a light purple shape. The text is centered in the teal area.

Appendix 1

Who We Reached

Who We Reached

We would like to thank everyone who participated in the Draft 30-Year Vision engagement for Campus Vision 2050. Your ideas, perspectives, hopes, dreams and concerns have been critical to the process, and we are committed to strengthening our relationships and building further collaborations moving forward.

Students

- Alma Mater Society (AMS) Council
- Graduate Student Society (GSS) Council
- Acadia Park Residents
- AMS Foodbank
- AMS Peer Support
- Arts Undergraduate Society
- Beyond Tomorrow Scholars Program for Black Canadian Scholars
- CAPACity Planning Student Group
- Catalyst Program (Sustainability Hub)
- Climate Hub
- Design League
- Disabilities United Collective
- Disabled Graduate Students Association
- Engineers for a Sustainable World
- First Nations House of Learning
- Indigenous Student Lunch
- Forestry Students
- Forestry Undergraduate Society
- Geography Students' Association
- Global Lounge
- Global Resource Studies Students
- Indigenous Graduate Student Group
- Islamic Relief Canada @ UBC
- Kinesiology Undergraduate Society
- Law Disability Alliance
- Land & Food Systems Undergraduate Society
- Mastercard Foundation Scholars Program for Sub-Saharan African Students
- Peer Health Educators
- Physics Society
- Planning Student Association
- Queer BIPOC Student Group
- Science Undergraduate Society
- Student Ambassadors
- Student Sustainability Council
- Sustainability Ambassadors
- Zero Waste Squad

Faculty

- Department of Occupational Therapy Scholars Rounds
- Disability Affinity Group
- Faculty of Applied Science: Budget Heads & Directors
- Faculty of Arts: Faculty Council
- Faculty of Arts: Deans Table
- Faculty of Dentistry (Faculty Meeting)
- Faculty of Education (Faculty Meeting)
- Faculty Association
- Faculty of Graduate and Post-Graduate Studies: Graduate Council
- Faculty of Land & Food Systems (Community Meeting: Faculty + Staff)
- Faculty of Medicine: Department Heads and School Directors
- Faculty of Pharmaceutical Sciences (Faculty Meeting)
- Faculty of Science: Deans, Heads, and Directors
- Indigenous Working Group
- Institute for Critical Indigenous Studies
- Interdepartmental Climate Committee
- Sauder School of Business: Deans and Division Heads
- School of Architecture & Landscape Architecture (Faculty Meeting)
- School of Community and Regional Planning (SCARP)

Staff

- Athletics & Recreation Department
- Belkin Gallery
- Botanical Garden
- Centre for Accessibility Advisors
- Centre for Community Engaged Learning
- Ceremonies and Events Office
- Chan Centre
- Climate Hub
- Communicators Network
- Community Engagement Office
- Development & Alumni Engagement All-Staff
- Disability Affinity Group
- Equity & Inclusion Office
- Finance & Operations
 - All-Staff
 - Custodial Shift Workers
 - Extended Leadership Team
 - Manager Team
 - Municipal Services
 - Safety & Risk Services
- First Nations House of Learning
- Government Relations
- Indigenous Strategic Plan Executive Advisory Committee
- Indigenous Working Group
- Institute for Critical Indigenous Studies
- Interdepartmental Climate Committee
- Mastercard Foundation Scholars Program
- Museum of Anthropology
- Pacific Museum of the Earth
- St. John's College Hot Lunch
- Student Housing and Community Services
 - Leadership Team
 - Child Care Services
 - Facilities and Building Services Managers
 - Food Services Managers
 - Food Services Shift Workers
 - Residence Life Managers
 - Safety Team
- Sustainability Hub
- UBC Farm

Residents

- University Neighbourhoods Association
 - UNA Board and Land Use Advisory Committee
 - UBC-UNA Liaison Committee
- Newcomers Support Group
- Norma Rose Elementary 5th + 6th Graders
- Norma Rose Elementary Parent Advisory Council
- Sandringham Strata Council
- Tapestry Seniors Living
- University Communities for Sustainable Development
- UTown @UBC Youth Leadership Club
- University Hill Elementary Parent Advisory Council
- University Hill Secondary Parent Advisory Council

Emeriti

- Emeritus College
- President's Advisory Committee on Campus Enhancement (PACCE)

External Groups

- Pacific Spirit Park Society
- Wreak Beach Preservation Society

Other Advisory Committees

- Advisory Urban Design Panel (AUDP)
- Property and Planning Advisory Committee (PPAC)
- Senate Academic Building Needs Committee

Other Stakeholders

- Campus Biodiversity Initiative: Research and Demonstration (CBIRD)
- Climate Crisis in Urban Biodiversity (CCUB)
- CUPE 2950
- Senate Budget Sub-Committee
- University Multifaith Chaplains Association

Appendix 2

30-Year Vision
Big Ideas & Choices

Appendix 2, Section 1: Detailed Engagement Takeaways

Public Events	Description
Speaker Event	Presentation by Dr. Paul Kershaw on “Planning a Campus for Everyone: Confronting the Affordability Crisis” followed by a moderated Q&A session.
Open Houses	Drop-in events with display boards to learn more, ask questions, provide feedback and connect with staff.
Community Conversations	Small to medium group sessions comprised of a presentation and in-depth facilitated discussion.
Roadshows	A presentation and short question and answer period during a pre-scheduled meeting.
Workshops	Long format event with large and small group discussions and interactive ways to participate and provide feedback.
Pop-Ups	Pop-ups were held at various high traffic areas on campus, including both academic and neighbourhood areas, to learn about Campus Vision 2050 and provide feedback.
Walking Tours	A guided tour of the academic core and neighbourhoods to learn about special features of the Vancouver campus as a result of past, current, and future campus planning.
Online and Print Survey	Survey allowed respondents to provide feedback on the “big ideas” and choices either online or in a printed format. See Appendix 2, Section 2 for detailed survey results.



Public, Staff & Faculty Workshops

Workshops included both public and staff and faculty sessions, and looked like long format events with large and small group discussions and interactive ways to participate and provide feedback. The following section summarizes notes taken by staff during these sessions. Public workshops also involved a graphic facilitator who illustrated the conversations and these are included at the end of Appendix 2, Section 1.

Big Ideas

General

- Tension between Big Idea 2 & 3 (housing and landscapes) – it can compromise greenspace.
- Tension between Big Idea 1 & 5 (learning city and connected campus) – the influx of people from SkyTrain (e.g., tourists) can be disruptive to learning and research activities.
- Difficulty seeing how Climate Action Plan 2030 is incorporated in the Big Ideas.
- Amenities and services that come from growth can be exclusive – how do we maximize access for inclusion?
- Pandemic has changed the way we work and learn – how can we plan for the campus in a way that accommodates these foundational shifts in how we design and think about the future campus?
- Projected growth at UBC is an area of concern due to impacts on sustainability, ecosystems and climate. Desire for transparency on how decisions are made and the environmental impact of future development scenarios. There appears to be a disconnect between what UBC is aspiring towards and what is happening on the ground (e.g., eagles’ nest).
- At what point does the university stop growing?
- Some doubt that the plan is too broad and that there isn’t enough granularity to distinguish between the different needs of each population group at UBC. There is a desire for more clarity for the plans.
- Desire to understand how UBC’s plan will integrate and work with the City of Vancouver’s planning, especially for key issues around affordability, population growth and sustainability.

The Learning City

- Ensure that planning for the space supports programmatic plan.
- This Big Idea goes hand in hand with community of communities. Desire to see a public library in the neighbourhoods, both to support the academic mission and to provide access to residents in the neighbourhoods.
- Certain types of research (e.g., health related) will require more privacy protection and have intellectual property concerns. While community embedded research is a great idea, there needs to be more thought around how this will be operationalized to meet different research needs.
- Opportunity for UBC to be a leader in innovation; this Big Idea can help the university stand out and have more impact.

- Support for this Big Idea as it leverages existing academic infrastructure to extend learning to families and children growing up at UBC.

Affordability & Expanded Housing

- Affordability isn't well defined and may not work for everyone – need guidelines for what it means at UBC.
- Need more than 3,300 student housing beds.
- Desire for housing to be prioritized for those affiliated with the university, and for policies to curb vacant housing units as housing should be for living rather than investment.
- Rent-Geared-to-Income program is not meeting staff/faculty need for housing due to strict eligibility criteria and observed inconsistencies in implementation. Desire to see faculty mortgage program extended to staff.
- Desire to see non-profits build housing at UBC to increase affordability.
- Desire for more healthy, high quality, affordable and accessible food options (e.g., more grocery store options as opposed to prepared food stores).
- UBC needs more housing, but there is also a desire to ensure the campus stays unique from the rest of the city and downtown core.
- Some comments noting that UBC has done a lot for to address housing affordability and questions around the extent to which UBC should be contributing to this area, given that it is a research university. Desire to understand how UBC is doing on housing compared to other universities and have concrete data to be able to compare and justify projected 20% growth.
- Concern that increases in density will not lead to affordability at UBC.
- Need for more emergency housing options on campus. If one's housing situation falls through during the school year or without notice, how will they be supported?

Restorative & Resilient Landscapes

- Protecting nature and biodiversity can be incompatible with mixing with humans. Desire to see a place for decoupling of human/nature so that there can be a space just for nature.
- Given UBC's daytime population, emergency preparedness is a key concern.
- Desire for dog parks and pet-friendly spaces.

Community of Communities

- Big Idea can be expanded upon from the perspective of equity, diversity, and inclusion. For example, bringing in more visibility and space for religious practices, and making wayfinding easier.
- This Big Idea is less clear and seems like more a programmatic as opposed to space issue.
- Need spaces that support gathering and informal interaction, particularly between students and residents. Students also articulated a deeper need for community, and asked how they can be better integrated into existing communities.
- Concern that increased population growth on campus will lead to a town and gown / us vs. them mentality.

- Need services and amenities that meet the needs of a growing population, and for it to be well distributed between north and south campus. There were also questions of how health services would be scaled and delivered for a growing population.
- Need services and amenities that meet the needs of a growing population, and for it to be well distributed between North and South Campus. There were also questions of how health services would be scaled and delivered for a growing population.
- This idea is great for making campus more accessible, especially those with disabilities.
- Student spaces and living spaces should be integrated so that activities are integrated and that campus can be more vibrant at night. For example, Wesbrook feels very distant.
- More visibility for community gardens on campus.

Connected Campus

- Desire for UBC to be more connected with the city and broader region, and for improved connectivity on campus (e.g., more frequent shuttle, lighting, safety, multi-modal pathways, pedestrian safety). Public transit can be improved in the present through expanded bus service.
- Campus is big and can be difficult to navigate. Buildings can be better connected with smaller pathways.
- Some concern that SkyTrain will bring an influx of people in a way that will negatively impact safety on campus and impact the unique campus identity. There was a particular concern around SkyTrain bringing unhoused people to campus. However, after further discussion, there was recognition that this perspective could be considered discriminatory.
- Smart city development should be considered as part of future development; technology can play an important role in advancing sustainability.
- Need to consider large- and small-scale transportation networks. For example, Road network at Wesbrook can be improved – it may look walkable but is quite narrow considering the type of traffic that goes through the neighbourhood (e.g., busses).

Choices

General

- Suggestion for another way to frame the questions (from a biodiversity conservation perspective) – where not to locate tall buildings in order to protect ecosystems, habitats and species on campus?
- Are there opportunities to develop underground for additional amenities without sacrificing green and open space?
- Desire for more spontaneous spaces that can be defined and re-defined by community and allow for originality and organic changes (planned “ease”). Neighbourhoods currently feel over planned and lacking in character.

Higher vs. Lower Building Heights

- Recognition that different housing typologies will be needed to support the needs of different groups on campus. For example, students who are on campus for the short term may find high rises more acceptable, whereas residents who are on campus long term may prefer lower building heights.

- Suggestion to consider alternative communal living arrangements (bunk beds, shared facilities).
- Some participants changed their support to mid-rise buildings when it was clarified that higher and lower building heights would deliver the same amount of housing.
- Aversion to tall buildings due to the negative impact on community building, but understanding the importance of protecting greenspace from a climate emergency perspective.
- When asked to choose between taller buildings (higher carbon, lower land footprint) and mid-rise buildings (lower carbon, higher land footprint) most participants fell in the middle. There was a desire for more information on the environmental impact of future development scenarios.

Location of Taller Buildings

- General
 - Desire for lower-building heights along the campus perimeter to preserve views.
- Support for population and activity centres:
 - Less commuting, desire to preserve forest edge, tall buildings act as a frame around the heart of campus, more benefits to all
- Support for existing towers:
 - Provides options for people who can choose to live between low- or high-density areas
- Support for campus perimeter:
 - Access to nature, benefits to mental health

Higher Building Heights: What would help you come along?

- Biodiversity protection – that the most vulnerable species and habitats on campus will be protected
- Draw from research and best practices of building community and connection to place in tall buildings
- Mix of building heights on campus
- Sustainable buildings

Community Conversations

Community Conversations were small to medium group sessions comprised of a presentation and in-depth facilitated discussion. The following section summarizes notes taken by staff in these sessions.

Big Ideas

The Learning City

- Support for outdoor and other types of experiential learning spaces that are for both the academic and residential community
- Interest in more flexibility for hybrid and online learning, especially to make UBC accessible to those who cannot afford to live close by

Affordability & Expanded Housing

- Strong concern about current labor shortages because people cannot afford to live or commute to UBC
 - Suggestion of purpose-built, shorter-term workforce housing for frontline staff
- Concern about the definitions of affordability broadly
 - Skepticism about UBC actually providing affordable housing because current subsidized staff and faculty housing is not even affordable and is lower quality
- Frequent comments about 3300 beds for students being insufficient because of the high demand and long waitlists
- Interest in a diversity of unit types, such as family-sized units, dorm style units with communal kitchens etc.
 - Also interest in creating emergency housing for unhoused folks on campus
- Concern about blending academic and residential communities because of different needs and interests (I.e., noise concerns)

Restorative & Resilient Landscapes

- Deep interest in the metrics and indicators that are going to be used to assess the quality of future green space (I.e., minimum green space per capita) and areas for no growth (I.e., protected open space for ecological assets and wildlife)
 - Offer from academics to work with planners to provide suggestions
- Broad support for bringing more Indigenous plants to campus, food growing opportunities and exploring other ways to re-naturalize or reforest the campus
- Interest in climate resilient and energy efficient buildings to ensure we can still be safe and comfortable during future climate changes and extremes

Community of Communities

- Strong concern about sufficient amenities and services to support campus growth, especially because current grocery store, childcare, schools and health care services are already too crowded.

- Question about who UBC spaces are built and designed for and call for embedding an equity lens into answering this question (i.e., accessible entrances, welcoming the non-academic community)
- Support for having distributed smaller communities with everything you need at close range in addition to campus-wide attractions (i.e., arts and culture district in North Campus) and facilities (i.e., recreation centres)
- Strong support from the disability community for making accessibility features a foundational principle in Campus Vision 2050 and installing them front and center

Connected Campus

- Support for SkyTrain with some related concerns about safety and business
- Concern about vehicle traffic on campus and resulting dangers for pedestrians and cyclists
 - Also, some desire for more separation between bike/scooter lanes and pedestrian walkways
- Frustration with low parking availability, insufficient accessible parking (and infrequent accessibility shuttle), and it being too expensive for folks who have off-peak shifts or live so far away they have to drive to campus
 - Would also help with staff recruitment and retention
- Future transit planning should consider the movement of people and where they are trying to go (i.e., hospital, food options, athletic games)

Other

- A lot more comments and questions about land back (compared to previous Campus Vision 2050 engagements), alongside concerns/interest in how we are engaging with Musqueam and other Indigenous groups
- What are the limitations to growth?
- Desire for UBC to have its own municipal governance system.

Choices

Campus-wide Choices

- Strong concern about the growth scenarios themselves and skepticism that the projections were developed using an evidence-based and research approach
 - Feelings of sadness that the campus is growing beyond its means just for profit
- Concern about taller buildings because they are less accessible, do not promote community or family connection, have emergency response considerations
- Some preference for taller buildings because of the preservation of more green space
- Support for a mix of building heights, with some suggestions that student housing be taller and residential housing be shorter

Neighbourhood Scale

- Preference for taller buildings to ensure more affordable housing supply and the preservation of green and open space
- Interest surrounding the sustainability considerations (i.e., carbon footprint) that correspond to the building choices
- Questions about the future of Acadia and for whom that future housing will be built
- Support for green roofs and rooftop gardens on mid-rise buildings

Taller Buildings

- Preference for taller buildings to be close to activity and transit centers because of convenience, accessibility and walkability

Other

- Desire for future engagement on the types of buildings and spaces that are a result of this plan
- Questions surrounding Musqueam engagement and meaningfully including input from the campus Indigenous communities

Roadshows

Roadshows comprised of a presentation and short question and answer period during a prescheduled meeting. The following takeaways have been summarized from notes taken by staff at each of these events.

Big Ideas

General

- Concern that Campus Vision 2050 will not do a lot to improve the experience of commuter students.
- Concern about the pace of neighbourhood change.
- Wesbrook Neighbourhood is beautifully designed, and there is a desire to see more neighbourhoods like this.
- How will UBC respond to calls for landback?
- Coordination with City of Vancouver and broader region.
- At what point will UBC stop growing?
- Desire for UBC to have its own municipal government.

The Learning City

- Desire for more informal spaces that support innovation and creativity (e.g., student start-ups, maker spaces, etc.)
- Consider programming for underused buildings.
- Permeability between Earth and Ocean Science building and Beatty Biodiversity Museum a good example that should be scaled up.

Affordability & Expanded Housing

- Need more ambitious student housing targets beyond additional 3,300 additional beds. Desire to understand this target giving the anticipated growth from arrival of SkyTrain. Where in the process is there a way to increase the proportion of housing dedicated for students?
- Desire to see rental options for non-UBC Wesbrook staff and expanding home ownership programs to staff.
- Coordination between UBC and City of Vancouver and region on approaches to housing.
- Need to define what affordability means at UBC.
- Free housing for Indigenous students.
- Desire to see social housing and below market rental housing at UBC. Campus Vision 2050 is an opportunity to be bold about the future.

Restorative & Resilient Landscapes

- Concern about re-envisioning Main Mall – objectively it is not a natural landscape. Need to be realistic that these aren't natural areas.
- Forest should not only be considered as a recreational area, but also a significant/sacred space.

- Importance of outdoor experiential learning to early childhood education.
- Tension between projected growth and biodiversity on campus. How can biodiversity be preserved and increased?
- Renewable energy should be integrated into the plan.

Community of Communities

- Desire for more group study spaces and amenities.
- Consider programming that activates campus during off-hours and weekends – people need a reason to come to campus (e.g., concert hall, museums, etc.)
- Desire to see culture hub with a mix of amenities and services to activate North end of campus.
- How is accessibility being considered as part of this idea?
- A lot of people who attend ceremonies, performance, etc. are older and need parking as well as road access to venues. This is important for alumni relations, to ensure older alumni have access to the campus.
- A lot of staff also commute long distances to work and can't get to campus in a reasonable amount of time by transit. Parking is so expensive and is required for many.
- Desire for more retail and restaurants in the arts and culture district.
- More amenities and services needed to meet the needs of growing population. More amenities can also encourage competition and bring prices down.
- How to support cross-campus collaboration with UBC Okanagan?

Connected Campus

- Support for SkyTrain to UBC, although some concern about safety/security on campus with the influx of people.
- Better lighting is needed on campus to improve sense of safety.
- Improve sense of safety for pedestrians from people biking and rolling.
- Desire for improved connectivity on campus (e.g., event venues)
- Problematic that assumptions for the plan are predicated on the need to pay for SkyTrain.
- How will new transportation technologies be anticipated/accommodated?
- Will more parking spaces be made available with increase in population?

Choices

General

- How will renewal of existing buildings integrate with Campus Vision 2050?
- Amenities and services need to be increased to match population growth
- Concern that construction noise will have a negative impact on the campus community.
- With a growing population, improvements to traffic control are needed.
- Support for a mix of high- and mid-rise buildings.
- New developments should be of high quality, and UBC students, faculty and staff should be prioritized in occupancy.

Taller Buildings

- Protect viewpoints from Wreck Beach – do not want to see towers from the beach.
- Opposition to sprawl – support for vertical growth to protect greenspaces.
- Importance of seismic safety
- How might children’s learning be different if they live in high rises?
- Traffic control needed in Wesbrook.
- Why 32 stories for neighbourhood areas but not academic areas?
- Support for lower building heights as community building is harder in tall buildings.
- Importance of building safety (seismic, fire, etc.)

Open Houses & Pop-ups

Open Houses and Pop-ups were drop-in, staffed events that were held at various high traffic areas on campus, including both academic and neighbourhood areas, to learn about Campus Vision 2050 and provide feedback. The following section summarizes key things heard at these events.

Big Ideas

The Learning City

- Lots of support for mixing compatible uses
- Support for music community school where students can give classes. Music, arts and culture can benefit from more student housing.
- Desire to see more affordable food options in neighbourhood hubs, in particular more funding for Agora, Sprouts, etc.

Affordability & Expanded Housing

- Housing should be prioritized for those affiliated with UBC.
- Desire to see more student housing – students have a hard time competing for space with non-students and families on campus.
- More affordable food options
- Current faculty and staff housing working well for recruitment, but need more units for retention (e.g., space for musicians).
- Desire to see more financial support for faculty home ownership.

Restorative & Resilient Landscapes

- Less spiky and thorny vegetation for easier maintenance.
- Support for naturalization and making campus more usable.
- Support for a mix of native and non-native plants to increase biodiversity and maintain beauty of campus

Community of Communities

- Need more 24/7 reasons to stay in the arts and culture district (restaurants, activities, etc.).
- Campus is large and can feel disconnected – this Big Idea can make it easier to navigate campus.
- “We” spaces should have capacity for large events (up to 1000).

Connected Campus

- UBC should advocate for better infrastructure for the roads leading into campus to improve safety for bikers.
- Linkages around campus, especially off-hours for arts and culture district a concern for people in cars getting stuck waiting for pedestrians.

Choices

General

- Skepticism that the UBC Farm and Botanical Garden will be left untouched.
- Thunderbird as a mixed-use “main street” would make it easier for students living in south campus as there are limited food options.
- Desire for low buildings and greenspaces.

Campus-wide Choices

- Support for both mid- and high-rise building heights

Advisory & Stakeholder Meetings

Targeted engagement meetings were also conducted with advisory committees and key interest groups on campus, spanning students, faculty, staff, residents and other community members. These groups provided ongoing advice to Campus Vision 2050's public engagement process, plan development and recommendations. The following section summarizes takeaways from these targeted meetings in Fall 2022.

Big Ideas

General

- There was a general sentiment that the five Big Ideas are visionary and cover a lot of ground, but need to be bolder and more innovative

The Learning City

- Concern that there is not a big enough emphasis on adaptable and flexible spaces that are more resilient to future uncertainty
- Support for the emerging Academic Infrastructure Planning process and how alignment with Campus Vision 2050 and this Big Idea will be crucial
- Call for more specific language that highlights the uniqueness of UBC

Affordability & Expanded Housing

- Comments highlighted the challenges with the current financial model and its constraints in terms of lack of innovation
- Emphasis on the Housing Action Plan review process and how this is critical to defining affordability and updating important policies (i.e., % of rental housing required)
- Call for the university and neighbourhoods to work together collaboratively to address issues of housing affordability, growth and adding density

Restorative & Resilient Landscapes

- Concern about the tension between this Big Idea and expanding housing on campus
- Push for this Big Idea to be more innovative by including bolder strategies related to climate action, biodiversity, open space design and maintenance

Community of Communities

- Continued concern about insufficient community services for a growing campus population (i.e., hospital, fire, police)

Connected Campus

- Support for increased regional connections due to SkyTrain

Choices

Campus-wide Choices

- Support for blending towers with mid-rise buildings in order to balance the benefits of both scenarios
- Support for mid-rise buildings broadly, and because they can require a lower carbon intensity in construction
- Support for towers and podiums because they offer flexibility in affordability of units and larger green spaces where people can interact and engage
- Some questions about the trade-offs between the two building forms in terms of carbon footprint, affordability, and financing

Neighbourhood Scale Choices

- **Acadia Neighbourhood**
 - A suggestion to consider benchmarking heights against the new Lelem development so as to avoid altering the character of the area further
- **Stadium Neighbourhood**
 - Some support for a “subdivision” of Stadium Neighbourhood that could contain the taller buildings, with mid-rise elsewhere in the neighbourhood

Campus Vision 2050 Big Idea and Choices Workshops

September - October 2022

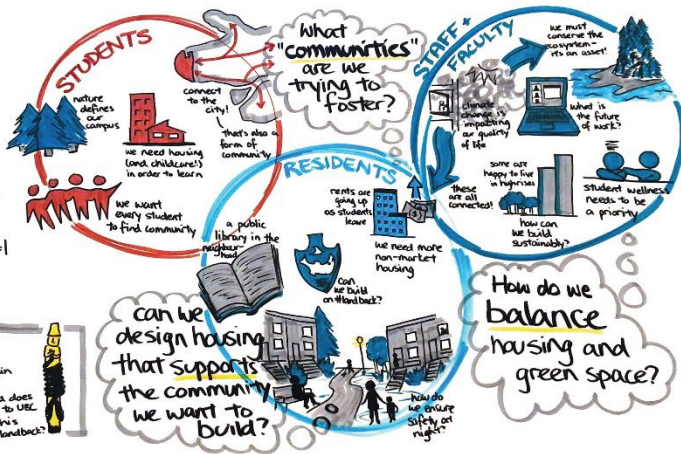
Graphic facilitation notes by Aaron Lao

UBC campus vision 2050

Big Ideas & Choices Workshop #1
Sep 21, 2022

Five BIG IDEAS

we're excited for the UBC skytrain
...this land does not belong to UBC - how can this support students?



choices + trade-offs



UBC campus vision 2050

BIG IDEAS WORKSHOP #2
OCT 3, 2022

5 BIG IDEAS

Take elements from each of the ideas

- Ease the commute!
- Affordable housing, food, etc.
- Need amenities across campus! (especially food)
- Are we prepared for emergencies?

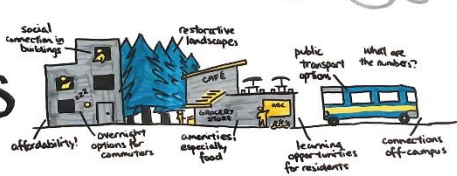
HOW DO THE 5 BIG IDEAS RESONATE...



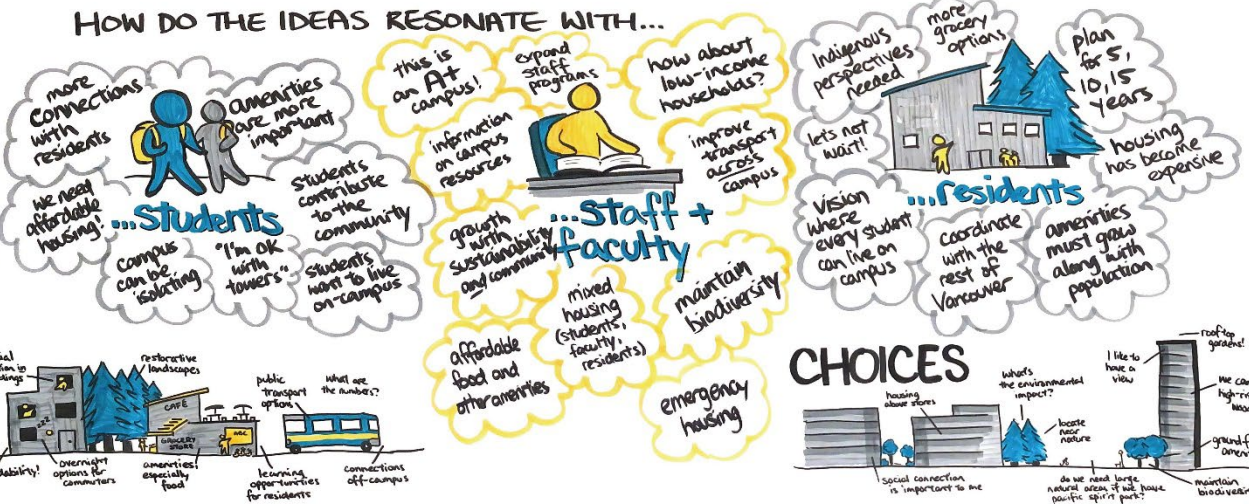
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BIG IDEAS WORKSHOP #3
OCT 13, 2022

5 BIG IDEAS



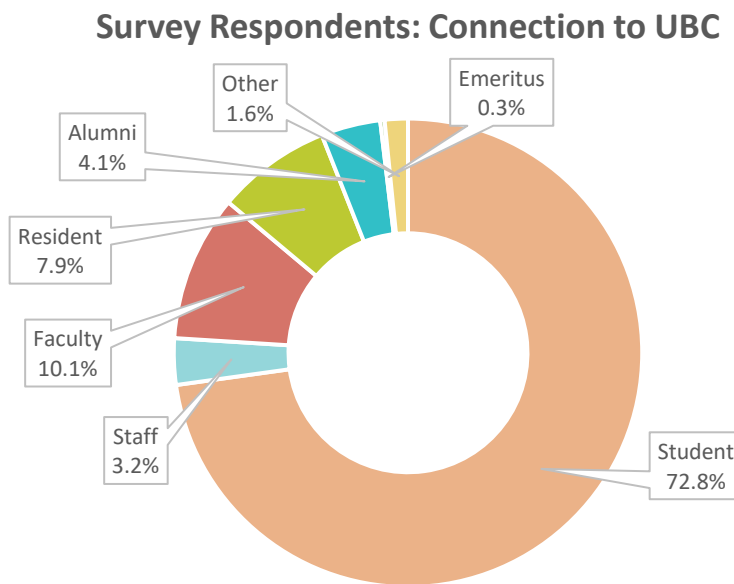
HOW DO THE IDEAS RESONATE WITH...



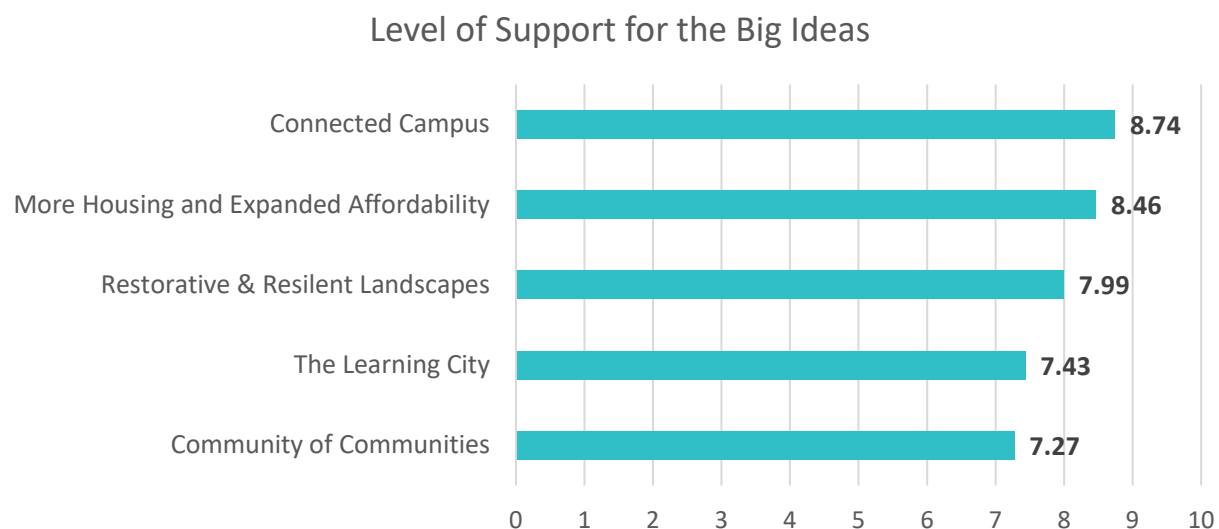
Appendix 2, Section 2: Detailed Survey Results

The survey included both qualitative and quantitative questions. In this Appendix section, the survey question sequence has been edited to provide clarity on the relationship between qualitative and quantitative data. Staff used a qualitative theming analysis methodology, which involved grouping the feedback collected into themes and sub-themes according to common topics, ideas and patterns that came up repeatedly. See Appendix 2, Section 3 for a copy of the full survey questionnaire.

Q: What is your affiliation with UBC? (Choose all that apply)



Q: What is your overall level of support for this ‘Big Idea’



Big Idea 1: The Learning City

IMPROVEMENTS	COUNT
Academic/students vs neighbourhood	15
Focus on affordable housing and student housing	12
More clarity and specifics	12
Too expensive and fear about increased costs and tuition	12
Already does well or already exists	9
Buzzwords and vague	9
Less neighbourhood housing and development	7
Affordability generally and affordable food	6
Increased collaboration	5
Skepticism about outcomes	4
Stakeholder engagement, including students and faculty	3
Students before partnerships	3
Other Big Ideas are more of a priority	3
Address accessibility	3
Public transit	2
Campus too big	2
Too many messy ideas jumbled together	2
Green space	2
Not interesting or important	2
Climate action planning with Musqueam	2
Safety	2
Irrelevant to student problems	2

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UBCO	2
Prioritization	1
Environmental impact statements	1
Research opportunities for undergrads	1
Indigenous planning is divisive	1
Indigenous knowledge and practice	1
Industry corrupts academia	1
Remove alternative ways of knowing	1
Introverts	1
Define community	1
Governance implications	1
Student club funding	1
Less diversification	1
Community attractions	1
Thermal comfort	1
Good professors	1
Friendly	1
Research building infrastructure issues	1
Clarify physical changes	1
Indicators for success	1
Study spaces for students	1
Soil erosion from paved surfaces	1
Hands-on learning	1
Status quo	1
Not how academic work happens	1
Student only areas	1
High rises do not build community	1
Not meeting community needs	1
Frame in context of growth paradigms	1
Unsure	1
Weather protection	1
Transportation around campus	1
Accountability	1
UN SDGs (United Nations Sustainable Development Goals)	1
Medical clinic for faculty and staff	1
Waste of money	1
Mental health resources	1
Benefits for students is unclear	1
Liberal arts	1
GRAND TOTAL	159

CONSIDERATIONS	COUNT
GREENSPACES AND AMENITIES	116
More high quality, diverse and accessible spaces on campus	55
Ensure protection and enhancement of greenspaces, forests, species and biodiversity	24
Improve existing buildings and facilities	10
More affordable and culturally diverse food options on campus	9
Ensure that new spaces are functional	2
Maintain close proximity and easy access to nature	2
Ensure spaces are welcoming for Indigenous elders	2
Prioritize Indigenous plants on campus	2
Amenities and services should prioritize those affiliated with UBC	1
Ensure that there are gathering and social spaces	1
Adequate provision of teaching spaces should be a priority over community hubs	1
Importance of safe and accessible spaces for marginalized communities	1
Support for more libraries	1
Learning spaces should be open to those who are not affiliated with UBC	1
Preserve viewsapes from Wreck Beach	1
Ensure some separation between student housing and academic spaces	1
Increase amenities in academic areas	1
Spaces should encourage transparency and openness	1
PROCESS	70
Consider the perspectives of all community members	27
More information on budget implications	14
Work in collaboration with Indigenous and marginalized communities	12
Desire for more contextual information	7
Implementation of this idea needs to have a positive impact	4
Need more contextual information	2
Communicate progress of planning process	1
Importance of building trust with residential community	1
Consider interfaces between the Big Ideas	1
Prioritize more pressing social issues	1
SUPPORT	68
General support	34
Prioritize accessibility and inclusion	24
Importance of indigenization of campus	4
Importance of wellbeing	1
Increase Indigenous presence on campus	1
Importance of adaptability and resilience	1
Importance of food security	1
More diversity in leadership	1
Importance of socioeconomic diversity	1

FUTURE DEVELOPMENT	52
New developments need to be accessible, affordable, and sustainable	15
Need independence from commercial interests	8
New infrastructure should be practical and functional	7
Ensure that new development does not result in displacement of existing population and businesses	3
Ensure that changes are gradual	3
Support for mixed-use zoning and design	3
What is the impact of mixing student and neighbourhood housing	3
Support for balanced, thoughtfully planned growth	2
Consider impact of mixed-use developments on noise levels	2
Limit density in neighbourhoods	1
Minimize construction impacts	1
Limit use of glass for building materials	1
Plans should be supported by host nation	1
Campus should be the centre of activity	1
Further research on the environmental impact of new developments	1
HOUSING AND AFFORDABILITY	42
Prioritize student housing affordability	24
Prioritize affordability	15
Provide resources for students to find affordable off campus housing	2
Hire more faculty and address affordability for staff	1
LEARNING	38
Support diverse ways of learning and knowing	6
Prioritize student needs	5
Physical environments need to be able to ensure privacy (e.g., health research)	3
Find a balance in mixing academic and neighbourhood spaces	3
Encourage practical and engaged learning	3
More support for hybrid learning	2
Lower tuition fees	2
Prioritize and fund research	2
Academic mission should be held as the top priority	2
Recruit talented faculty/staff	2
Expand "campus as a living lab"	2
Accommodate technological changes	2
Leverage research and innovation at UBC	1
Find balance in integration of academic and recreational areas	1
Tangible ideas on how residents can be more integrated into campus life	1
Longer hours for commuter hubs	1
PARTNERSHIPS	30
Prioritize and provide space to encourage more interdisciplinary and community collaboration	23

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Support partnerships with UNA on campus	1
Ensure that industry partnerships are equitable and reciprocal	1
Promote research and entrepreneurship opportunities	1
Balance between industry and academic partnerships	1
Leverage existing partnerships	1
Expand partnerships and knowledge sharing with private sector	1
Ensure student-industry partnerships are well supported	1
CLIMATE ACTION AND SUSTAINABILITY	25
Prioritize sustainability	11
Prioritize climate action	5
Reusable container system on campus	2
Campus resilience against natural disasters and extreme conditions	2
Importance of sustainable buildings	2
Opposition to carbon credits	1
Opposition to future development	1
New climate adaptive infrastructure	1
PROGRAMMING	23
Support Collegia expansion to all undergraduate commuter students	9
Consider programming to support space utilization	5
More funding for food security and local food production on campus	3
More social supports on campus	2
Ensure that campus programs are well funded	1
Support anti-racist/EDI programming	1
More resources and support for Arts students	1
More learning support for children and youth on campus	1
CONNECTIVITY	23
Improve intra-campus connectivity	5
Distinguish UBC from the broader region	4
Improve regional connectivity	3
Increase UBC's presence beyond the Vancouver campus	2
Improve traffic on campus	2
Consider UBC's connection with communities outside of the physical campus	2
Safety on campus	1
Improve parking options for those unable to take transit	1
Consider impact of retail on intra-campus mobility	1
Ensure diversity of transit options	1
Support for SkyTrain	1
CONCERN	3
Concern around amount of growth	2
General concern	1
GRAND TOTAL	490

Big Idea 2: More Housing and Expanded Affordability for UBC

IMPROVEMENT	COUNT
Too much market housing and corporations making money off UBC public land	14
Focus on affordable student housing over other types of housing	13
Housing at UBC should be prioritized for students, staff and faculty	11
Concerns about green space and biodiversity	10
Concern about growth and added density	9
Needs an accompanying amenity and services plan (i.e., grocery, schools, childcare)	6
Insufficient growth in student housing	5
Acknowledge those who live off campus	5
Sustainability, affordability and reconciliation should be core principles for growth	4
More does not equal affordable housing	4
UBCs role in addressing affordability - is a regional crisis	4
Skepticism about actually being affordable	3
Concern about increased costs	3
Define affordability with exact numbers	3
Tension between housing and places of work/study	2
Affordable and culturally diverse food	2
Too expensive to live on campus	2
Build up instead of out	2
Rent caps	2
Additional construction and traffic	2
Invest in transit	2
Nothing to add	1
Pet friendly	1
Parking	1
Build and retrofit for thermal comfort and climate resilience	1
Non-profit model for future housing development	1
General support	1
Try to keep students and residents separate	1
Students profiting off subletting because of such high demand	1
Virtual learning	1
Green and energy efficient buildings	1
Does not like UBC housing projects generally	1
GRAND TOTAL	119

CONSIDERATIONS	COUNT
Urgently need to address affordability and affordable housing for students	187
Housing and affordability should be the top priority for Campus Vision 2050	44
Strong support for affordable housing broadly	36

UBC Campus Vision 2050 Engagement Summary Report Appendices

A growing campus will need additional amenities and services (i.e., daycares, grocery stores)	33
Preserve and enhance existing green spaces	31
Diversity of affordable housing types (i.e., bunk beds, family sized units)	31
Consider unique challenges and added unaffordability for international students	25
Address food insecurity with cheaper food and grocery options	23
Make it actually affordable for the different UBC communities	19
Additional supply of affordable faculty and staff housing	18
Additional 3300 student beds are definitely not enough	15
Increase public transit and support walkability	13
Prioritize sustainable development and consider sustainability impacts of growth	12
Priority should be given to the needs of the UBC-affiliated community	11
Include below market and rental housing	11
Support for building as much additional housing supply on campus as possible	11
Prioritize accessibility and universal design	7
Concern about towers, added density and campus being too crowded in the future	6
Ensure air conditioning in buildings for thermal comfort	6
More opportunities for home ownership	6
Pet friendly housing and outdoor spaces	6
Safety considerations for older buildings and signage	5
Consider impacts of growth on campus traffic and congestion	5
Interest in the definition of "affordable"	5
Ensure affordability for families	4
Amenities are important for community liveability and satisfaction	4
Find a balance between short term and long-term residents' needs	4
Support for adding as much additional housing supply as possible	4
Frustration with waitlists and low supply of student housing	4
Support for taller buildings	4
Consider caps on costs or quotas on housing types for certain communities	3
Create commuter spaces and ensure people can easily and affordably commute to campus	3
Reduce speculative buying and prevent widespread vacant homes	3
Rising cost of living due to mansions in the University Endowment Lands	3
Minimize impacts of construction	3
Support for allowing more students to live on campus	2
Consider UBC housing built off campus	2
Support for community engagement and informed decision-making	2
Do not sacrifice research space for housing	2
General support	2
Focus on liveable units with enough space, especially for families	2
Existing residence upgrades and future residences utility standards	2
Ensure enough shared community spaces	2
Support for less need for cars on campus	2
Skepticism about UBC actually delivering on affordable housing	2

Critical to work through this with Musqueam and other Indigenous community	2
More affordable rental rates	2
Housing available only to certain types of students (i.e., first-years, grad students)	2
Use comparisons with other Canadian campuses to guide decision-making	1
Accommodate continuing education students	1
Consider even longer-term planning horizons	1
Quality building materials and furnishings	1
Prioritize affordability for marginalized students (i.e., Indigenous students)	1
Encourage remote work to reduce commuting	1
Need to have more ambitious targets	1
Affordable parking options	1
Desire for more information about costs to implement the Big Idea	1
Holiday and summer housing for students	1
Support for SkyTrain to UBC	1
More emphasis on affordable student housing	1
Campus is easily navigable	1
Air circulation considerations in a post-COVID world	1
Look to other cities for examples of density done right (i.e., Brazil's "superblocks")	1
Need to also provide quiet spaces for students	1
GRAND TOTAL	647

Big Idea 3: Restorative & Resilient Landscape

IMPROVEMENT	COUNT
Continue sustainability efforts underway and focus on more pressing issues (i.e., academics, housing crisis)	18
Concern about the costs associated with this Big Ideas (i.e., increasing tuition fees)	5
Support for more meaningful Indigenous reconciliation efforts, including land back	4
Focus on climate friendly buildings, including retrofits of existing buildings	3
Concern the Big Idea is too superficial	3
Empower Musqueam to lead or collaborate on this Big Idea	3
Invasive species	2
Sustainable and low carbon supply chains	2
Use bolder, proactive climate actions instead of reactive actions	2
Ensure sufficient funding for maintaining green spaces long term	2
Climate outcomes feel overstated	2
Concern about impacts of growth and added density on ecosystems	2
Green spaces should prioritize function over aesthetics	2
Missing improvements to existing green spaces and creating protected areas	1
Discourage people from using cars with improved public transit	1
Stop construction	1
Concern about using Indigenous plants	1
Weather protection over walkways and communal outdoor spaces	1

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Already does well	1
Preserve and maintain existing landscapes instead of creating new ones	1
Expand research on nuclear energy	1
Desire for more details and how the Big Idea will impact people	1
Focus first on reducing waste on campus	1
Do not care about the environment	1
Communicate this Big Idea clearly to UBC communities (i.e., social media)	1
Maintain Pacific Spirit Park and surrounding green spaces	1
General support	1
Need more information	1
Advocate for these priorities at higher government levels	1
Protect existing trees and remove invasive species	1
Greening spaces positively contributes to human health and wellbeing	1
Support for additional green infrastructure (i.e., green roofs)	1
Important to educate the community about UBC landscapes	1
Support for reforestation and naturalization	1
Incorporate with Big Idea #1	1
Unsure	1
Integrated design with forests and trees	1
Virtue signalling and buzzwords (i.e., "Indigenous knowledge")	1
Create untouchable/protected natural areas	1
Does not care	1
Likes indoor spaces more	1
GRAND TOTAL	78

CONSIDERATIONS	COUNT
Strong support for incorporating Indigenous plants, ways of knowing and meaningful engagement	44
Preserve and protect the natural environment and forests	38
Build awareness and better access to nature for the benefit of UBC communities	29
Address climate change urgently and broadly	26
Collaborate meaningfully and transparently with Musqueam	21
Accessible community gardening opportunities with edible plants	18
General support	17
Greening spaces positively contributes to human health and wellbeing	13
Affordability is a higher priority issue	12
Meaningfully implement this Big Idea, not just performatively	11
Be mindful of accessibility concerns with green spaces	8
Use only renewable energy sources	8
Ensure landscapes are well maintained over time	8
Concern about Big Idea making it more expensive to live at and attend UBC	7
Less development of forested, open and green areas	7
This Big Idea is a foundational priority	7

UBC Campus Vision 2050 Engagement Summary Report Appendices

Important to educate the community about UBC landscapes	7
UBC should be a leader and inspiration to the region and nation	6
Green building technology has to align with human health and wellbeing	6
Listen to community and stakeholder input	6
Optimize spaces throughout campus to be greener	6
Support for green roofs and corridors	5
Minimize construction impacts	5
Green existing areas instead of just creating new green spaces along with new buildings	5
Consider impacts of urbanization on wildlife habitat	5
More separated bike lanes	5
Ensure balance between buildings, green space and academic space	4
Minimize human wildlife conflict with more education	4
Prioritize waste reduction	4
Keep wild areas wild and rewild new areas	4
Evaluate climate-friendliness of partner corporations that UBC works with	3
Do not sacrifice this Big Idea in pursuit of more housing	3
Preference for gardens and trees over lawns	3
Housing affordability is the top priority	3
Work together with faculty and students (i.e., SEEDS, CLL)	3
Include signs and plaques that describe the natural environment	3
Concern about how this Big Idea will be impacted by other Big Ideas (i.e., housing, SkyTrain)	3
Prioritize building upgrades for health and safety (i.e., seismic upgrades)	3
This Big Idea is not ambitious enough	2
Weather protection for outdoor spaces	2
Unsure about scalability to the whole campus	2
Make green spaces usable with benches and tables	2
The student experience is more important than this Big Idea	2
Work with natural conditions	2
Create natural corridors across campus to connect people with nature	2
Do not sacrifice walkability	2
Use this Big Idea to make the campus more beautiful	2
Safety and better lighting at night	2
Pest management and control	2
Sufficient study spaces on campus need to be provided first	2
Prioritize housing over green space	2
Pilot and test green building approaches (i.e., passive house)	2
Sustainable food supply chains for our communities	1
Minimize UBC greenhouse gas emissions	1
Consider impacts on food security	1
Campus based food production and compost	1
Partnerships and collaboration	1
Interest in bigger green spaces for recreation and play	1

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Concern about aesthetics of public art	1
Pond on campus for migrating waterfowl	1
Use climate forecasting models and machine learning	1
Introduce greater tree diversity	1
Net zero carbon emissions	1
Keep the community informed about planning details and actions	1
Support for more running trails	1
Consider impacts on the liveability of the campus	1
Consider historical legacies of power and wealth	1
Consider lawn alternatives that requires less water and maintenance	1
Consider travel time for students between classes	1
Consider solar power in the summer	1
Daylight old streams and consider role of water in biodiversity	1
Reduce UBC's GHG emissions	1
Avoid pushing policy mandates onto the individual (i.e., climate friendly appliances)	1
Look at examples from other smart cities (i.e., Singapore)	1
Design new spaces around existing natural features	1
Encourage campus policies for biodiversity and ecological resilience	1
Divest from fossil fuel industries	1
Maintain the campus atmosphere	1
Build a pet friendly campus	1
GRAND TOTAL	425

Big Idea 4: A Community of Communities

IMPROVEMENTS	COUNT
Concern this Big Idea is more divisive than unifying	16
Unclear, too vague and not enough information to have an opinion	12
Other Big Ideas are a higher priority (i.e., affordability, climate, transit)	10
Already exists so doesn't feel like a Big Idea	8
Skepticism about the high cost behind this Big Idea	6
Equity and inclusion between the different communities	6
Concern about UBC becoming a city	5
Big Idea feels like a duplication of what already exists	4
Make more student centered	3
This Big Idea needs integration with the academy	2
Focus on events, programming spaces and raising awareness	2
General concern	2
Prioritize accessibility features and their maintenance	2
Concern existing communities do not fit into this Big Idea	2
"Me" spaces should include individual study/quiet rooms	2
Campus is not so big that it needs to be split into multiple communities	2
Unsure	2

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Needs to be connected to public transit improvements	1
Avoid creating a hodgepodge of spaces that are not cohesive	1
Acknowledge needs of commuter students	1
Communal gathering places on west side of campus	1
Too much construction	1
Give more power to communities to make their own decisions	1
Noise concerns	1
Increase number of accessibility shuttle drivers	1
Questions about how to get communities to mix	1
Increase transit connectivity	1
Campus is too expensive	1
Avoid neighbourhoods becoming elitist	1
More street furniture	1
Virtual learning and working	1
Needs to support graduate students with families	1
Concern additional amenities will encourage consumerism	1
Not helpful for students to build community	1
Lower rents for stores to lower prices	1
Create more public spaces for use when the university is not in session	1
Avoid politics while helping students	1
Seems disconnected with creating smaller feeling neighbourhoods	1
Missing a regional connection apart from the Vancouver campus (i.e., medical facilities and placements across the province)	1
Superficial with buzzwords	1
More distributed amenities across campus (i.e., grocery stores)	1
Too focused on making a profit for UBC	1
More information on culturally diverse and accessible spaces	1
Free, bookable spaces for non-students	1
More performing arts spaces	1
Indigenous place names are not enough	1
Weather protection over walkways and communal outdoor spaces	1
Inefficient to create so many places of interest	1
Keep cross-connections between communities	1
GRAND TOTAL	118

CONSIDERATIONS	COUNT
Strong support for SkyTrain and an accelerated timeline for its arrival to UBC	117
Consider the needs of commuters (i.e., safety, commuter student spaces, parking capacity)	32
Transportation should be the top priority for Campus Vision 2050	31
Offer more frequent and convenient public transit options	30
Increase accessibility to campus through transit, walkability and universal design	22
Reduce reliance on cars through improved and cheaper public transit	20

UBC Campus Vision 2050 Engagement Summary Report Appendices

Support for an accessible, zero-emissions shuttle around campus	16
Ensure high connectivity to the entire region (i.e., to Surrey)	16
Support for two SkyTrain stations designed around where people live and work	15
Increased affordable and accessible parking	14
Safety and security concerns related to SkyTrain to UBC	13
Transportation improvements should not impact cost of living or housing on campus	11
Improved bike infrastructure (secure parking, bike share maintenance etc.)	11
Sustainability considerations of construction and green space protection	10
Plan for long-term impacts to traffic to, from and around campus	10
Ensure safety for pedestrians and cyclists	9
More separated, safe bike lanes	9
Prioritize walkability for pedestrians	7
Concern about impacts of construction (i.e., SkyTrain)	7
Campus feels too big sometimes	6
Affordable transit options for students, faculty and staff	6
Desire for faster commutes	5
Desire for transparency around costs and who is paying for this Big Idea	4
Encourage more electric vehicles and e-bikes	4
Concern about disruptions to existing UBC neighbourhoods and residents	4
Support for East Mall and Thunderbird to become commuter pathways	2
Focus on the reliability and capacity of the entire new transportation system	2
More remote working and learning options to reduce need for commuting	2
Work with the Province and City of Vancouver	2
Noise concerns about SkyTrain	2
Consider land back for Musqueam	1
Big Idea is not ambitious enough	1
Think about ways to facilitate easier food deliveries	1
General support for sustainable transportation modes	1
Compensate transit staff fairly	1
May reduce the need for more on campus housing	1
Coordinate better parking technology with car sharing companies	1
Enhance wellbeing for the campus community	1
Integrate this with the Housing Big Idea	1
GRAND TOTAL	448

Big Idea 5: Connected Campus

IMPROVEMENT	COUNT
Too expensive and will make campus even more unaffordable	6
Other Big Ideas are a higher priority (i.e., affordability)	5
Support for Skytrain	2
UBC should focus on campus - transportation is a regional issue	2
Concern about the pedestrian experience	2

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Want to keep UBC independent and more isolated from Vancouver	2
Focus on teaching and learning instead (i.e., hybrid models)	2
Safety and security concerns	2
Money could be better spent on other priorities	2
Concern about Thunderbird and East Mall becoming bigger transportation routes	1
SkyTrain should not come at the expense of accessibility	1
Commuter parking lots for SkyTrain stations	1
General concern	1
Concern about SkyTrain	1
Last mile problem for SkyTrain	1
Frequency of community shuttles	1
Accessibility should be a foundational principle of this Big Idea	1
Skepticism about SkyTrain timeline	1
More parking	1
SkyTrain station should be close to UBC	1
Not useful for students	1
Add another campus	1
Already exists or does well	1
Allow more space for connectivity	1
Protect student interests and financial needs	1
Reduce centralization of transit access points	1
GRAND TOTAL	42

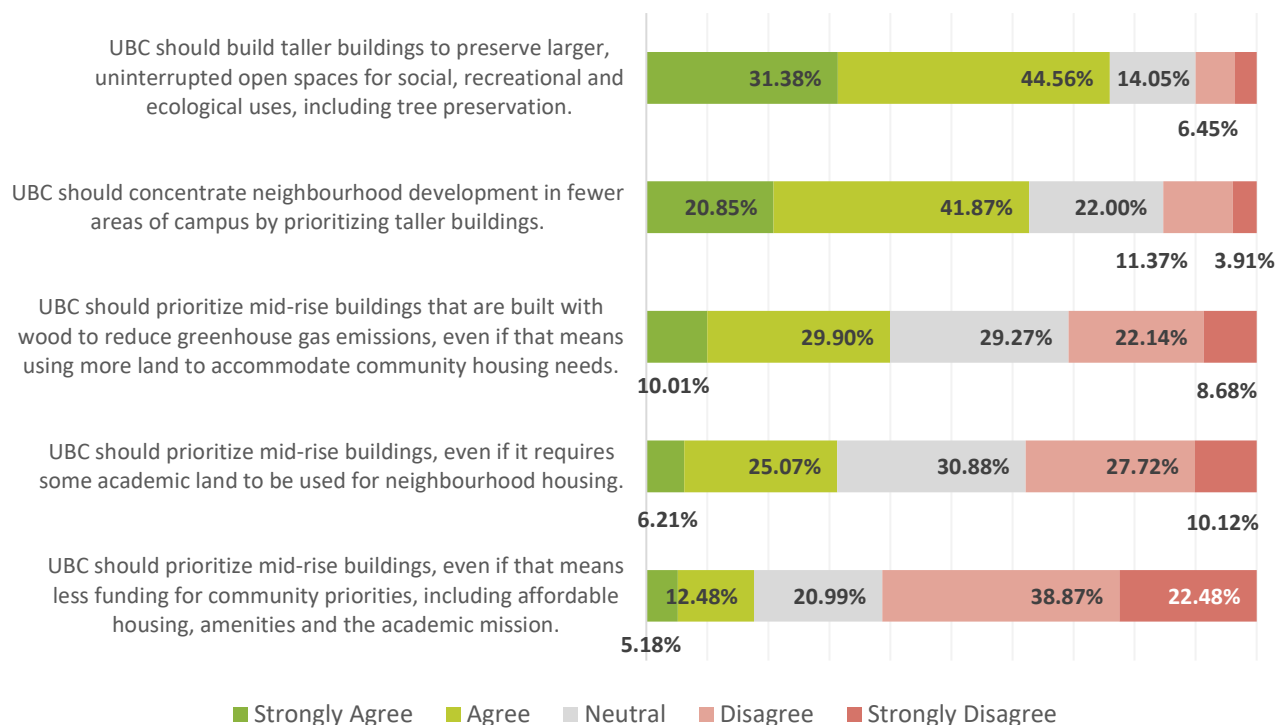
CONSIDERATIONS	COUNT
Strong support for SkyTrain and an accelerated timeline for its arrival to UBC	117
Consider the needs of commuters (i.e., safety, commuter student spaces, parking capacity)	32
Transportation should be the top priority for Campus Vision 2050	31
Offer more frequent and convenient public transit options	30
Increase accessibility to campus through transit, walkability and universal design	22
Reduce reliance on cars through improved and cheaper public transit	20
Support for an accessible, zero-emissions shuttle around campus	16
Ensure high connectivity to the entire region (i.e., to Surrey)	16
Support for two SkyTrain stations designed around where people live and work	15
Increased affordable and accessible parking	14
Safety and security concerns related to SkyTrain to UBC	13
Transportation improvements should not impact cost of living or housing on campus	11
Improved bike infrastructure (secure parking, bike share maintenance etc.)	11
Sustainability considerations of construction and green space protection	10
Plan for long-term impacts to traffic to, from and around campus	10
Ensure safety for pedestrians and cyclists	9
More separated, safe bike lanes	9

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Prioritize walkability for pedestrians	7
Concern about impacts of construction (i.e., SkyTrain)	7
Campus feels too big sometimes	6
Affordable transit options for students, faculty and staff	6
Desire for faster commutes	5
Desire for transparency around costs and who is paying for this Big Idea	4
Encourage more electric vehicles and e-bikes	4
Concern about disruptions to existing UBC neighbourhoods and residents	4
Support for East Mall and Thunderbird to become commuter pathways	2
Focus on the reliability and capacity of the entire new transportation system	2
More remote working and learning options to reduce need for commuting	2
Work with the Province and City of Vancouver	2
Noise concerns about SkyTrain	2
Consider land back for Musqueam	1
Big Idea is not ambitious enough	1
Think about ways to facilitate easier food deliveries	1
General support for sustainable transportation modes	1
Compensate transit staff fairly	1
May reduce the need for more on campus housing	1
Coordinate better parking technology with car sharing companies	1
Enhance wellbeing for the campus community	1
Integrate this with the Housing Big Idea	1
GRAND TOTAL	448

Q: Thinking about these campus-wide implications for building heights and location of future development, to what extent do you agree or disagree with the following statements (in no particular order):

Agreement with Campus-Wide Choices



CAMPUS-WIDE BUILDING HEIGHTS & DEVELOPMENT	COUNT
BUILDINGS	163
Support for higher building heights	64
Support for mid-rise building heights	21
Preserve mountain views and maintain campus streetscape when building higher buildings	19
Building safety and resilience (seismic, fire, bird strikes, heat waves etc.)	14
Support for a mix of mid- and high-rise buildings	11
Prioritize sustainable buildings regardless of height	8
Higher building heights need to have adequate accessibility features	6
Support for mass timber buildings	4
Rooftops should be utilized for community gardens and sustainable practices	3
Larger housing units	2

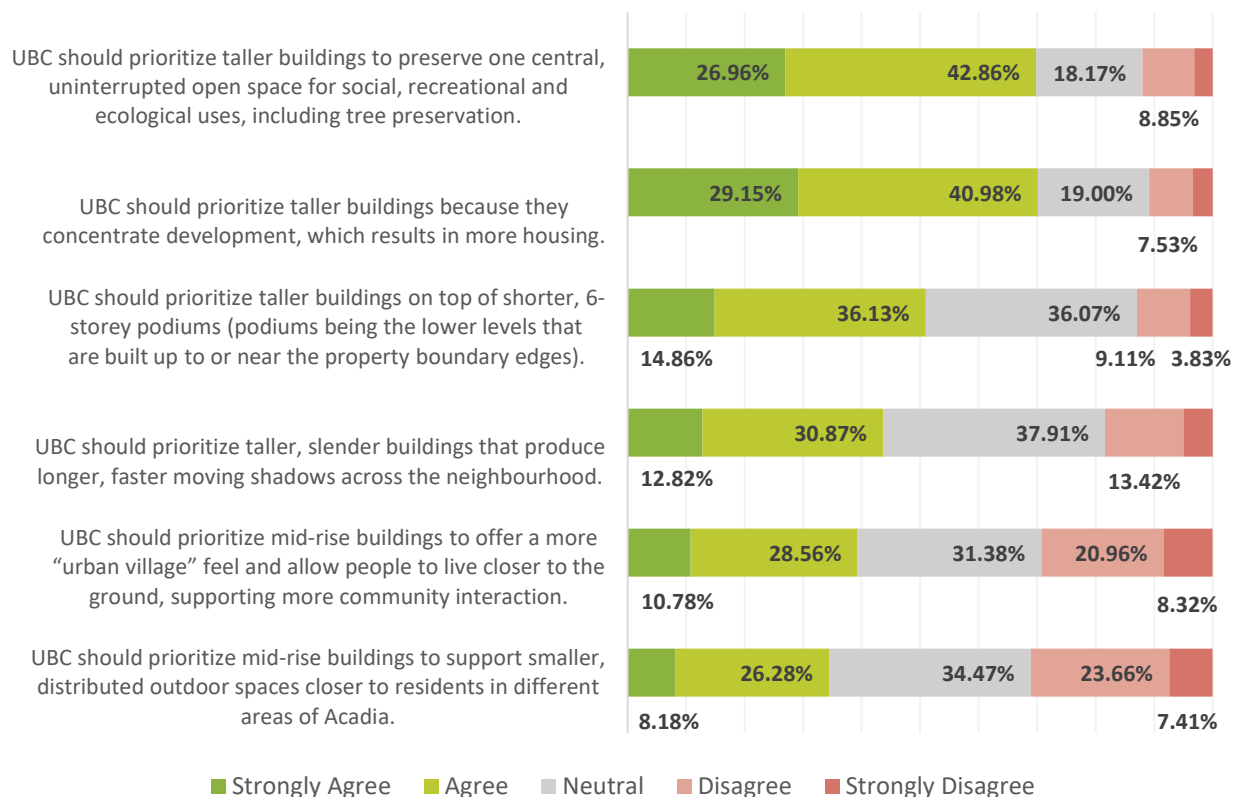
Adequate sound proofing for buildings (during and post-construction)	2
Support for pet friendly buildings	2
Pricing for taller buildings should be scaled based on access to light/views	1
Support for taller buildings and smaller distributed greenspace	1
Use building materials that does not result in a lot of glare at the street level	1
Cluster taller buildings together to maintain open spaces	1
Integrate environmental connection throughout mid-rise design	1
Support for higher building heights for academic buildings	1
Support for low rise buildings for neighbourhood housing	1
FUTURE DEVELOPMENT	75
Prioritize affordability	23
Future development should be mixed-use and have visual appeal	9
Support for more housing	9
Redevelop existing academic sites to maximize space efficiency before committing to future development	5
More student housing	5
Ensure that new developments do not block sunlight at the street level	4
Increase density on campus to address housing supply issues	4
Maximize space efficiency	3
General support	3
Maintain unique campus character and neighbourhood character in Acadia	2
Minimize market housing on campus	2
Ensure that there are no age requirements for existing housing units	1
Rezone University Endowment Lands for future development	1
Ensure space to accommodate future growth	1
Ensure that new developments have policy measures to curtail empty homes	1
Redevelop aging housing on campus with more density	1
Prioritize Musqueam housing needs and perspectives	1
GREENSPACES AND AMENITIES	49
Ensure protection of greenspaces, species habitats and coastline	30
Ensure adequate community amenities for present and future residents	10
Ensure connected and reliable transit access on campus	4
More greenspaces, informal community spaces and spaces for commuter students	3
Ensure that greenspace made available through higher building heights is not converted into future development sites	1

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Ensure diversity of affordable units while maximizing biodiversity and access to greenspace	1
CONCERN	28
Concern that taller buildings will lead to isolation and lack of community	9
Opposition to higher building heights	7
Opposition to converting academic lands into neighbourhood housing	6
Opposition to further development	2
Concern around campus safety and impact of population growth on traffic	2
Opposition to redevelopment at Acadia	1
Opposition to market housing	1
PROCESS	23
Criticism of survey framing	11
Desire for more contextual information for future development	6
Need to question paradigm of constant growth	5
Consider perspectives of existing residents	1
LOCATION	12
Locate new development closer to population and activity centres	6
Locate taller buildings along campus perimeter	1
Support for converting academic into neighbourhood land	1
Locate taller buildings away from main campus	1
Keep market housing out of academic core	1
Distribute location of student housing evenly across campus	1
Commercial units should be located off campus	1
GRAND TOTAL	350

Q: Thinking about the Acadia area as a place for significant new housing at UBC over the next 30 years, to what extent do you agree or disagree with the following statements (in no particular order):

Agreement with Neighbourhood Scale Choices



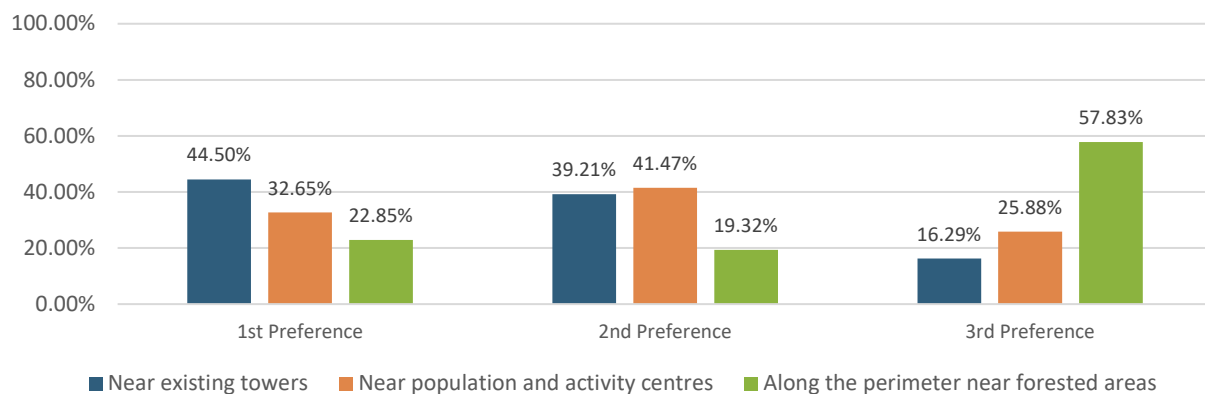
ACADIA	COUNT
BUILDINGS	81
Support for higher building heights	29
Support for mid-rise buildings	21
Support for a mix of mid- and high-rise buildings	9
Building safety, accessibility and resilience	9
Building height does not determine sense of community and interaction	3
Prioritize sustainable buildings regardless of height	3
Support for mass-timber buildings	2
Support for lower podium and higher tower heights	1
Concern that taller buildings will lead to isolation and lack of community	1
Ensure that long term maintenance of buildings is being considered	1
Shadows from taller buildings can provide relief from extreme heat	1
Limit tall buildings to 20 floors	1

FUTURE DEVELOPMENT	52
Support for more affordable housing	14
General support	6
Future development should have visual appeal	4
Importance of preserving small-scale, connected community character at Acadia	4
Preserve mountain views and maintain campus streetscape when building higher buildings	3
Ensure adequate water management	2
Prioritize affordability	2
More student housing beds	2
Indigenous leadership for future development	1
Desire to understand projected population growth at UBC	1
Support for future development	1
Maximizing layout of mid-rise buildings can yield large greenspaces	1
Use innovative designs and position Acadia as a "living lab"	1
More housing support for current non tenured faculty/staff	1
Redevelop existing academic sites to maximize space efficiency before committing to future development	1
Adequate access to sunlight for apartment units	1
Support for mixed used hubs	1
Need more ambitious student housing targets	1
Support for purpose-built development and embedded community amenities	1
New developments should be connected by elevated bridges	1
Diverse housing types and forms	1
Adequate sound proofing for buildings	1
Ensure that views of the sky are not obstructed by towers	1
(blank)	
GREENSPACES AND AMENITIES	46
Ensure proximity to amenities and support community interaction	14
Ensure protection of greenspaces, species habitats and coastline	9
More distributed open space	4
Ensure adequate community amenities for present and future residents	3
Ensure that indoor communal and outdoor spaces can be accessed by all	3
Prioritize affordable housing and food options over building design and greenspace	2
Develop more housing while protecting green and community space	2
Greenspaces should support biodiversity	2
Ensure connected and reliable transit access on campus	2
Consider indoor environment quality and neighbourhood space	1
Fewer developments needed with arrival of SkyTrain	1
Ensure protection of existing daycare sites	1
Reduce the number of parking spaces on campus	1
Prioritize Indigenous plants, pollinator gardens and plants that yield food	1
PROCESS	10

Desire for more contextual information for future development	2
Criticism of survey framing and graphics	2
Need to question paradigm of constant growth	2
Provide more information on environmental impact of the options presented	1
Present both scenarios at the same scale	1
Desire to understand how future development will impact student affordability	1
No opinion	1
CONCERN	10
Opposition to higher building heights	5
Acadia has a unique sense of community and nice outdoor spaces, disappointed that this will be replaced by future development	3
Academic lands should not be converted into neighbourhood housing	1
Opposition to future development at Acadia	1
LOCATION	1
Locate taller buildings closer to main campus	1
GRAND TOTAL	200

Q: Thinking about neighbourhood building heights generally, where on campus should the tallest buildings be emphasized? Rank the following options (drag and drop, 1 = 1st preference, 3 = 3rd preference):

Preferences for Location of Tall Buildings



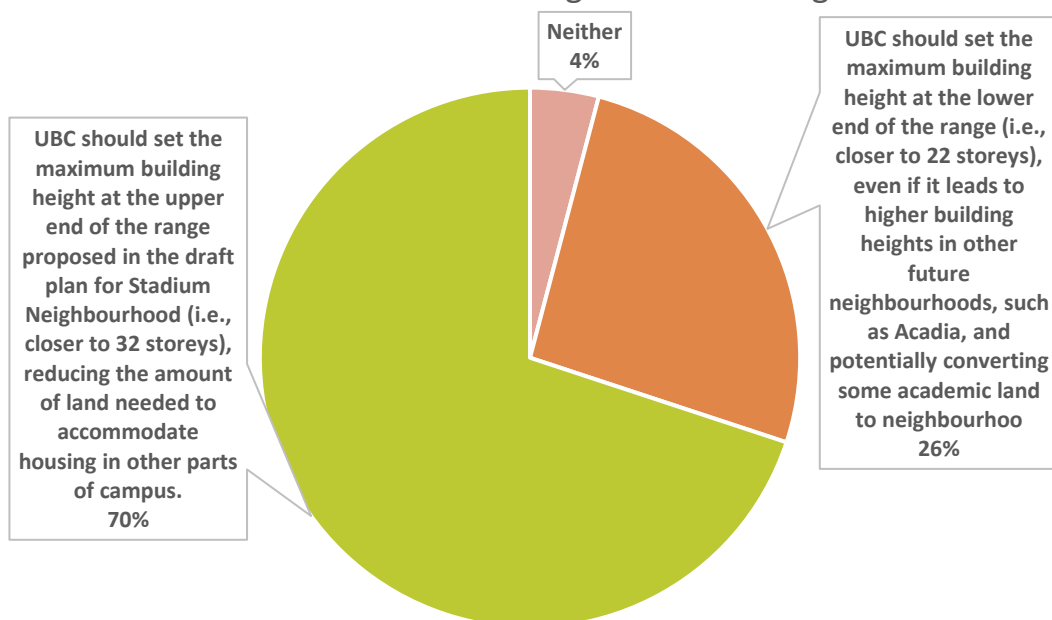
TALLER BUILDINGS	COUNT
CAMPUS PERIMETER	152
Support for taller buildings to be located along campus perimeter	64
Opposition to taller buildings along campus perimeter	25
Concern that taller buildings along campus perimeter will lead to most negative environmental impact	20
Concern that taller buildings along campus perimeter will lead to isolation	17
Concern that taller buildings along campus perimeter will block views	15
Concern that taller buildings along campus perimeter will lead to wildlife conflict	7
Concern that taller buildings along campus perimeter will be unsafe	3
Concern that taller buildings along campus perimeter will lead to isolation and inaccessibility	1
POPULATION AND ACTIVITY CENTRES	110
Support for taller buildings to be closer to population and activity centres	70
Concern that taller buildings closer to population and activity centres will lead to overcrowding	19
Support for taller buildings to be closer to population and activity centres and existing towers	13
Concern that taller buildings closer to population and activity centres will negatively impact sense of community	3
Concern that taller buildings closer to population and activity centres will lead to noise disruption	2
Locating towers closer to population and activity centres will benefit those with physical disabilities	1
Concern that concentrating tall buildings will make the campus feel like a city	1
Concern that taller buildings closer to population and activity centres will make the campus feel small	1
EXISTING TOWERS	65
Support for taller buildings to be closer to existing towers	54
Concern that taller buildings closer to towers will impact unit privacy	2
Concern that taller towers close to each other will lead to overcrowding	2
Concern that taller buildings close to each other will lead to overcrowding	2
Adding towers closer to existing towers will not change neighbourhood character as drastically	2
Taller buildings clustered together will be more visually appealing	1
Ensure that there is adequate space in between taller buildings	1
Concern that taller buildings next to existing towers will lead to noise pollution	1
BUILDING HEIGHT AND DESIGN	20
Opposition to higher building heights	8
Building safety, accessibility, and resilience	2
Opposition to taller buildings	2

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Incorporate building design that prevents bird strikes	1
Ensure adequate distribution between buildings	1
Design buildings that are energy efficient and can accommodate rising temperatures due to climate change	1
Scale building heights according to activity type	1
Ensure that main campus is not disrupted by high rises	1
Support for a variety of building heights	1
Ensure that wood frame buildings are soundproof	1
Expansive views can make small units feel more open	1
GENERAL	12
General support	8
Support for more affordable housing	1
Redevelop existing academic sites to maximize space efficiency	1
No preference	1
Opportunity to leverage and increase amenities	1
PROCESS	6
What is the effect of tower massing options on the urban-forest interface	2
Desire for more contextual information for future development	1
What is the impact of taller buildings on crime and safety	1
Need to question paradigm of constant growth	1
What is the environmental impact of taller buildings	1
GREENSPACES AND AMENITIES	23
Ensure protection of greenspaces, forests, species habitats and coastline	22
More infrastructure and amenities required to support population increase	1
GRAND TOTAL	388

Q: Thinking about maximum building heights in Stadium Neighbourhood and the factors identified above, which statement comes closer to your point of view?

Preferences for Stadium Neighbourhood Heights



STADIUM NEIGHBOURHOOD	COUNT
BUILDING HEIGHTS	137
Support for up to 32 stories	105
Support for lower building heights	12
Support for up to 22 stories	12
How high is too high for maintaining walkability?	1
Concentrate higher building heights in Acadia and south campus	1
Support for mixed building heights	1
Higher building heights is suitable along the campus perimeter	1
Important to consider earthquake safety	1
32 storey buildings may feel overwhelming if located close to one another	1
Need more missing middle housing as opposed to towers	1
Street level impact is the same	1
GENERAL	19
General support	6
Increase housing density and minimize amount of land used	3
No preference	2
Ensure that there is enough space for future development	1

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Missing and murdered Indigenous relatives	1
Incorporate more mixed-use with the towers	1
Rezone University Endowment Lands for future development	1
Support for converting academic into neighbourhood land to avoid overcrowding	1
Additional academic space is not required	1
Indifferent; preserving academic land is important	1
Indifferent; support for converting some academic land to neighbourhood	1
CONCERN	18
Opposition to higher building heights	9
Academic lands should not be converted into neighbourhood housing	5
Concern around impact of sound in neighbourhood	1
New Thunderbird Stadium is not needed	1
Concern that tall towers will lead to negative impacts on health and wellbeing	1
Concern that campus development counters climate emergency declaration	1
HOUSING	10
Support for more affordable housing	7
Need more ambitious student housing targets	1
Build more housing while maintaining campus biodiversity	1
Housing should be for those affiliated with UBC	1
GREENSPACES AND AMENITIES	4
Ensure adequate community amenities for present and future residents	2
Maintain campus biodiversity	1
Ensure protection of greenspaces, species habitats and coastline	1
PROCESS	3
Provide more information on environmental impact of the options presented	2
Both options presented are limiting; what other creative ways are there to maximizing housing in existing sites without converting academic land?	1
GRAND TOTAL	191

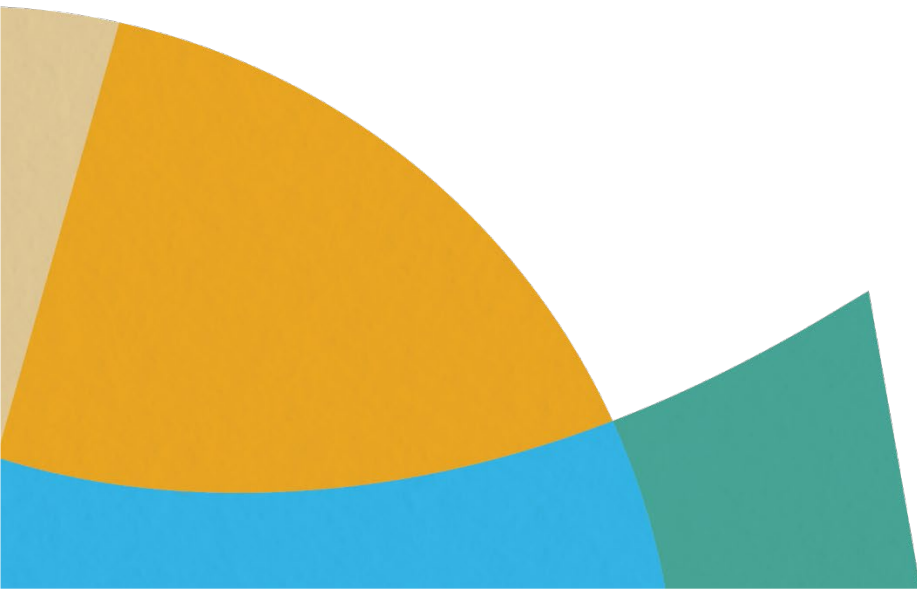
Q: Is there anything else you would like to add about the Campus Vision 2050 "Big Ideas" and/or choices?

ANYTHING ELSE?	COUNT
GENERAL	85
General support	64
General concern	10
Prioritize student needs	9
Support for land back	2
AFFORDABILITY AND HOUSING	64
Prioritize affordability and affordable housing	46
Support for more housing (mixed used, student housing)	9
Lower tuition fees	4
Importance of food security	2
Support co-ops on campus	1
Ensure policies are in place to maintain affordable housing	1
More options for emergency housing	1
GREENSPACES AND AMENITIES	38
More amenities on campus	12
Ensure protection of greenspaces, species habitats and coastline	12
More outdoor gathering spaces	5
Enhance biodiversity	3
Importance of child friendly spaces	1
More access to community garden space	1
More cultural and religious spaces	1
Ensure protection of spaces of historical significance	1
Commercial and retail spaces are less important	1
Focus on EV charging	1
CONNECTIVITY	28
Support for SkyTrain	9
Improve campus connectivity	7
Improve regional connectivity	4
Support for bridges to connect campus buildings	2
Opposition to SkyTrain	1
Improve traffic	1
Improve parkades	1
Improve cycling infrastructure	1
Improve safety on campus	1
Improve road infrastructure	1
PROCESS	28
Transparency on cost of development	5

Work in partnership with classes and departments	3
Need to question paradigm of constant growth	3
Criticism of survey framing	3
Work in partnership with Indigenous communities	3
Desire for more contextual information	3
More specific and inclusive language	3
Coordinate with the Vancouver School Board	2
Importance of flexibility in plan	1
Provide information on environmental impact for future development scenarios	1
Increase student engagement	1
BUILDINGS AND BUILDING HEIGHTS	14
Support for higher building heights and associated amenities	7
Support for lower building heights	3
Opposition to higher building heights	1
Encourage energy efficient buildings	1
Climate adaptive buildings	1
Importance of visual appeal	1
SUSTAINABILITY AND CLIMATE	13
Prioritize sustainability	9
UBC's contribution to sustainability and climate adaption should be towards research and development	2
Concern around environment and sustainability	1
Prioritize climate action	1
FUTURE DEVELOPMENT	11
Rezone University Endowment Lands and golf course	3
Opposition to future development	2
Support for mixed-use development	1
Ensure that future development is multifunctional	1
Slow down growth, use and improve existing structures	1
Ensure that future development is sustainable	1
Ensure that future development is disaster resilient	1
Future developments should be high quality	1
WELLBEING	5
Enhance community collaboration	2
Prioritize wellbeing	2
Prioritize accessibility	1
ACADEMIC SPACES	2
Improve classroom spaces	1
How does online learning integrate with campus planning	1
GRAND TOTAL	288

Appendix 2, Section 3: Public Submissions

The following section includes public letters, Board of Governor submissions and public presentations relevant to the Campus Vision 2050 process in Summer and Fall 2022.



June 9th, 2022

Re: Submission to the UBC Board of Governors Regarding *Campus Vision 2050*'s Terms of Reference

Dear members of the UBC Board of Governors,

This submission is being made on behalf of the Alma Mater Society (AMS) of UBC Vancouver in regards to the proposed *Campus Vision 2050* Terms of Reference (ToR). The ToR outlines the principles and targets of the plan, which will serve as a 30-year vision for the Vancouver campus and update two land policy documents: the Land Use Plan and the Vancouver Campus Plan.

The AMS is supportive of the ToR and views *Campus Vision 2050* as a significant opportunity for the University to make progress on the priorities of its 56,000+ members. The ToR, as they stand, are in alignment with several of the AMS's commitments and vision for the campus in the next 30 years and provide a balanced response to UBC's needs for growth and long-term sustainable development through reducing emissions, preserving designated green spaces (UBC Farm, Botanical Gardens, etc.), and promoting climate action. Specifically, the ToR aligns with student priorities of affordable housing, food security, rapid transit, and enhancing access to our campus. However, the AMS contends that the proposed exploration of up to 20% growth is a start, rather than a long-term solution to increasing issues of affordability and lack of available housing on campus.

While UBC has the most student residences in Canada, the cost of housing in Vancouver has more than doubled over the past decade, rent prices have increased, and an on-campus housing waitlist has grown to over 6000 students. It is important for the institution, if it wishes to remain a leader in providing student housing, to recognize and address that students are acutely feeling the effects of increasing unaffordability. According to the 2021 Academic Experience Survey (AES), 40% of students reported experiencing financial hardship, largely due to housing and tuition prices.

Housing affordability and availability remains a top priority for the AMS. *Campus Vision 2050*'s Engagement Summary Report also identifies affordability as a top community concern. To address this need, we urge the University to support building high-density and low-cost housing for students, faculty, staff, and community members. High-density, low-cost housing (high-rises, towers, etc.) will maximize the ToR plans to increase academic lands and neighbourhood development by up to 20%, while also preserving green spaces and community amenities. The University will benefit in providing low-cost or below-market rental rates for housing on campus



as it is an effective tool for the recruitment and retainment of students, faculty, and staff. As such, the AMS supports calls to reserve at least 50% of new development for affordable rental housing, and an additional 50% of that for below-market housing.

Campus Vision 2050 must also address affordability concerns holistically; 1 in 3 students face food insecurity, and this is correlated with high housing costs. We strongly urge UBC to take steps that will ensure food security, as this is essential to the wellbeing of the campus community. To further support affordability efforts on campus, the AMS reaffirms the need to plan for two skytrain stations at the Vancouver campus. The expansion of the Skytrain to UBC is important in developing a safe, convenient, and efficient transportation network for the campus community, allowing for sustainable and affordable travel. Rapid transit is essential in ensuring that the campus remains physically accessible to students, faculty, staff and residents of the University.

Students have repeatedly voiced concerns over the lack of physical accessibility and safety on campus. According to UBC's Wayfinding program, 49 out of 189 buildings on campus are inaccessible for disabled members of our community. *Campus Vision 2050* must prioritise a barrier-free and universally accessible design for academic spaces and neighbourhood development.

Physical accessibility must work simultaneously with financial accessibility. Providing sufficient low-cost housing is key in reducing financial barriers to access on campus. This is also central to the Student Affordability Task Force's recommendations to the University; one of which is to provide systemic and comprehensive solutions to address food insecurity, housing unaffordability, and transportation issues.

We appreciate the Board of Governors for their consideration of this submission. We also extend our sincere gratitude for your efforts in engaging with the student community and student priorities in the planning of *Campus Vision 2050*.

Sincerely,

Dana Turdy
VP Academic and University Affairs
Alma Mater Society

Eshana Bhangu
President
Alma Mater Society

June 6, 2022

Dear Members of the UBC Board of Governors,

The University Neighbourhoods Association (UNA) represents and provides services to the more than 15,000 residents of UBC's five neighbourhoods. In keeping with its formal role in advising the Board of Governors (BoG) during Campus Vision 2050, the UNA has surveyed its residents on neighbourhood development and prepared this letter in response to the draft Terms of Reference (ToR).¹ This letter represents the official position of the UNA, as approved by the elected Board of Directors at their meeting of May 31, 2022.

The UBC neighbourhoods are an integral component of the University campus. Already home to thousands of faculty, staff, and students, the neighbourhoods are critical to UBC's Strategic Plan goal to "attract, engage and retain a diverse global community of outstanding students, faculty and staff...[in] sustainable, healthy and connected campuses and communities."² If developed with attention to this goal, the neighbourhoods will enhance the University's academic mission and reputation. If badly conceived now, prioritizing short-term financial gain over innovative and sustainable stewardship, the neighbourhoods will be a detriment to the well-being of the academic community and the reputation of the University. In its oversight of Campus Vision 2050, the Board of Governors has the singular opportunity, and profound responsibility, to shape the long-term future of the University and its people.

UNA Consultation Process

Since January, the UNA has hosted a resident town hall; surveyed resident views of life and development in UBC neighbourhoods; and posed detailed questions about neighbourhood planning to Campus and Community Planning (C&CP) representatives. A remarkable 876 residents responded to the UNA's Community Engagement Survey, with residents expressing their appreciation (leavened with constructive critique) of existing neighbourhoods and trepidation about the intensity and character of future development.³ Respondents emphasized the following priorities, for both existing and future neighbourhoods: trees, green space, and community-oriented space; low-rise construction, and density without towers; the need for more retail, services, childcare, and schools, proportionate to the growing population; the need for more affordable housing with priority for those who work at UBC; emphasis on rental housing over market leasehold developments; and the importance of sustainability and sensitivity to local ecologies in current and future development.

Terms of Reference Feedback

We have noted that C&CP's own public engagement has yielded similar results – articulated clearly in C&CP's Engagement Summary Report⁴ – as the UNA has heard from its residents. Many of the "guiding principles and strategies" of the draft Terms of Reference reflect this engagement, including the emphases on putting people first, affordability, climate action,

¹ Revised version shared with the UNA Board on May 12, 2022

² UBC Strategic Plan, pp. 40 and 42. https://strategicplan.ubc.ca/wp-content/uploads/2019/09/2018_UBC_Strategic_Plan_Full-20180425.pdf

³ See Appendix A for a detailed summary of responses to the UNA's survey.

⁴ UBC Campus and Community Planning, "Needs and Aspirations: Draft Engagement Summary Report," Spring 2022. See Appendix B for key excerpts.

engagement with Musqueam, inclusivity and accessibility. We were dismayed, therefore, that the draft Terms of Reference did not take into account the feedback that was evidently well heard. In particular, the Terms deviate from what was heard during consultations in two significant and troubling ways:

- 1) Residents and other stakeholders have been very clear that short-term financial gain should not come at the expense of the University's broader goals and responsibilities in developing the remaining lands at UBC. The draft Terms of Reference hint at possible trade-offs and compromises involved in campus planning. But the Terms also prematurely position market leasehold housing as foundational to all other priorities, implying that selling more high-rise condos is necessary to fund everything from student housing and scholarships to a new stadium and the Sky Train extension, with few or no significant costs or downsides. This framing in the draft Terms of Reference will inhibit frank discussions about trade-offs, the transparent sharing and analysis of financial data and assumptions, and the pressure on the University to seek creative and innovative solutions to complex planning challenges.
- 2) Even more troubling, the Terms of Reference introduce a very specific proposal to increase development in UBC neighbourhoods by up to 2.75 million sq ft, a 20% increase to the 13.7 million sq ft of development envisioned in the current land-use plan. It's important to note that approximately 8.3 million sq ft have already been built in existing neighbourhoods, so the proposal represents an increase of up to 50% of the remaining development planned. It is also disingenuous to propose 20% as an upper bound when the full 2.75 million sq ft is already being incorporated into the development scenarios being advanced in the design charrettes. This additional development will necessitate densities and building heights far out of proportion with existing neighbourhoods, densities that would undermine other priorities for sustainability, green space, and healthy communities.

The updated draft Terms, released only in mid-May, advance these new development goals without meaningful public consultation, without a full consideration of multiple development scenarios and trade-offs, and without accompanying data on financing constraints and opportunities. **It is premature and inappropriate to insert a 50% increase in new development into the Terms of Reference.**

UNA Recommendations

Based on the UNA's consultations with its residents, and our hope that UBC will pursue bold and innovative solutions to UBC's planning challenges and opportunities, the UNA supports the following goals in the next phase of the Campus Vision process.

1. UBC should do more for housing affordability. The UNA supports calls to allocate a minimum of 60% of new campus development to affordable rental and ownership options for those who work and study at the University and within UBC neighbourhoods. We understand that "affordability" currently refers to the ability of residents "to rent, lease, or purchase without having to spend more than 30% of pre-tax household income on housing costs."⁵ The UNA endorses efforts to supply affordable housing across the full range of incomes and circumstances represented in the UBC community, including faculty at all career stages, staff

⁵ C&CP definition at <https://www.myuna.ca/campusvision2050/>

and local employees, students and post-docs with families and limited incomes, and residents with varying abilities and accessibility needs. Housing UBC faculty and staff and local employees in UBC neighbourhoods reduces the environmental and social costs of long commutes, builds community, and represents a long-term investment in UBC's academic and financial future.

2. UBC should place climate action at the centre of its neighbourhood development plan. UBC declared a climate emergency in 2019 and has set an ambitious course for its academic core. It should do the same for the residential neighbourhoods. Rather than a plan that commits the University to building dozens of new carbon-intensive concrete and steel towers, UBC should extend its innovative, more sustainable mass-timber construction to its neighbourhoods. And the University should prioritize safeguarding and increasing natural areas and greenspaces on campus as part of an integrated climate change adaptation strategy. The broader point here is that Campus Vision 2050 plans should facilitate the adoption of more sustainable construction and energy technologies, as well as green urban planning approaches, rather than foreclose or limit their use.

3. The University should strive to be a global leader in sustainable, affordable community planning. UBC should rethink its outmoded, revenue-driven model of development, which prioritizes short-term profit over long-term stewardship, and density over livability. How can it do this? **The University should take advantage of its world-renowned experts in urban planning, environmental engineering, sustainability, finance, public health, education, urban forestry, biodiversity, et al. to plan and build model communities.** The UNA urges UBC to mobilize fully the intellectual, social, and financial capital of its extended community of faculty, staff, students, and alumni to build balanced, livable, and sustainable communities. This includes neighbourhoods optimally and equitably provisioned with schools and child care; green spaces; social and health services; a wide assortment of retail outlets; recreational facilities; and diverse housing types and sizes, built to serve long-term environmental sustainability and community cohesion across cultures and generations.

UBC aspires to leadership in sustainable urban planning and has acknowledged climate and affordability crises. Both sustainability and affordability have a direct impact on its academic mission, as well as the well-being of its students and employees. UBC has effectively built a new, and still unconsolidated and under-provisioned, city on campus, currently home to 15,000 residents and growing faster than almost anywhere else in British Columbia. Balancing the University's obligations, aspirations, and principles will demand new levels of creativity and innovation for envisioning the urban fabric. The draft Terms of Reference premature emphasis on more square footage reproduces old, unsustainable formulas for neighbourhood development and inhibits bold and creative solutions for addressing the climate emergency, financing affordable housing, and building exceptional communities that model the way forward through the climate crisis and the crisis of affordability.

Sincerely,



Richard Watson
Chair, Board of Directors
University Neighbourhoods Association

Appendix A – Summary of UNA Resident Consultation

At the townhall in March, residents recognized that more development is coming, but they indicated strong support for the preservation of green spaces and the prioritization of community cohesion over growth. Townhall speakers also called for more attention to sustainability in present and future neighbourhoods; more opportunities for community connections across cultures; a greater emphasis on families in development of housing, schools, and services; and for UBC to demonstrably hear and respond to community voices.

There were 876 responses to the UNA's Community Engagement Survey's questions about current and future development in UBC neighbourhoods. Community members of the UNA's Land Use Advisory Committee did an extensive qualitative and quantitative analysis of the open-ended answers. Respondents emphasized the following priorities, for both existing and future neighbourhoods: trees, green space, and community-oriented space; low-rise construction, density without towers; the need for more retail, services, childcare, and schools, proportionate to the growing population; the need for more affordable housing with priority for those who work at UBC; emphasis on rental housing over market leasehold developments; and the importance of sustainability and sensitivity to local ecologies in current and future development.

The overwhelming majority of responses touched on the question of proportion: the need for development to balance the needs of affordability, a healthy social environment, safety, community cohesion, and environmental sustainability. Several responses were explicit in describing how they envisioned this balance: like the Hawthorn neighbourhood, with its mix of 4-6 story apartment buildings and townhouse communities; ample greenways, parks, community gardens, car-free courtyards, forests and fields; and a community centre with a restaurant and outdoor public space for casual and organized gatherings welcoming to residents of all ages and backgrounds.

Summary of UNA's Engagement

The Land Use committee engaged with residents and UBC to provide meaningful feedback on the needs and aspirations phase of CV2050.



Resident Virtual Town Hall



Resident Survey

- 3 open-ended questions
- 876 responses



Engagement with UBC Campus and Community Planning

Resident Survey: Responses

876 respondents, three open-ended questions



What are key elements of UBC neighbourhoods that should be preserved?



What do you hope does NOT happen in the Land Use Plan?



What would you want the UBC neighbourhoods to look like in 30 years?

Analysis of Resident Survey

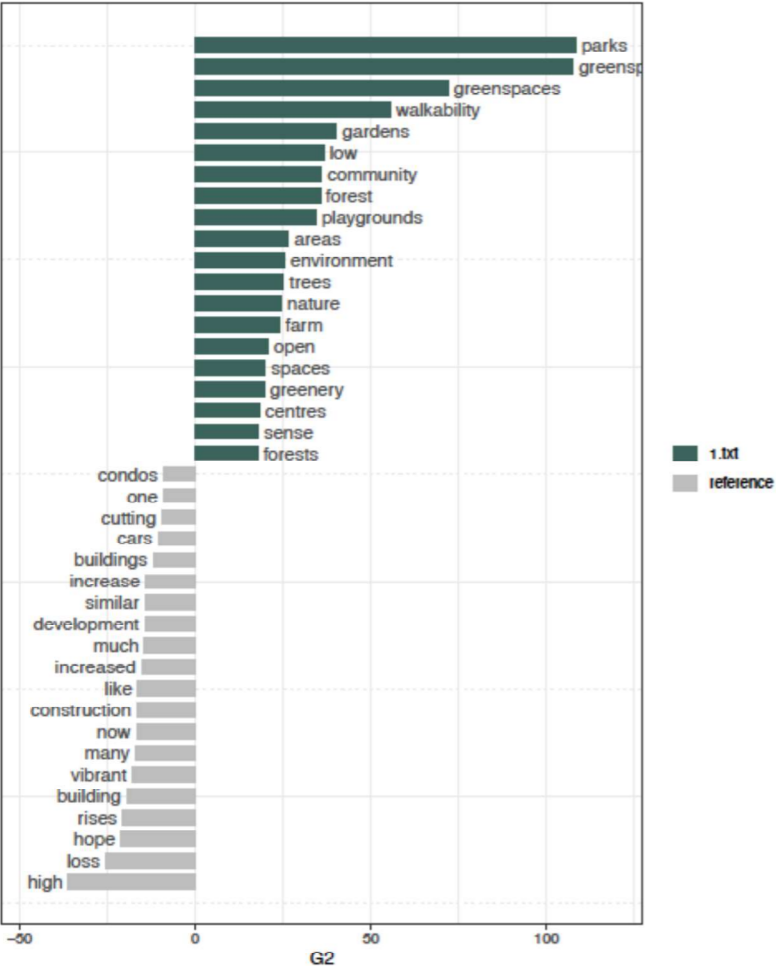
Methods. Analysis performed in R Statistical Analysis Software using the Quantenda package.

Keyness – terms that are most distinctive for responses to a question compared to all of the responses combined

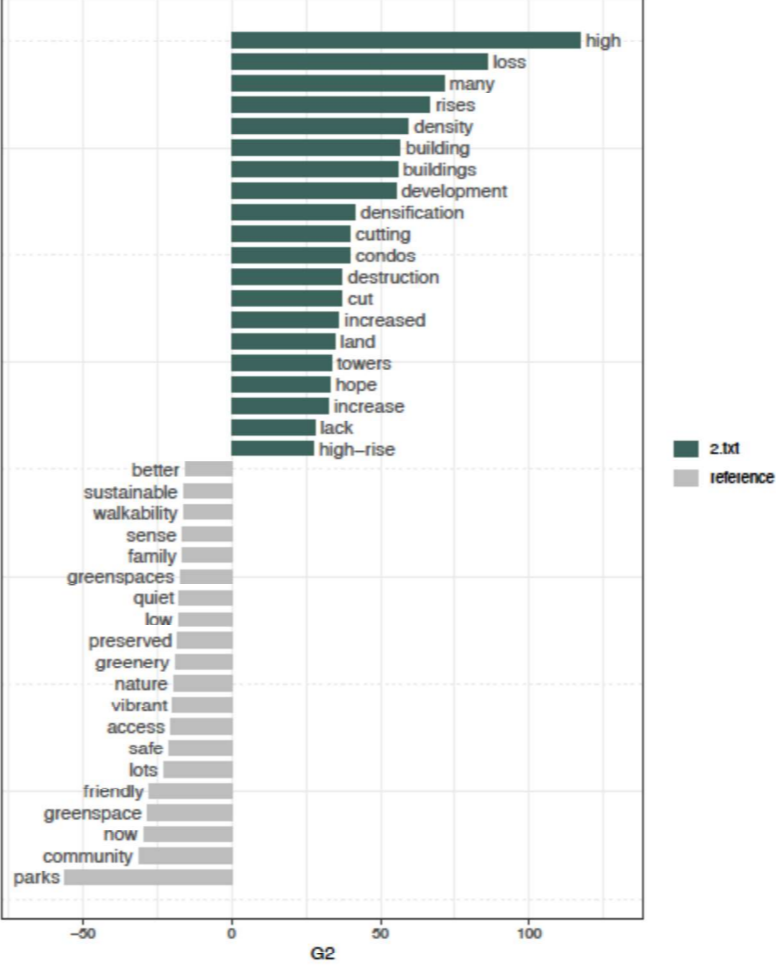
Green bars - words that are most distinct for that question

Grey bars – words that appear in responses to other questions and rarely in responses for the focal question.

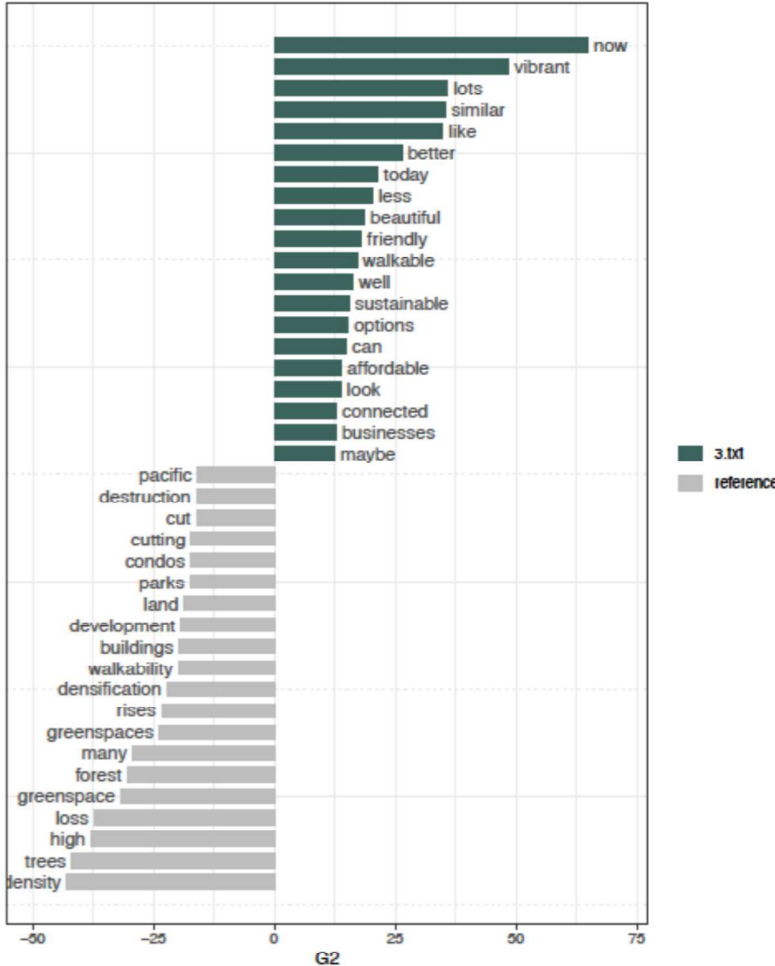
Question 1 Keyness terms



Question 2 keyness terms

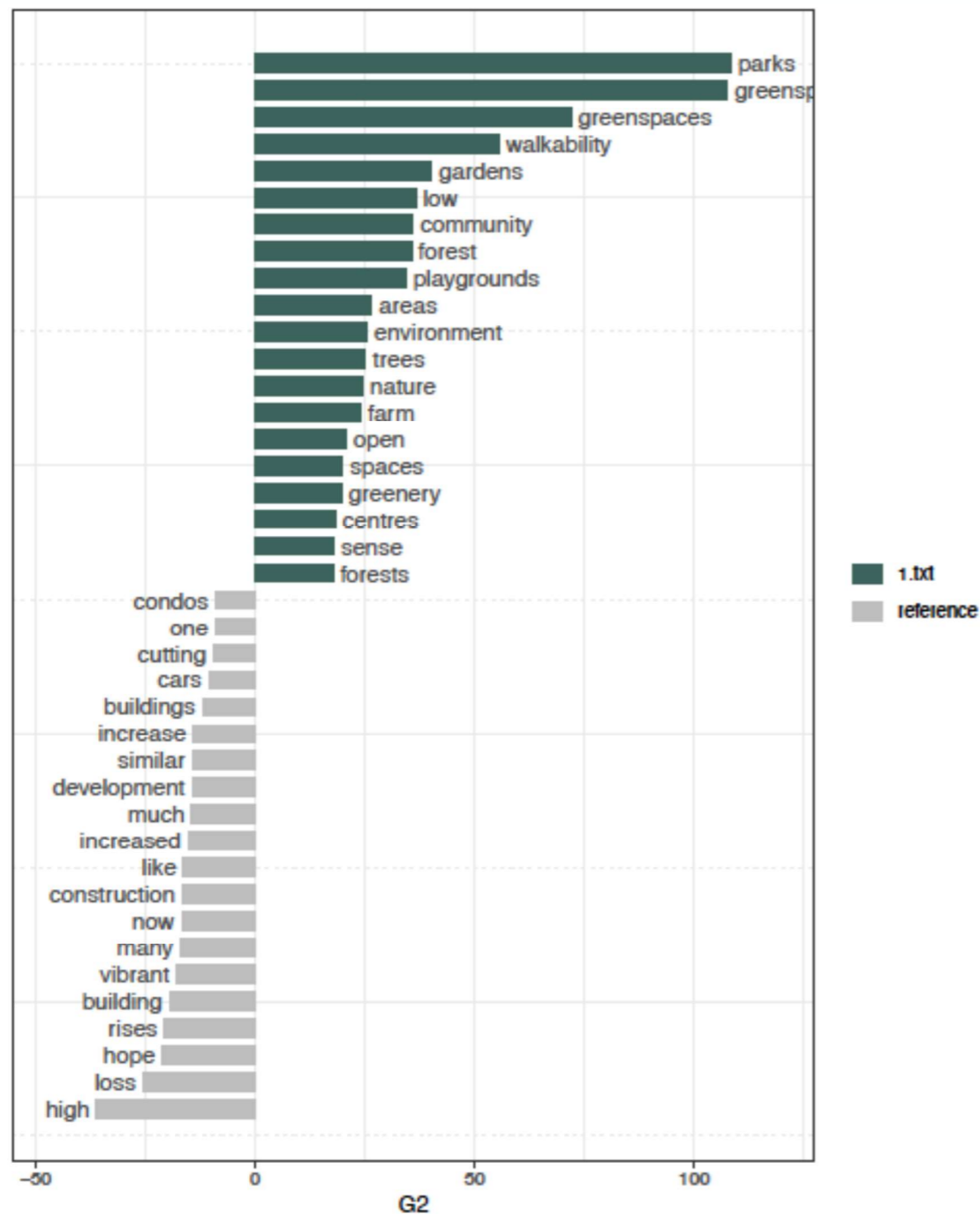


Question 3 keyness terms



Q1: What are key elements of UBC neighbourhoods that should be preserved?

Keyness



Sample responses

“**Sense of belonging, community engagement**, family friendly spaces, community gardens, communal gathering spaces, playgrounds outdoor spaces, walking paths”

“I am very concerned about **degradation of forests and parks** as population density increases”

“We need **more affordable housing for students, staff and faculty** without harming the forest and surrounding green space”

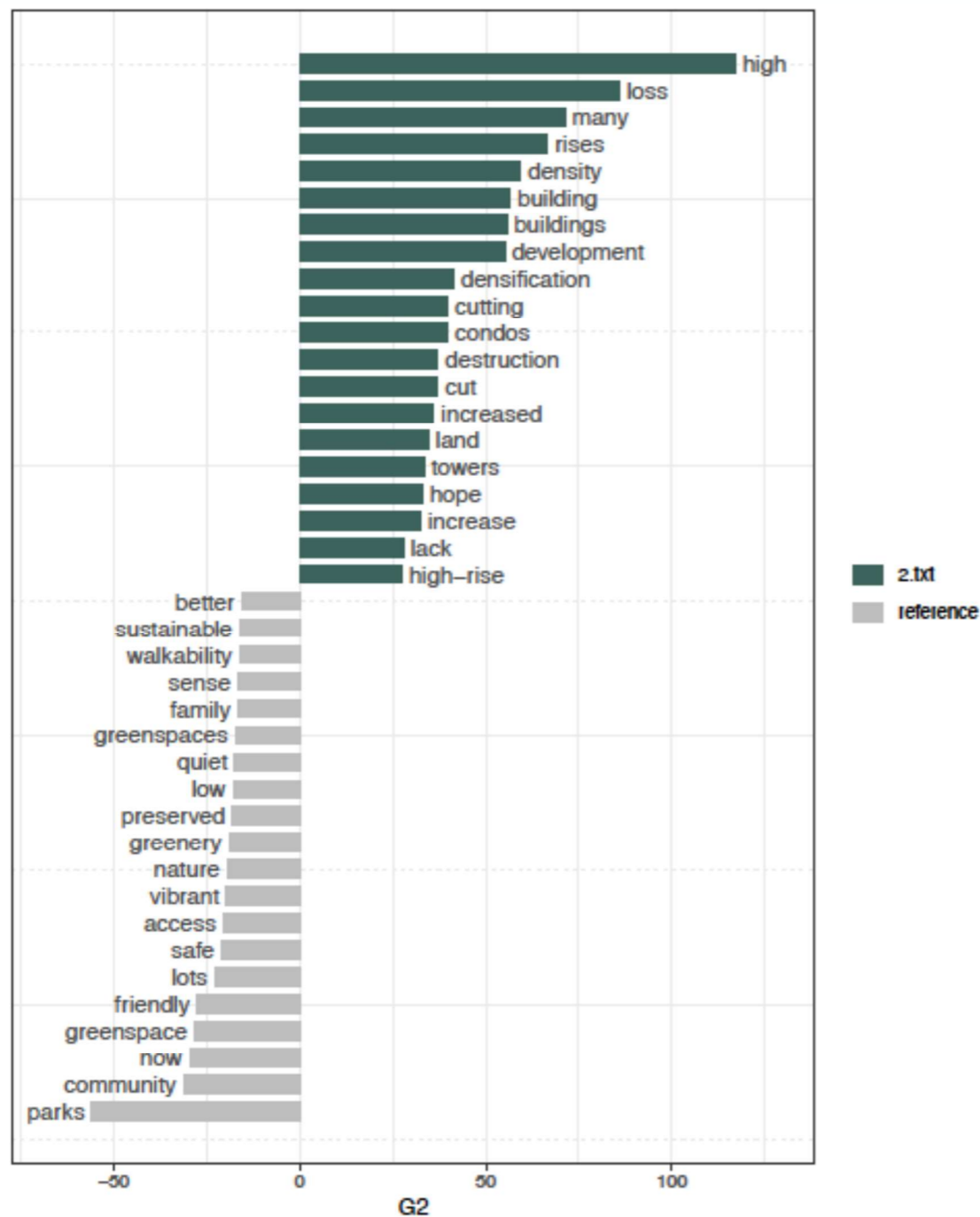
“You can’t just add people without adding **greenery**”

“**Balance between nature and human development**—preserving green space, strong climate action, livable communities”

“**Green space**, trails, parks, mixed-use open areas, community gardens, trees”

Q2: What do you hope does NOT happen in the Land Use Plan?

Keyness



Sample responses

“**Ultra high density**, destruction of green/natural spaces, poor traffic planning, lack of services such as school spaces, **not addressing sustainability**”

“**Density without enough shops, services, schools**, community garden spots, post offices, without awareness that those with mobility needs still may need to use a car on campus”

“Don’t want more high end luxury condos and townhomes. **Housing needs to be more affordable with plans for long term residency**”

“Further rapid development without adequate planning or consideration of our **ecosystem**”

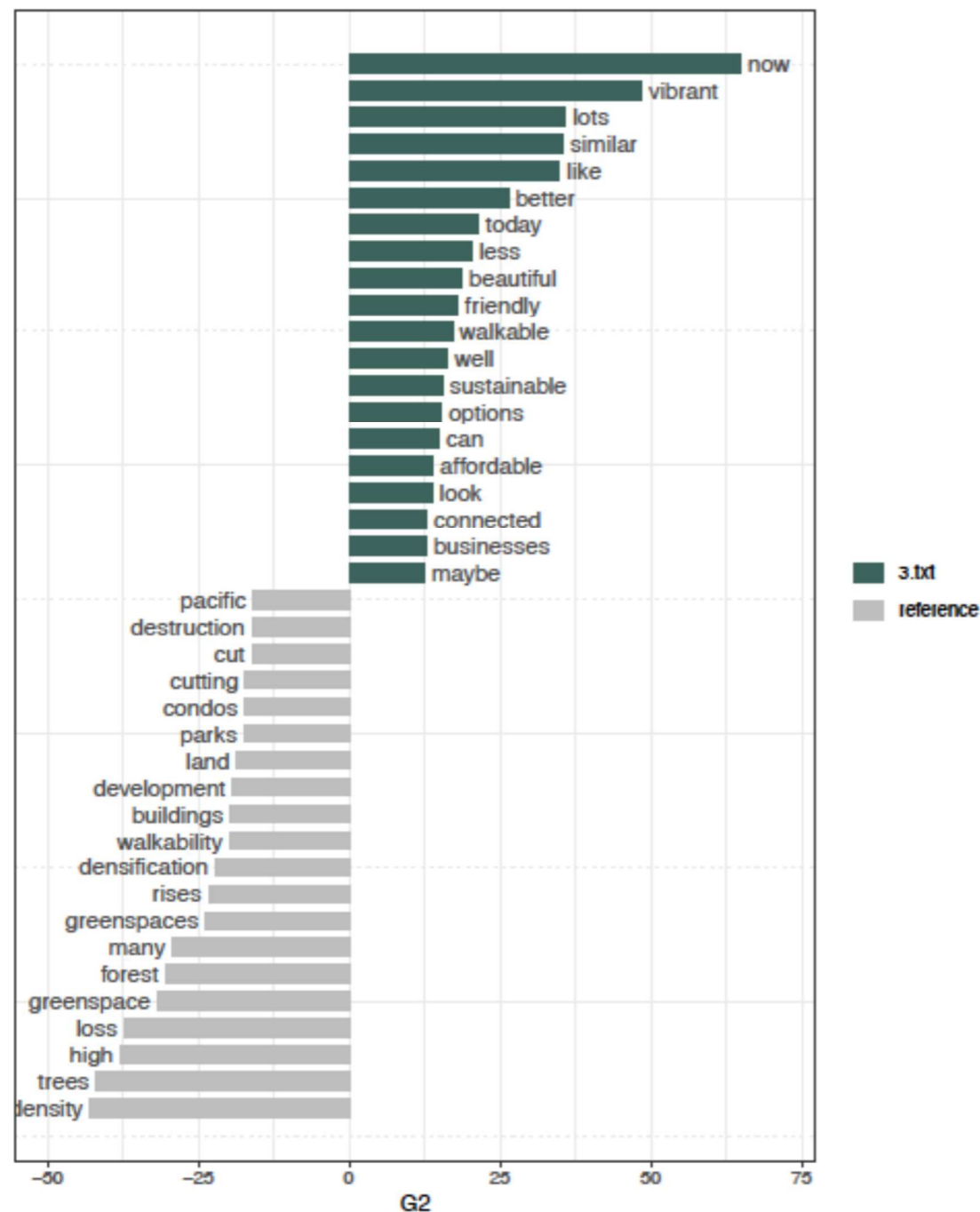
“Prioritization of money and profit over community and **services for UBC-affiliated residents**”

“Increased development and densification at the cost of **liveability, climate resilience and biodiversity**”

“We need **family housing that is affordable** and sized for 3-5 people (many people are squeezing kids into “dens” [windowless small spaces])”

Q3: What would you want the UBC neighbourhoods to look like in 30 years?

Keyness



Sample responses

The themes are similar to responses on Q's 1 & 2: green spaces, affordable housing, services & amenities, a sense of community linked to nature.

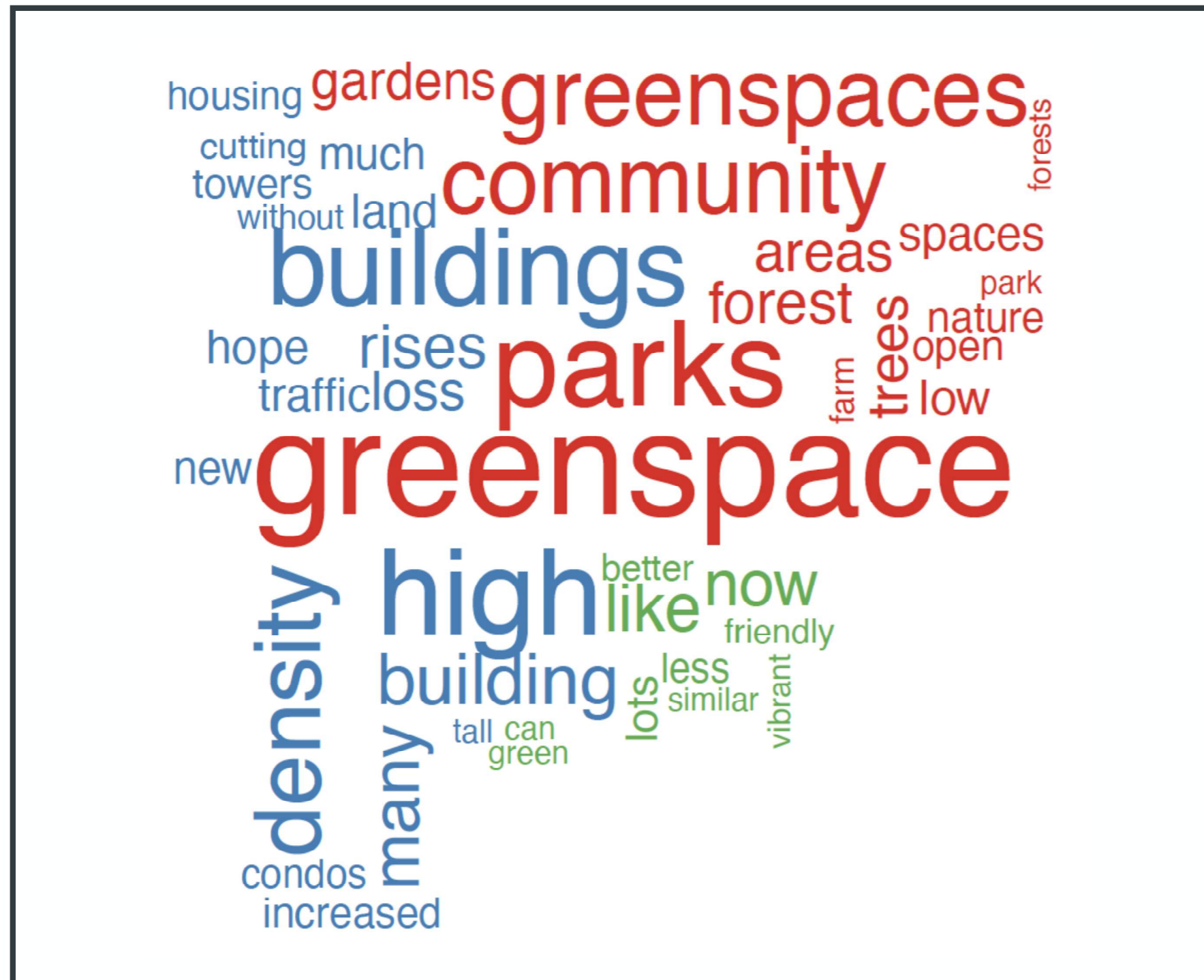
“A place where **people can live during various life stages** (play in childhood, studying, being a a single adult, family raising children, retirement).

Diverse mix of **AFFORDABLE housing** that caters to a variety of resident/family needs - **faculty/staff/students need to be prioritized** as the university cannot function without them, lots of greenspace and natural wildlife habitat, more amenities.

A number of respondents said they want the future to be “**the same as now**”.

Hawthorn was frequently mentioned as a ‘**balanced neighbourhood**’.

Resident Survey: Word Cloud



A visualization of the most common words used in response to survey questions.

- Question 1: red text
- Question 2: blue text
- Question 3: green text

Appendix B – UBC’s Needs and Aspirations Engagement Summary

The preferences and concerns expressed by UNA residents closely track with the responses coming out of the Campus Vision 2050 engagement process to date, as summarized in the recent “Needs and Aspirations Engagement Summary”.⁶ We’d like to quote, and endorse, key elements of that summary, with a reminder that “campus” refers both to the academic lands and to the neighbourhoods represented by the UNA.

1. **Addressing the affordability crisis** — we heard that life on campus is unaffordable for many, and getting worse, and that more housing needs to be built for the UBC community.
2. **Accessibility and safety of campus** — we heard that campus can be inaccessible to some, difficult to get around and unsafe at times.
3. **Meeting the needs of our diverse communities** — we heard a strong call for more amenities and services (e.g., grocery stores, daycares and schools) to enable thriving communities.
4. **How UBC uses land to finance campus needs** — we heard concern that market housing is outpacing housing for students, faculty, and staff, and that it is coming at the expense of livability, campus character and green space.
5. **xwməθkwəyəm and Indigenous campus presence** — we heard strong interest from the community in honouring and celebrating xwməθkwəyəm and Indigenous ways of knowing.
6. **UBC’s mission** — we heard a strong desire to emphasize UBC as a university and place of learning above all else.
7. **Climate emergency and campus resilience** — we heard calls for UBC to lead climate action by example and to build more climate-adaptive and green infrastructure... we heard a call for stronger language and targets to demonstrate institutional commitment to this principle, as well as support for climate adaptable and resilient buildings.
8. **Managing growth and the preservation of green space and biodiversity** — we heard strong calls to protect campus green space and to consider the capacity of the campus to grow.
 - **Campus ecology, livability and funding UBC’s priorities** — we heard strong feedback that funding and housing development does not fit within considerations of ecological stewardship, and that green spaces and forested areas should be preserved on campus.
 - **Strengthen campus and regional connectivity** — we heard support for the arrival of SkyTrain to UBC and concern around potential impacts that result from new transportation infrastructure investment. We also heard support for more cycling infrastructure on campus, and a call for ecological connectivity and biodiversity to be considered under this principle.

⁶UBC Campus and Community Planning, “Campus Vision 2050 Needs and Aspirations Engagement Summary,” spring 2022, pp 5-6.



November 14th, 2022

Re: Campus Vision 2050 and Housing Action Plan 10-Year Review

Dear members of the UBC Board of Governors,

This submission is being made on behalf of the Alma Mater Society (AMS) of UBC Vancouver in regards to the Housing Action Plan (HAP) 10-Year Review, as part of the Campus Vision 2050 process.

According to the [2022 Academic Experience Survey](#) (AES), 57% of undergraduate and 75% of graduate students experience financial hardship related to the cost of housing. Students are acutely affected by the current affordability crisis, facing factors such as the housing crisis, skyrocketing inflation, rising tuition, and a possible recession. The University has a responsibility to ensure students have safe and stable accommodation during their time at UBC, and the housing crisis is creating a precarious financial situation for students. For example, students in Vancouver [spend over half of their income on housing](#), with Canadian students earning on average \$20,000 or less annually. We hope Governors take this context, as well as the below recommendation, into consideration when making decisions on Campus Vision 2050 and the HAP.

Currently one of the policy directions in the HAP review for Student Housing is to “support affordability with a portion of student housing revenues.” We urge the University to consider directing all of this income, after covering operating costs, to student services and student financial aid. The importance of our student services has been increasingly more evident since the onset of the COVID-19 pandemic and the Student Affordability Taskforce (SATF) recommendations demonstrate the need for funding affordability measures going forward, such as sustainable funding for food security programs. Campus Vision 2050’s recent public engagement summary has also highlighted the calls from the community for the University to address student affordability concerns.

The Student Housing and Community Services (SCHS), as an ancillary operation, regularly contributes to the overall operating budget of the University. For example, in the 2019-2020 fiscal year, there was a projected \$33M of business revenue contribution to the UBC Vancouver operating budget. A substantial part of this contribution comes from student housing and hospitality. For example, in the 2020-2021 fiscal year SCHS was projected to contribute \$78,543,000 to the operating budget. Currently a portion of business revenue contributions also flow to the faculties, along with tuition through the Tuition Allocation Model (TAM).



This is a crucial time for funding for student services and it is ridiculous that the VP Students portfolio, under which the majority of student services are operated, is the very portfolio experiencing 2% budget cuts in response to pandemic related cost pressures. This redirection of funding will address the need for resourcing recommendations outlined in the SATF and ensure the University continues to offer robust support concerning financial aid, counselling services, career development, etc. One of the Board of Governors' four priorities for Campus Vision is to grow the academic endowment through land development and investment priorities; student services are vital to the academic mission and the faculties can benefit from substantial investments into services such as career development. If the University truly wishes to be ambitious and innovative in the Campus Vision 2050 process, this will be one of the primary ways to make progress and be thought leaders in this area.

As representatives of over 56,000 students at UBC, we hope that the Board of Governors thoughtfully considers the recommendations made in this submission and appreciate the University's engagement with us thus far in the Campus Vision 205 process.

Sincerely,

Dana Turdy
VP Academic and University Affairs
Alma Mater Society

Eshana Bhangu
President
Alma Mater Society



UNA Campus Vision 2050 Feedback

November 2022

CV 2050 Community Engagement

- The UNA represents the 15,000 residents of UBC’s residential neighbourhoods
- The UNA has consulted residents extensively on Campus Vision 2050.



Land Use Advisory Committee



Resident Virtual Town Hall



Engagement with UBC Campus
and Community Planning



Resident Survey

- Three open-ended questions
- 876 responses
- Posing questions to Campus and Community Planning and publicizing answers on the UNA website

The UNA has drawn on its resident engagement in calling for UBC to prioritize sustainable, climate-friendly, affordable development at densities consistent with the current land-use plan.

- Climate emergency
- UBC's Climate Action Plan does not cover the University neighbourhoods

The UNA's Position

UBC should pause the Campus Vision 2050 planning process until it can complete a comprehensive Climate Action Study and Plan that includes University neighbourhoods.

Affordability

- Severe shortage of affordable housing near the University
- High demand for rental housing
- Lack of purchase options for faculty and staff
- Speculation drives up home prices

The UNA's Position

UBC should prioritize the development of rental housing (at least 50%) in its neighbourhoods, as well as affordable purchase options for UBC affiliates. The University should actively discourage speculative investment, which drives up housing costs for all and feeds the region's affordability crisis.

Ecology & Green Space

- Fragile and precious ecosystem at UBC
- Campus Vision 2050 Terms of Reference, with little consultation and no consideration of ecological or environmental impacts, call for doubling the density of remaining neighbourhood development

The UNA's Position

UBC should determine the ecological carrying capacity of its land before planning future development. The Campus Vision 2050 planning process should include detailed environmental impact studies for a range of development scenarios. The Campus Vision 2050 Terms of Reference should be revised to remove premature and arbitrary increases in density.

Affordable, Sustainable, Livable Density

- The University has advanced a plan to double housing density by building up to thirty new towers.
- Concrete and steel towers involve considerably more “embodied carbon” than other housing forms.
- Towers preclude the use of less carbon intensive mass-timber construction

The UNA’s Position

The University should draw on its faculty’s renowned expertise in urban planning, ecology, landscape architecture, and mass-timber engineering to design compact, green, human-scaled communities. These wood-based neighbourhoods should comprise a mix of low- and mid-rise apartment buildings, stacked townhomes, and mass-timber high rises no higher than twenty stories.

Appendix 2, Section 4: Survey Questionnaire

The following section includes the full online survey questionnaire used for Campus Vision 2050 public engagement in Fall 2022.



CV2050 Big Ideas and Choices Survey

September – October 2022

Welcome!

Thank you for your interest in Campus Vision 2050, a comprehensive planning and engagement process that will shape how the physical Vancouver campus changes and grows over the next 30 years.

This survey will take ~15 minutes to complete and all responses are anonymous. When you complete the survey, you will be entered to win **1 of 10 \$100 UBC Bookstore gift cards!**

In this survey you will be asked to provide feedback on two main sections:

- **Five "big ideas"**: emerging, high-level directions that will shape the future of the campus (~5 min).
- **Choices** related to building heights, open space and distribution of future development (~10 min).

To learn more about Campus Vision 2050:

- Visit our [About](#) page to learn why UBC is undertaking this process.
- Visit our [Process](#) page to learn about the planning and engagement approach, what the scope of the process includes, and what we are working towards.
- Visit our [FAQ](#) page to find answers to common questions.
- Visit our [Campus Profile](#) to learn about the Vancouver campus and its people.

Please begin by telling us about yourself:

What is your affiliation with UBC? (Choose all that apply)

- Student (1)
 - Faculty (2)
 - Staff (3)
 - Resident (4)
 - Emeritus (5)
 - Alumni (6)
 - Other (7) _____
-

Where did you learn about this survey?

- Social media (1)
 - Email (2)
 - A friend (3)
 - An advertisement on campus (4)
 - A notification in the mail (5)
 - Other (6) _____
-

Have you participated in any previous Campus Vision 2050 engagement events?

- Yes (1)
- No (2)
- Not sure (3)

Section 1: Five 'Big Ideas'

Five 'big ideas' have emerged through extensive engagement with the community, research and analysis, and intensive workshops involving experts as well as diverse voices from across the campus and neighbourhoods.

The 'big ideas' are high-level directions that will shape the future of the campus. They are rooted in the Campus Vision 2050 [guiding principles](#), and are critical to meeting the needs and aspirations of the community and our host nation, and supporting the academic mission of the university.

To achieve our shared goals for the future, the final 30-Year Vision will feature elements of each 'big idea,' **working together** and in conjunction with other Campus Vision 2050 outcomes as well as numerous existing university plans and initiatives, such as the university's Climate Action Plan, Indigenous Strategic Plan, and emerging Academic Infrastructure Plan.

After exploring each idea you'll be asked to provide your feedback.

Let's begin.

Big Idea One: The Learning City

The campus of the future will showcase UBC research and innovation, prioritizing collaboration, creativity and knowledge exchange through inviting, accessible and flexible buildings and outdoor spaces. More than ever before, campus will be a test bed, incubator and role model for new approaches to planning and implementing low carbon communities, translating new knowledge into practice and attracting industry and community partnerships.

Blurring the divide between academic and neighbourhood activities in formal and informal spaces throughout the campus and neighbourhoods will encourage serendipitous encounters that foster learning, discovery and community and unlock synergies between UBC's communities.


A revised approach to funding and supporting community amenities will better meet the diverse

needs of the community and support innovation.

What is your overall level of support for this 'big idea'?

Not Supportive

Very Supportive

Slide: ()	
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What could be changed or improved about this "big idea" to increase your level of support?

What is important for UBC to consider as we further develop this 'big idea'? (Optional)

Big Idea Two: More Housing and Expanded Affordability for UBC

A dramatic expansion of housing will mean more UBC community members have more affordable housing options close to where they work or study. It will provide more family homes, opportunities to age in place, and amenities that make life easier and richer for residents, including childcare, groceries and transit.


Free from long commutes and worries about finding stable housing, more students, faculty and staff will have more time to focus on studying, teaching and research, being present for their families and friends, getting involved in campus life, and building community with their neighbours. Reducing the number of people commuting to campus will help UBC address the climate crisis.

Housing affordability is the focus of a 10-year review of UBC's Housing Action Plan, which is incorporated as part of Campus Vision 2050. For more information, visit [Housing Action Plan Review](#).

What is your overall level of support for this 'big idea'?

Not Supportive

Very Supportive

Slide: ()	
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What could be changed or improved about this "big idea" to increase your level of support?

What is important for UBC to consider as we further develop this 'big idea'? (Optional)

Big Idea Three: Restorative and Resilient Landscapes

Guided by rich natural surroundings and Indigenous knowledge, the campus will accelerate climate action to become a truly sustainable community. A network of connected green public spaces, courtyards, corridors, green roofs, and places for respite and social connection will work alongside academic and neighbourhood buildings.

Indigenous plants and Xʷməθkʷəy̓əm (Musqueam) values reflected throughout create a sense of welcome to Xʷməθkʷəy̓əm's traditional territory.

Biodiversity and ecological resilience will be supported throughout the campus, including new tree canopy, rain gardens and green corridors for biking, walking and rolling.


Buildings and energy infrastructure systems will be planned and designed to meet low to no-carbon targets and increase climate resilience.

For more information about UBC's work to address the climate crisis, visit our [Climate Action Plan 2030](#) webpage.

What is your overall level of support for this 'big idea'?

Not Supportive

Very Supportive

Slide: ()	
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What could be changed or improved about this "big idea" to increase your level of support?

What is important for UBC to consider as we further develop this 'big idea'? (Optional)

Big Idea Four: A Community of Communities


Turning a big place into a series of smaller, identifiable communities will help scale down and humanize a large campus that can be difficult to navigate, particularly for people with disabilities.

A mosaic of connected communities, each with its own local heart, unique features and identity, creates a socially-connected urban campus where people feel included and supported. Each community will feature a blend of housing, work spaces, open space and amenities (e.g., corner stores, cafes) that will allow more people to meet their daily needs conveniently and destination features that draw people in from across the campus and the region. Each new development will contribute to a complete, compact, sustainable and resilient campus.

What is your overall level of support for this 'big idea'?

Not Supportive

Very Supportive

Slide: ()	
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What could be changed or improved about this "big idea" to increase your level of support?

What is important for UBC to consider as we further develop this 'big idea'? (Optional)


Big Idea Five: Connected Campus

The arrival of Skytrain will be transformative for UBC. Members of the UBC community who live off campus will have shorter, greener, less complicated commutes, giving them more time to study, work, play and rest. On-campus residents will benefit from faster and easier access to other parts of the region. With more people arriving by transit, a renewed and expanded network

of mobility corridors that prioritizes active and sustainable transportation will mean people of all ages and abilities are able to get to where they need to go, comfortably and safely, and reduce greenhouse gas emissions.

Mobility networks will take advantage of the system of connected greenspaces, making active modes of transportation a pleasure, and quiet neighbourhood streets will be safe for walking, rolling and playing. Lining highly used pathways and corridors with active retail and community uses and good lighting supports an active and vibrant urban experience and improved night-time safety.

What is your overall level of support for this 'big idea'?

	Not Supportive	Very Supportive
Slide: ()		

What could be changed or improved about this "big idea" to increase your level of support?

What is important for UBC to consider as we further develop this 'big idea'? (Optional)

Thank you for providing your feedback on the five "big ideas."

In the next section, we'll explore choices related to building heights and location of future development.

Section 2: Choices Related to Building Heights, Open Space and Distribution of Future Development

Needs and Aspirations for a Growing Campus

The following seven guiding principles were adopted by the UBC Board of Governors in June 2022 as part of the Campus Vision 2050 Terms of Reference. They were developed through extensive engagement over the past year with the university, the community and xʷməθkʷəy̓əm, and will be critical to shaping the 30-Year Vision.

For more details, read [Guiding Principles and Strategies](#).

Meeting Community Needs

In order for Campus Vision 2050 to address needs and aspirations of the UBC community, and after hearing concerns about the impacts of more development on campus, the UBC Board of Governors concluded that over the next 30 years UBC will need to continue to grow.

This means:

- Up to 20 per cent more academic floor space above the current total (see below to read more).
- At least 3,300 new student housing beds in addition to the current total of 14,000.
- Potentially doubling the current number of residential units on campus (a 20-per cent increase in residential development over the current Land Use Plan).
- More retail, commercial and community space and more childcare space to meet the needs of the future population.
- New, highly livable and sustainable neighbourhoods, with particular emphasis on the Acadia area as the location for the majority of new neighbourhood development.
- Resolving outstanding heights and density decisions for Stadium Neighbourhood.
- Expansion of existing neighbourhoods beyond their current boundaries, such as Wesbrook Place.
- Retention of green academic space.

Delivering this will require making choices about how we use the campus land, some of which involve trade-offs— a recognition that not everyone’s needs can be fully met at the same time.

Let’s explore several land use choices.

Approach A: Emphasis on taller buildings, concentration of neighbourhood housing and larger, uninterrupted open space areas

Considerations:

- Concentrates neighbourhood development in fewer areas of campus.
- Larger, unbroken open spaces for social, recreational and ecological uses, including tree preservation.
- Preserves more land for future academic and housing uses.
- Taller neighbourhood buildings generate more funding for community priorities, including affordable housing, amenities and the academic mission.

**Acadia and Stadium Neighbourhood are explored later in this survey.*

Approach B: Emphasis on mid-rise buildings, more distribution of housing along corridors and smaller, more distributed open space areas

Considerations:

- Distributes neighbourhood development across more areas of campus.
- Smaller, more distributed open spaces for social, recreational and ecological uses, including tree preservation.
- Requires using some academic land for neighbourhood housing (e.g., along East Mall and Thunderbird Boulevard).
- Mid-rise buildings use more wood for construction, reducing greenhouse gas emissions.

**Acadia and Stadium Neighbourhood will be explored later in this survey.*

*** Housing along East Mall and future opportunities along 16th Ave. would require adjusting street widths to create additional land for housing capacity.*

Thinking about these campus-wide implications for building heights and location of future development, to what extent do you agree or disagree with the following statements (in no particular order):

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
UBC should concentrate neighbourhood development in fewer areas of campus by prioritizing taller buildings.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
UBC should build taller buildings to preserve larger, uninterrupted open spaces for social, recreational and ecological uses, including tree preservation.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
UBC should prioritize mid-rise buildings, even if it requires some academic land to be used for neighbourhood housing.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
UBC should prioritize mid-rise buildings that are built with wood to reduce greenhouse gas emissions, even if that means using more land to accommodate community housing needs.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

UBC should prioritize mid-rise buildings, even if that means less funding for community priorities, including affordable housing, amenities and the academic mission.



Keeping in mind Acadia and Stadium Neighborhood will be explored later in the survey, what else is important to you regarding building heights and the location of future development at the campus-wide scale? (Optional)

Zoom-in: Acadia

Let's explore building heights using the future Acadia neighbourhood as an example.

The Acadia area is envisioned as a place for significant new housing over the next 30 years, along with the necessary amenities and services to make it a great place to live. A neighbourhood plan for Acadia will be developed in the future, which will involve extensive community engagement. About half of the existing Acadia student family housing and daycares would be preserved until a future phase of planning.

Building heights can impact:

- what it's like to live in or visit a neighbourhood,
- how the neighbourhood relates to its surroundings,
- how well a neighbourhood or individual building addresses important considerations, such as affordability and ecology, and
- the amount of land needed to provide homes for people.

Below are two approaches to building heights in Acadia.

One relies on taller buildings combined with 6-storey podiums and mid-rise buildings and the other relies only on mid-rise buildings. The two approaches show ends of a spectrum of choices about building types. The future neighbourhood could include a mixture of housing types to achieve growth needs.

Taller Buildings

- Taller buildings on 6-storey podiums combined with mid-rise buildings.
- More housing in Acadia, due to higher concentration.
- More open space.
- Longer, faster moving shadows from tall, slender buildings.
- Community interaction more challenging in taller buildings.

Mid-rise Buildings

- Shorter buildings (6-12 storeys).
- Less housing in Acadia, due to lower concentration.
- Several smaller, more distributed open spaces.
- More continuous shadows with mid-rise over 8 storeys.
- "Urban village" feel with human-scaled buildings.
- More community interaction with mid-rise buildings.

Thinking about the Acadia area as a place for significant new housing at UBC over the next 30 years, to what extent do you agree or disagree with the following statements (in no particular order):

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
<p>UBC should prioritize taller buildings to preserve one central, uninterrupted open space for social, recreational and ecological uses, including tree preservation.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>UBC should prioritize mid-rise buildings to support smaller, distributed outdoor spaces closer to residents in different areas of Acadia.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>UBC should prioritize mid-rise buildings to offer a more “urban village” feel and allow people to live closer to the ground, supporting more community interaction.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>UBC should prioritize taller, slender buildings that produce longer, faster moving shadows across the neighbourhood.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

UBC should prioritize taller buildings on top of shorter, 6-storey podiums (podiums being the lower levels that are built up to or near the property boundary edges).

UBC should prioritize taller buildings because they concentrate development, which results in more housing.

What else is important to you regarding building heights and location of future development at the neighbourhood scale? (Optional)

Locating Taller Buildings on Campus

Campus Vision 2050 could result in a mixture of building heights. Thinking about neighbourhood building heights generally, where on campus should the tallest buildings be emphasized?

Rank the following options (drag and drop, 1 = 1st preference, 3 = 3rd preference):

- Near population and activity centres**
- Near existing towers**
- Along the perimeter near forested areas**



Why do you feel this way? (Optional)

Are you interested in exploring and providing feedback on some outstanding choices related to the future Stadium Neighbourhood on campus?

Yes (1)

No (2)

Zoom-in: Stadium Neighbourhood (optional)

Between 2017 and 2019 UBC engaged the community to develop a draft concept for a future campus neighbourhood on Stadium Road. The draft plan includes a compact, high density residential development with a mix of retail, services, community amenities, green space and a new Thunderbird Stadium.

The amount of rental housing in Stadium Neighbourhood will be addressed through a new approach to housing affordability policies that will be campus-wide rather than just for Stadium Neighbourhood, and set through UBC's [Housing Action Plan review](#).

To meet UBC and community priorities, the draft plan for Stadium Neighbourhood includes a range of building heights and density. At the lower end of the range, the plan includes five towers at 22 storeys. At the higher end, it includes five towers ranging from 20 to 32 storeys. Through Campus Vision 2050, the updated Land Use Plan will specify what the maximum heights will be for the taller buildings in Stadium Neighbourhood, within the range of 22-32 storeys.

There are several broader impacts related to maximum building heights in Stadium Neighbourhood:

- Setting the maximum building height at the upper end of the range (i.e., closer to 32 storeys) could reduce the amount of land needed in other parts of campus to accommodate much needed housing, preserving flexibility in how UBC addresses future housing and academic needs.
- Setting the maximum building height at the lower end of the range (i.e., closer to 22 storeys) could lead to higher building heights in other future neighbourhoods, such as

Acadia Park, and may necessitate using more campus land, including potentially converting some academic land to neighbourhood land.

Thinking about maximum building heights in Stadium Neighbourhood and the factors identified above, which statement comes closer to your point of view?

- UBC should set the maximum building height at the upper end of the range proposed in the draft plan for Stadium Neighbourhood (i.e., closer to 32 storeys), reducing the amount of land needed to accommodate housing in other parts of campus. (1)

- UBC should set the maximum building height at the lower end of the range (i.e., closer to 22 storeys), even if it leads to higher building heights in other future neighbourhoods, such as Acadia, and potentially converting some academic land to neighbourhood land. (4)

- Neither (6) _____

Why do you feel this way? (Optional)

Thank you for providing your feedback on the land use choices.

Is there anything else you would like to add about the Campus Vision 2050 "big ideas" and/or choices?

Submit your email below to be entered to win 1 of 10 \$100 UBC Bookstore gift cards!

If you would like to take a deeper dive into the "big ideas" and choices, please register for an upcoming workshop on our [Campus Vision 2050 Events](#) page.

Appendix 2, Section 5: Display Boards

Please view the Fall 2022 Display Boards here:

<https://campusvision2050.ubc.ca/33823/widgets/138635/documents/92825>



Appendix 3

30-Year Vision:
Draft for Input

Appendix 3, Section 1: Detailed Engagement Takeaways

Public Events	Description
Roadshows	A presentation and short question and answer period during a pre-scheduled meeting.
Community Conversations	Small to medium group sessions comprised of a presentation and in-depth facilitated discussion.
Open Houses	Drop-in events with display boards to learn more, ask questions, provide feedback and connect with staff.
Workshops	Long format event with large and small group discussions and interactive ways to participate and provide feedback.
Pop-Ups	Pop-ups were held at various high traffic areas on campus, including both academic and neighbourhood areas, to learn about Campus Vision 2050 and provide feedback.
Online and Printed Survey	Survey allowed respondents to provide feedback on the Draft 30-Year Vision and six Big Ideas either online or in printed format. See Appendix 3, Section 2 for detailed survey results.
Speaker Event	Presentation by Dr. Simon Donner on “Planning a Sustainable Campus: Balancing Growth and Climate Action at UBC” followed by a moderated Q&A session.

Roadshows

Roadshows comprised of a presentation and short question and answer period during a prescheduled meeting. The following takeaways have been summarized from notes taken by staff at each of these events.

Learning City

- Support for more flexible academic and research spaces
- Interest in how remote and hybrid working and learning arrangements will shift how we use spaces

More Housing & Expanded Affordability

- Strong demand for more affordable housing and childcare on campus, with priority for marginalized groups (e.g., IBPOC groups)
- Recognition that the target for new student housing beds is not enough to meet the pace of demand
- Food affordability and food security needs to be more strongly reflected in this big idea.
- Support for more faculty and staff housing
- Interest in Indigenous specific housing, and desire to see cultural practices like smudging better accommodated within residences
- Desire for affordability and expanded affordability to be defined

Housing Action Plan

- Recognition that the RGI program is not sufficient for frontline staff in accessing affordable housing. Housing options made available through the program are still not affordable enough, and there are concerns around the length of eligibility as well as potential housing precarity.
- Interest in expanding access to affordable housing for campus employees who are not affiliated with the university (e.g., U-Hill teachers).
- Recognition that rental housing is still out of reach for many.

Community of Communities

- Desire for more spaces that support a wide range of people (e.g., shift workers) activities and needs (e.g., social and rest areas, multi-faith/prayer spaces, low sensory environments, microwaves, dog-friendly parks, etc.).
- Desire for more amenities and services to accommodate increased growth on campus (e.g., new schools, daycares, grocery, childcare, health services), and for these amenities and services to be better distributed across campus (e.g., north campus). Interest in more specific information around the planning of this.
- Concern with the lack of elevators in parkades and the impact on accessibility.
- Desire for an adequate and affordable parking supply for frontline staff.
- Desire for improved lighting and nighttime safety, and improved snow removal on campus.
- Desire for more covered, weather-protected spaces on campus.

Restorative & Resilient Landscapes

- Important for the campus to be a place that supports Indigenous knowledge and practice, including having community gardens for students and residents.
- Recognition of the tension between future development and sustainability on campus, and concern around the pressures on greenspace with a growing population
- With the arrival of SkyTrain, desire for better planning and integration with Botanical Gardens (e.g., pedestrian access, amenities, services, green connector).
- Desire to preserve surrounding forests and increase ecological connection on campus.
- Support for increased Musqueam presence, and Musqueam use of spaces on campus.

Connected Campus

- Excitement and support for the arrival of SkyTrain to UBC, and desire for improved intra-campus mobility (e.g., shuttle service). Some concern around reduced bus line service after the implementation of SkyTrain.
- Recognition that SkyTrain to UBC may not be sufficient for all frontline staff, as some live very far away from campus and still need to drive.
- Desire to see two rapid transit stations on campus.

Climate Adaptation & Mitigation

- Interest in actions to support climate action, and support for green buildings and technologies.

Other

- Interest in if UBC will become a formal municipality given the projected growth.

Process

- Desire to see student perspectives more strongly represented
- Desire for more transparency on the metrics and decision making behind projected student and neighbourhood housing growth
- Desire for more information on the financing to bring SkyTrain to UBC.
- Desire for more information around Musqueam engagement.

Community Conversations

Community Conversations were small to medium group sessions comprised of a presentation and in-depth facilitated discussion. The following section summarizes notes taken by staff in these sessions.

Learning City

- Desire for additional student spaces (i.e., quiet study spaces, spaces for commuter students to feel at home).
- Desire for the needs of international students to be better incorporated into this long-term Vision.

More Housing & Expanded Affordability

- Housing for vulnerable and marginalized populations – who is included?
- Define affordability and better communicate how the Vision will improve day to day experiences.
- How will parking be accommodated for new developments?
- Strong opposition to splitting student family housing across Acadia and Totem Field due to desire to preserve open space and the sense of community and support at Acadia.
- Need to be purposeful in building community by clustering the right amenities relative to built form (e.g., how to build towers for people, families).
- General support from many groups for higher density, taller towers and more student housing on campus.
- Concern about lack of affordable units on campus impacting recruiting and retaining lower salaried staff because they cannot afford to live on or near campus and inevitably transit from far away.
- Questions about population growth projections and where those numbers came from.
- Concern with housing development prioritizing neighbourhood growth rather than student housing.
- Plan should include for food affordability, food justice, food security and Indigenous food sources.

Housing Action Plan

- Lots of energy around housing and the specific policies behind building in Acadia and UBC-affiliated housing. There was also a desire to see policies for addressing market speculation.
- Lack of awareness about the rent geared to income program and identification of barriers with other assistance programs.
- Tension between the HAP affordability policies and recent student residence rent hike of 8%.
- Strong support for establishing a middle ground in housing that sits between satisfying basic needs and market housing.

Community of Communities

- Strong support and appreciation for how disability needs are being raised up-front in the planning and design process.
- Enthusiasm for more Indigenous spaces across campus, perhaps modelled on the Indigenous Collegium, while respecting Musqueam territory.
- Desire for campus amenities to support social interaction between students and residents, instead of feeling like they are only for folks who live in the neighbourhoods.
- Residents shared concerns over the capacity of the Wesbrook Village community center and other recreational facilities.
- Desire for having more covered outdoor spaces to be able to gather outside when it is raining.

Restorative & Resilient Landscapes

- Significant interest in the tension between campus growth and preservation of green space. Comments centered around how there are specific growth targets, but no numbers around green space provision (i.e., per capita or otherwise).
- Comments that the Vision is missing mitigating urban heat island effects, and this is a good example of how the Landscapes and Climate Big Ideas need to be better integrated.
- Some concern about properly engaging Musqueam in the landscape design process.
- Other things missing from the Vision strategies: soils, bird friendly building guidelines, the definition of resilience, and the specific mandate of a future biodiversity strategy.
- Some concern about future construction impacting both community and academic uses of the campus, specifically a desire to maintain quality of life and studying during the construction process.
- Support for improving access to quality green space due to the strong link between greenery and human wellbeing.
- Make sure UBC plants future plants and trees that improve biodiversity and climate resilience, as opposed to just for aesthetics.
- Desire to use the campus landscape for outdoor learning opportunities.

Connected Campus

- Parking cost and access for front-line staff, shift workers, and people with disabilities needs to show up stronger in the document.
- Strong call for additional accessible parking and improving access for getting to and around campus with strong opinions about the currently inconvenient shuttle service, cost limitations, and ideas for other modes of transport around campus.
- Enthusiasm for a shared e-scooter program because they offer more comfort than HOPR bikes.
- Concern about the difficulty that students, staff, and faculty face when dropping off or picking up young kids because with daycares being so far apart on campus.
- Concern about ease of drop-off and pick-up along Thunderbird Fields with narrowing of East Mall and addition of future housing.
- Concerns about commuting to campus because of how crowded buses towards campus can be in the mornings (i.e., it is normal for 2-3 full buses to pass by).

- Desire for more concrete details about Skytrain development and possible disruptions to current transport and residents.
- Residents would like to see a balance between improving public transit and keeping UBC as a safe, academic-oriented campus.

Climate Adaptation & Mitigation

- Continued loud calls for more specifics around biodiversity protection, tree protection bylaws, and overall addressing the urgency of climate change.
- Strong interest in sustainability processes behind building demolition and materials reuse.
- Participants expressed the fundamental tension between construction and climate action due to emissions involved in demolition and construction processes, and a desire to see UBC do more to salvage buildings or building materials instead of full demolition.

Process /Other

- Very specific feedback on imagery and language used in the Vision doc that should be changed (i.e., more diversity in body types).
- Questions about phasing and engagement during detailed planning of that area.
- Interest in land back and setting aside land just for Musqueam use, in addition to honouring Musqueam ways of knowing, place names and decolonization in general.
- Desire for more transparency regarding the implementation of this plan and funding feasibility, and concern that improvements suggested in Vision would be linked to future tuition hikes.

Advisory and Stakeholder Meetings

Targeted engagement meetings were also conducted with advisory committees and key interest groups on campus, spanning students, faculty, staff, residents and other community members. These groups provided ongoing advice to Campus Vision 2050’s public engagement process, plan development and recommendations. The following section summarizes takeaways from named group meetings, minutes and submissions in Winter 2023.

Community Advisory Committee

- The Vision needs to be bolder, and clarify whether it is to be fully achieved by 2050 or is a moonshot for 2050. The Vision feels underwhelming, not much more than meeting existing/precedents targets and practice.
- The Learning City needs to go beyond focusing on traditional places of learning (i.e., classrooms and academic buildings) and leverage the different learning opportunities on campus—for example, a Learning Hub around the Botanical Gardens, the Farm, MOA, and informative signage around campus infrastructure, plantings, etc.
- More Housing and Affordability for UBC needs to be more ambitious, with growth for students, faculty, and staff equal to or exceeding growth for market housing. UBC should explore off-campus opportunities, and consider side-effects of increased campus growth (e.g., increased traffic, safety concerns).
- Community of Communities needs to consider whether communities are compatible, safe, and can thrive together when mixing (e.g., mixing student family housing and first-year housing at Totem).
- Restorative and Resilient Landscapes needs to ensure accessibility (i.e., physical accessibility, all-weather accessibility) and find ways to improve ecological health and value while offering ways for the UBC community to interact with and learn from it.
- Connected Campus proposes good pedestrian-oriented improvements, however also needs to ensure good and reliable transit access within as well as to/from the campus. Connections on campus could be more interesting if supported by amenities, gathering spaces, etc. along them.
- Climate Mitigation and Adaptation is underwhelming, and does not feel bold or visionary. Strategies and targets are on par with existing precedent. Many “green” initiatives on campus are often one-time (e.g., passive house, Tallwood, green roofs), however need to become common practice.

Refer [here](https://campusvision2050.ubc.ca/engagement-approach) (campusvision2050.ubc.ca/engagement-approach) for full CAC meeting minutes.

University Neighbourhoods Association

- Concern that past feedback and interests were not adequately addressed in the Campus Vision 2050 Terms of Reference.
- Specific interest in Climate Mitigation and Adaptation, and a call to halt Campus Vision 2050 until a Neighbourhood Climate Action Plan could be completed and environmental impact assessment could be done for the 30-Year Vision.

- Concern around the economic model used to deliver affordable housing.
- Concern about tower heights moving above existing land use plan limits, and the embodied carbon involved in tower development.
- Desire for more clarity on the rental housing minimums in the Land Use Plan versus the rental housing commitments mentioned in the Vision
- Desire to include climate action commitments in the Land Use Plan Update (or at least acknowledge how our climate adaptation and mitigation commitments in the Vision tracks to the Land Use Plan commitments).
- Broad interest in the ongoing Campus Vision 2050 engagement process and the upcoming public hearing process.

President's Advisory Committee on Campus Enhancement

- Desire for more covered and rain protected outdoor areas and night time facilities to support gathering and hanging out
- Desire for more community gardens in the academic campus
- Need for separate routes where possible for bikes and skateboards verses pedestrians
- It is important to consider the character of the academic campus and the scale of buildings next to the public realm and open spaces.
- Express the identity of academic units and allow to spill outside.
- Engage with young faculty on what they need to build relations between themselves (I.e., a faculty club).

Property and Planning Advisory Committee

- Concern about not enough research focus in the Vision.
- Desire for specific allocations of affordable housing for post-graduates and short-term employees.
- Discussion about an emerging Academic Infrastructure Plan, and its intersection with Campus Vision 2050 on research and facility growth, as well as a housing affordability dimension.
- Interest in the new Housing Action Plan policies, reiterating that feedback is crucial to the extension of these policies, which aim to make housing affordable for all.

Advisory Urban Design Panel

- Overall commendation of progress and evolution of the document.
- Strategies are strong and are very effective at demonstrating how the Big Ideas would become reality.
- Suggestion that overlaying the ideas into a single diagram may reveal synergies/areas of intensity. A need to ground-truth the six Big Ideas. Suggest a diagram that navigates/filters the layers for a specific site.
- Consider at what point does a document become too complex and hard to absorb? At the right level now but be cognizant.
- What ingredients are common to all and those that are different to provide legibility while allowing flexibility? Develop an illustration of how to read the plan. Ground truth the layers.

- Perspective views are an interesting visualization of what success could look like – these could be more exaggerated to articulate the idea more strongly.

External Advisory Committee

- Interest in finer grain details behind the draft growth and development projections (I.e., building types, traffic studies), and desire for clarity on timelines (I.e., phasing for changes to the roadways, next steps for the Land Use Plan updates).
- Emphasis that more police and fire service capacity will be required to support the proposed population growth on campus.
- Curiosity about the public engagement process and what information has been presented to the community and how they have responded to date.

Wreck Beach Preservation Society and Pacific Spirit Regional Park Society

- Strong concern regarding cutting down additional trees and mixed support and concern for building taller buildings to preserve open, green space. Specific desire for forest edge buffers between parks and housing developments.
- Concern about guarding the viewscape from taller buildings (I.e., beachgoers or those walking in the park do not want to see tops of towers).
- Interest in nature of SkyTrain development and where the stations will be located. Mixed support and concern for an underground SkyTrain that will not disturb trees but might impact the aquifer.
- Curiosity about future areas of growth and no growth and what the designation of “green academic” means.
- Support for more native plants being planted on campus and questions about how Musqueam has been involved in the peninsula planning.

Public, Staff and Faculty Workshops

Workshops included both public and staff and faculty sessions, and looked like long format events with large and small group discussions and interactive ways to participate and provide feedback. The following section summarizes notes taken by staff during these sessions.

Learning City

- Strong support for flexible spaces and increased amenities across campus to support a range of learning and community activities, particularly spaces that can support larger groups and multiple uses.
- Recognition that the strategies are conducive to supporting different ways of knowing and learning, including intergenerational learning, Indigenous perspectives, and the decolonization of learning.
- Recognition of the importance of community in learning and its role in enabling holistic development and supporting the development of the whole person. CIRS is a great example of a building that fosters a sense of community while also providing space for research and learning. Support for breaking down barriers between formal and informal spaces.
- Support for bringing campus as a living lab to the neighbourhoods to support well-being in residential design and low carbon construction.
- Some calls for UBC to go further and build more academic space by building even higher.
- Importance of improving connectivity to campus to alleviate the impact of long commutes on students and staff, but also encouraging those who are living off campus to more easily access spaces and resources on campus, which can support learning and connection.
- Some questions on if UBC should be considered a city
- Support for more placed-based signage on campus to support public education and further engagement with the landscape.

More Housing & Expanded Affordability

- Overall support for this big idea, and calls for UBC to go further with more student housing and higher rental targets. Desire to see UBC position itself as a leader and be innovative in addressing housing affordability, similar to our response to the climate emergency.
- Some concern from residents that the towers are too tall and that neighbourhood growth is too dense. Concern around the impact of growth on livability, traffic, open space and insufficient access to amenities.
- Recognition of that housing availability and affordability are significant challenges, but some tension surfaced between housing and growth and the impact on biodiversity. Strong call for UBC to use most efficiently use the land available to meet as many community needs as possible.
- Desire to find the optimal balance between student and neighbourhood housing, and calls for policies to ensure that rent for student housing will remain affordable.
- Recognition that neighbourhood development can be an opportunity to scale up green infrastructure and support climate adaptation.

- Interest in the provision of off-campus housing.

Housing Action Plan

- Improve student, faculty and staff awareness of financial/housing assistance programs through improved communication.

Community of Communities

- Overall support for this big idea, and recognition that it serves as an important foundation for the success of the other big ideas.
- Strong emphasis on the need for more spaces and associated programming to support the daily needs of our diverse campus community and to encourage community building across campus. These spaces need to be flexible, accessible, affordable and functional. Desire to see more:
 - Covered outdoor spaces, multi-faith and prayer spaces, third spaces (i.e., free spaces), kitchens, outdoor playgrounds for children, etc.
 - More spaces like Collegia for commuter students.
 - More services and spaces for seniors, and support for aging in place.
 - More support for people who are experiencing homelessness or struggling with substance use (e.g., shelters).
 - More Musqueam specific gathering spaces, businesses and research sites.
 - Spaces to support “buy nothing” exchanges or thrift stores.
- More attention can be paid to how this big idea supports food affordability and food security. There is a desire to fill in the “gaps” on campus by increasing food access, not just by adding restaurants or grocery stores but also spaces that can support learning, knowledge exchange, and connection over food.
- Concern that taller buildings will lead to social isolation and disengagement, highlighting the importance of thoughtful housing and building design to encourage community building and interaction (e.g., more common spaces).
- Calls for the better distribution of amenities and services across campus (e.g., north campus), and support for more local as opposed to chain retail stores.
- Support for all buildings and pathways on campus to be accessible (e.g., entrances, elevators, sufficient sidewalk space for a wheelchair user).

Restorative & Resilient Landscapes

- Strong calls to reduce downstream impacts on surrounding biodiversity, ecology, and watercourses (e.g., Musqueam, Wreck Beach, Pacific Spirit Park). Tension was surfaced between the proposed development program and its environmental and climate impact. There was support for more regenerative work on campus, and to track and monitor progress around enhancing biodiversity on campus.
- Missing a specific callout to the intersection between buildings and nature (e.g., inclusion of bird friendly building guidelines, bat boxes, green roofs etc.)
- Need to be intentional in the design and function of the proposed greenspaces and proposed connection corridors. For example, some areas should promote connectivity, but others may need to be disconnected to prevent invasive species from travelling to forested areas.

- Safety on campus should be considered across different needs: for humans (e.g., sightlines, lighting, nighttime safety), for wildlife (e.g., road crossing, habitats), and for human-wildlife conflicts/interactions.
- Support for more native plantings and resilient plantings in the face of climate change. There was a desire for stronger commitments and language around forest and tree preservation on campus.
- Desire to move away from lawns, and towards wilder, less manicured and more edible landscapes).
- Support for incorporating more green buildings and infrastructure into new and existing buildings.
- Support for increased signage on campus to enable more knowledge sharing.
- Need to consider the intersection between campus landscapes and accessibility, particularly those with mobility, hearing and visual impairments. Sometimes, campus landscapes can be a hindrance to people's abilities to easily move around campus (e.g., signage blocked, not enough space on pathways).

Connected Campus

- Continued support for SkyTrain to UBC, along with recognition of the need for more immediate solutions to addressing the connectivity challenge. Calls to improve intra-campus mobility to make it easier for people to get around campus and meet their daily needs (e.g., increased frequency of bus shuttle, improved pathways, improved accessibility shuttle).
- Recognition that this big idea is important for supporting the success of the other big ideas.
- Some safety concerns surfaced between pedestrian and cyclist conflict and support for separated bike lanes.
- Continued calls to improve safety at the 16th and Wesbrook intersection and concern that this won't be adequately addressed in the immediate term as the campus population grows. Concern around how UBC will address traffic disruptions during the construction of new developments.
- Need to improve lighting, nighttime safety and wayfinding signage on campus.
- Smaller parking spaces on campus are important for supporting those with mobility challenges. Accessible parking is limited on campus and additional travelling is still required to reach end destinations.
- Ensure that service delivery vehicles will still have easy access on campus, and that transportation networks are resilient against extreme weather events.
- Desire for UBC to encourage and support community members in adopting more sustainable modes of transportation.

Climate Adaptation & Mitigation

- Big Idea needs to be less technical and more aspirational, and include more examples and definitions of what we mean (i.e., "high performance buildings", cutaways to behind-the-scenes infrastructure)
- More specificity can be added to some strategies (e.g., maintain and enhance urban biodiversity, define what green mobility means).

- There was support for incentivizing green mobility, and support for more green building technology on campus.
- There was a desire to see more circular economy principles applied to the Vision.
- Suggestions to include mitigating urban heat island effects through tree/green space shading and cooling, and to better address air quality.
- There was concern about UBC's ability to meet climate action goals as the population increases on campus, and specific concerns around aligning the neighbourhoods with the planning that's happening in the academic core.
- Food was noted as something that can show up more strongly in this big idea, and there was recognition that it belongs across all six of them. There was interest in increasing UBC's ability to manage and access its own local food supply, to enhance community resilience and reduce emissions.
- There was a strong desire to see UBC make equal commitment to the climate and environment as it plans for growth, and to provide more information on the environmental impact of these plans. Doing so will help build trust with the community and can lead to more productive (as opposed to defensive) conversations.
- There was a lot of support for leveraging the synergies between landscapes, biodiversity and climate to enhance work in each of these areas. There was also support for leveraging student research to advance climate action commitments.

Pop-Ups

Pop-ups were held at various high traffic areas on campus, including both academic and neighbourhood areas, to learn about Campus Vision 2050 and provide feedback. The following section summarizes key things heard at these events.

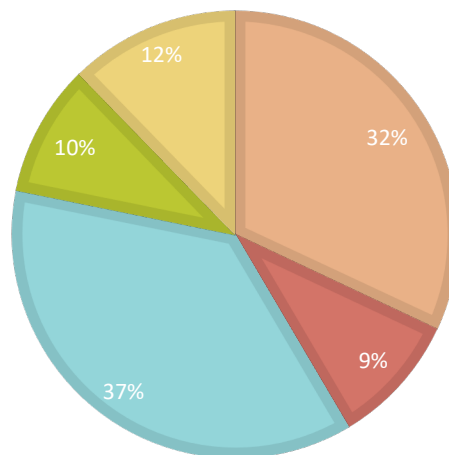
- Desire for more amenities, services and third spaces that will meet the need of diverse groups on campus
- Desire for more affordable and culturally diverse food options
- Support for SkyTrain and desire to see intra-campus mobility improved (e.g., more frequent shuttle)
- Support for more affordable student housing, and concern that the target for new student beds isn't enough
- Desire for improved nighttime safety on campus and enhanced night life activity/ambiance (e.g., string lights on Main Mall a good example)
- Desire for more covered outdoor spaces and walkways, and buildings that can withstand extreme weather
- Desire for more affordable parking options
- Concern that student needs are not prioritized first and foremost in the planning process

Appendix 3, Section 2: Detailed Survey Results

The survey included both qualitative and quantitative questions. In this Appendix section, the survey question sequence has been edited to provide clarity on the relationship between qualitative and quantitative data. Staff used a qualitative theming analysis methodology, which involved grouping the feedback collected into themes and sub-themes according to common topics, ideas and patterns that came up repeatedly. See Appendix 3, Section 3 for a copy of the full survey questionnaire.

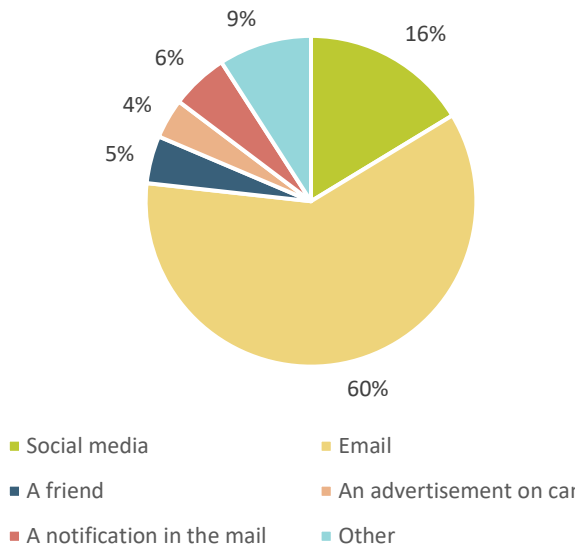
Q: Please begin by telling us about yourself: What is your affiliation with UBC? (Choose all that apply)*

■ Student ■ Faculty ■ Staff ■ Resident ■ Other (i.e. alumni, Emeritus)

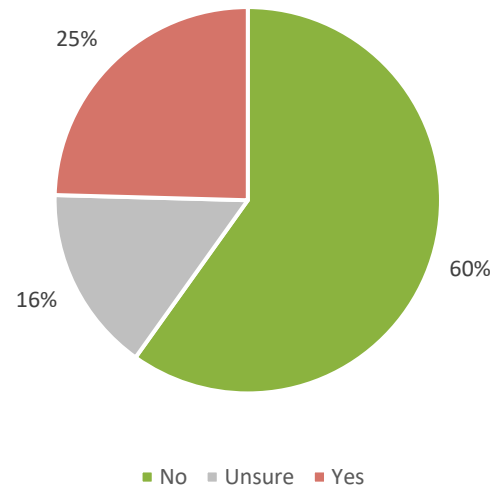


**Includes 122 responses from a print-out of a simplified survey*

Q: Where did you learn about this survey?

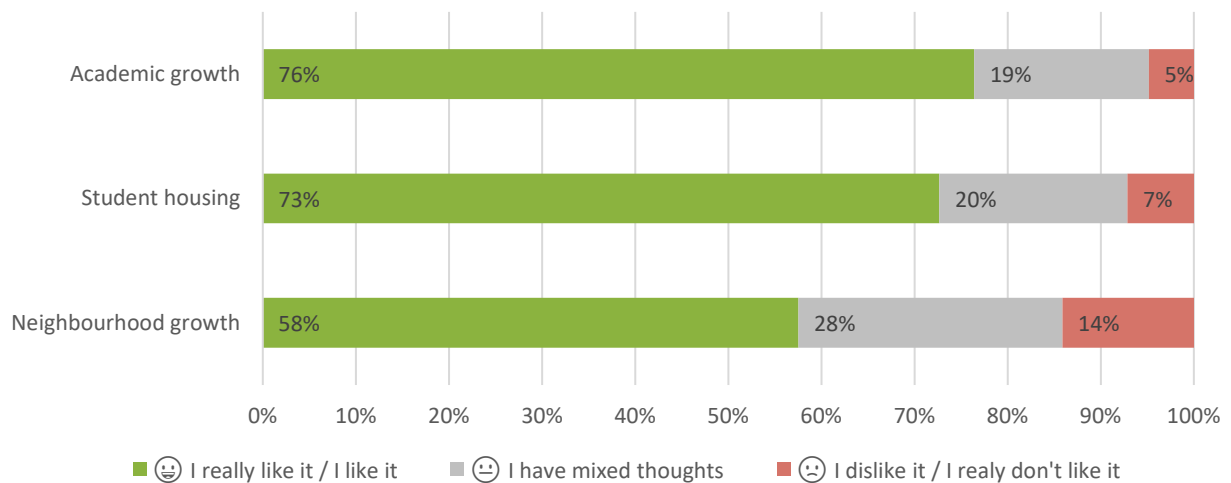


Q: Have you participated in any previous Campus Vision 2050 engagement events?



Q: How do you feel about this approach to where and how the Vision proposes:

- to accommodate academic growth on campus?
- to build more student housing on campus?
- to accommodate neighbourhood housing growth on campus?



Q: Is there anything you want to add regarding student housing?

STUDENT HOUSING	COUNT
STUDENT HOUSING - GENERAL	132
Support for more affordable student housing	66
Target for new student housing beds not enough	43
More student family housing needed	8
Does UBC need to provide more student housing?	3
Work with off-campus partners to deliver student housing and expand off-site	3
Concern that proposed student housing will not be affordable	2
Ensure that the redevelopment of Vanier is accompanied by increased security and more common spaces	2
Student housing should be low- to mid-rise	2
More central location for student housing	1
Support for Vanier redevelopment	1
Student housing should not be privatized	1
CONCERN	51
Concern around negative impact of development on wildlife species and green/open space	19
Concern that the Vision doesn't go far enough to address unaffordability	7
Concern that taller buildings and unit design will lead to isolation and disengagement	5
Concern around increased population growth on campus	3
Concern that views won't be reflected in the Vision	2
Concern around noise impacts on campus	2
Concern around the displacement of existing students/student families in areas that will be redeveloped	2
Opposition to increasing building height to 22 storeys	2
Opposition to further growth on campus	2
Concern around the mixing of student and student family housing	1
Concern around increased density and taller buildings on campus	1
Concern around who has access to student family housing	1
Opposition to Carey Centre expansion	1
Opposition to tuition increases	1
Concern that this Big Idea will increase tuition costs	1
Concern around increased construction on campus	1
PROCESS	37
More information needed to understand how new developments will work in practice	10
More information on how student, faculty and staff housing options will remain affordable	10
More information on how development is matching the pace of enrolment growth	6
Vision can be more ambitious and offer more affordable housing and amenities to a wider range of groups on campus (e.g., students, staff, faculty)	6

To what extent will the Vision have a positive impact on student affordability?	2
Continued investment and maintenance of spaces is necessary in order for this Big Idea to be successful	1
More immediate solutions needed	1
Survey was difficult to complete	1
HOUSING	36
General support	8
Improve and maximize current spaces	6
Housing focused for upper-year and year round occupants	5
More planning for virtual/hybrid work and learning arrangements	5
Increase capacity of student commuter hostel and temporary housing options	3
Support for housing that supports diverse living arrangements	2
How will non-student housing on campus be affordable?	1
Support for housing co-ops	1
Pet-friendly housing on campus	1
More faculty/staff housing in North campus to increase social interaction	1
Improve house assignment system	1
Desire for home ownership support for staff	1
Go further for 30% rental housing target	1
AMENITIES AND GREENSPACE	18
More amenities, services and improved transportation need to accommodate new developments	14
Importance of preserving open and green space on campus	3
Support for community gardens and edible landscapes	1
BUILDINGS AND SPACES	13
New developments should have sustainable design and include public art	4
Support for increased density to preserve open and green spaces	4
Maintain and enhance unique urban character on campus	2
Support for more weather protected outdoor spaces/pathways	1
Arts and Culture hub should be developed in collaboration with Faculty	1
New developments need to be well integrated with surrounding environment	1
AFFORDABILITY	11
Importance of food affordability	4
Support affordability for commuters	2
Importance of affordability	2
Ensure that there is affordable and an adequate supply of parking on campus	2
Importance of affordable housing for faculty and staff	1
ACADIA	10
Concern with relocating Acadia student family housing by Totem	8
Opposition to market housing in Acadia neighbourhood	1
Desire to protect unique neighbourhood character at Acadia	1

BUILDINGS	10
Building design needs to prioritize accessibility	3
Continued maintenance and investment in staff support necessary for upkeep	2
Ensure seismic safety of buildings	1
Student housing should be low- to mid-rise	1
Acceptance of taller buildings on campus	1
Preference for lower/mid-rise buildings	1
Building operations and services model needs to be reassessed	1
CONNECTIVITY	7
Improve intra-campus and regional mobility to support this Big Idea	5
Enhance regional presence to minimize the number of people commuting to/living on campus	1
Support for SkyTrain to UBC	1
GRAND TOTAL	325

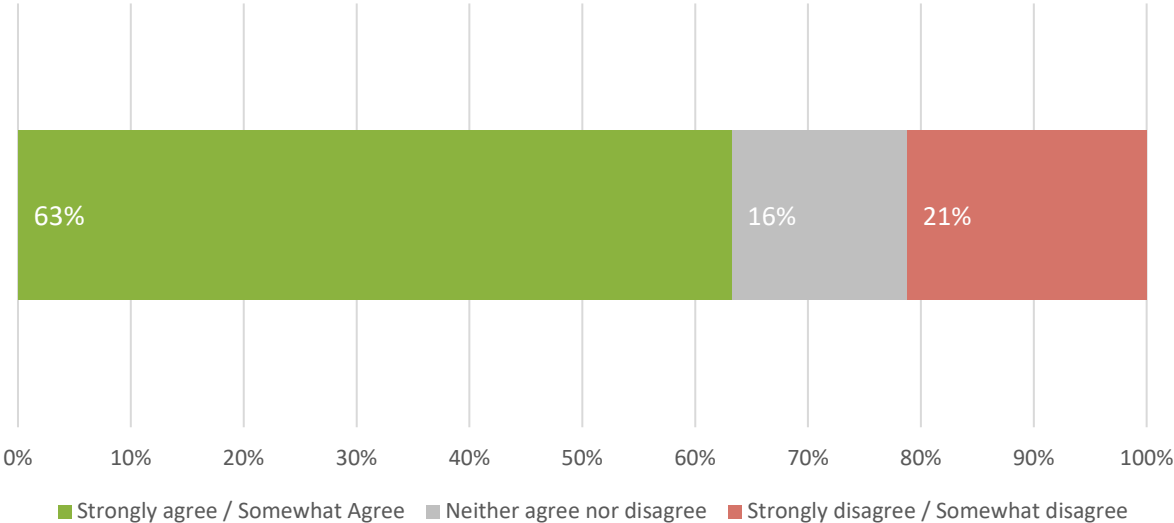
Q: Is there anything you want to add regarding neighbourhood growth?

NEIGHBOURHOOD GROWTH	COUNT
CONCERN	79
Concerned around the impact of taller buildings and increased density on urban character and livability	22
Concern around negative impact of development on wildlife species and green/open space	21
Concern around trajectory of growth on campus	14
Concern that the Vision doesn't address unaffordability	5
Opposition to further growth on campus	4
Concern around how taller buildings will withstand wind conditions	2
Concern around noise impacts on campus	2
Concern that future development is predicated on SkyTrain, which is not yet confirmed for UBC	1
Concern around the displacement of existing students/student families in areas that will be redeveloped	1
Concern that taller buildings and unit design will lead to isolation and disengagement	1
Concern around the displacement of community facilities for neighbourhood housing	1
Concern that the Vision is contradicted by existing development heights	1
General concern	1
Concern that the amount of growth will counter UBC's climate action commitments	1
Concern that taller buildings will lead to isolation and disengagement	1
Concern around the location of the Wesbrook Place South development relative to future rapid transit	1

BUILDINGS AND BUILDING HEIGHTS	62
Support for mix of higher building heights and mid-rises	21
Opposition to increasing building heights to 39 storeys	16
Preference for all buildings to be low- to mid-rise on campus	7
Limit residential building height to 22 storeys	7
New developments should be climate resilient and have sustainable design	5
Ensure seismic safety of taller buildings	2
Taller buildings should not exceed the tree line	1
Concern with precedence shared for building heights	1
Concern that increased building heights will compromise access to emergency services at Acadia	1
How can building design of new developments enable resolution of low-level disputes	1
HOUSING	61
Access to on-campus housing should be prioritized for those affiliated with UBC	7
Support for more affordable housing	7
General support	6
Support for more faculty/staff housing	6
Support for rental-only and housing co-ops	5
Support for a mix of housing types and designs, and income-diverse neighbourhoods	4
Vision can be more ambitious and offer more affordable housing and amenities to a wider range of groups on campus (e.g., students, staff, faculty)	4
Desire for more home ownership options	3
Support for increased density on the condition of more affordable housing	3
More planning for virtual/hybrid work and learning arrangements	2
Housing plans should also consider shift workers, frontline staff and retired faculty	2
More student housing should be built over neighbourhood housing	2
Enhance safety and security on campus	1
Faculty housing did not feel welcoming	1
Improve and maximize current spaces	1
Minimize light pollution	1
Faculty/staff housing should not be subsidized	1
Support for more market housing	1
Consider all aspects of growth	1
Do not need more faculty/staff housing	1
Support for neighbourhood housing to be along campus perimeter as opposed to campus core	1
Importance of housing and job security for staff	1
AMENITIES AND GREENSPACE	39
More amenities, services and improved transportation need to accommodate new developments	34
Maintain and be more ambitious in increasing open and green spaces	4
Support for more wild, less manicured landscapes	1

PROCESS	35
More information on how housing options will remain affordable and sustainable	18
More technical information and further engagement on neighbourhood planning	5
More contextual information on the balance and pace of student housing/neighbourhood growth	3
Revenue generation should not be the primary goal of the Vision	3
Support for Musqueam representation	2
Define affordability	1
More information on the financial model for new development	1
Graphics do not reflect realistic lighting conditions	1
More information on feasibility of implementation	1
URBAN CHARACTER	12
Preserve mountain views and maintain campus streetscape	5
Support for horizontal neighbourhood growth	1
Enhance Musqueam presence	1
Maintain distinction between academic and neighbourhood areas	1
Emphasize and support human activity at the ground level	1
Support for mixed-use neighbourhoods	1
Concerned around the impact of taller buildings and increased density on urban character and livability	1
Support for increased density in campus core	1
ACADIA	10
Desire to protect unique neighbourhood character and model for student family housing at Acadia	7
Acadia Park should remain a student only neighbourhood	1
Address traffic congestion around Acadia/child care area	1
Concern that Acadia development will exacerbate traffic congestion	1
CONNECTIVITY	10
Improve intra-campus and regional mobility to support this Big Idea	4
Ensure that there is affordable and an adequate supply of parking on campus	2
Support for off-site campuses	1
Opposition to SkyTrain to UBC	1
Support for SkyTrain to UBC	1
Support for more sustainable transportation	1
NEIGHBOURHOODS	3
Desire for elected representation in the neighbourhoods	2
Desire for residency opportunities at learning hubs	1
OTHER	1
Concern around negative impact of development on wildlife species and green/open space	1
GRAND TOTAL	312

Q: To what extent do you agree or disagree with the following statement about the draft Housing Action Plan (HAP) principles and policies: The draft HAP principles and policies will meet the needs of the university, its communities and people like me in the future.

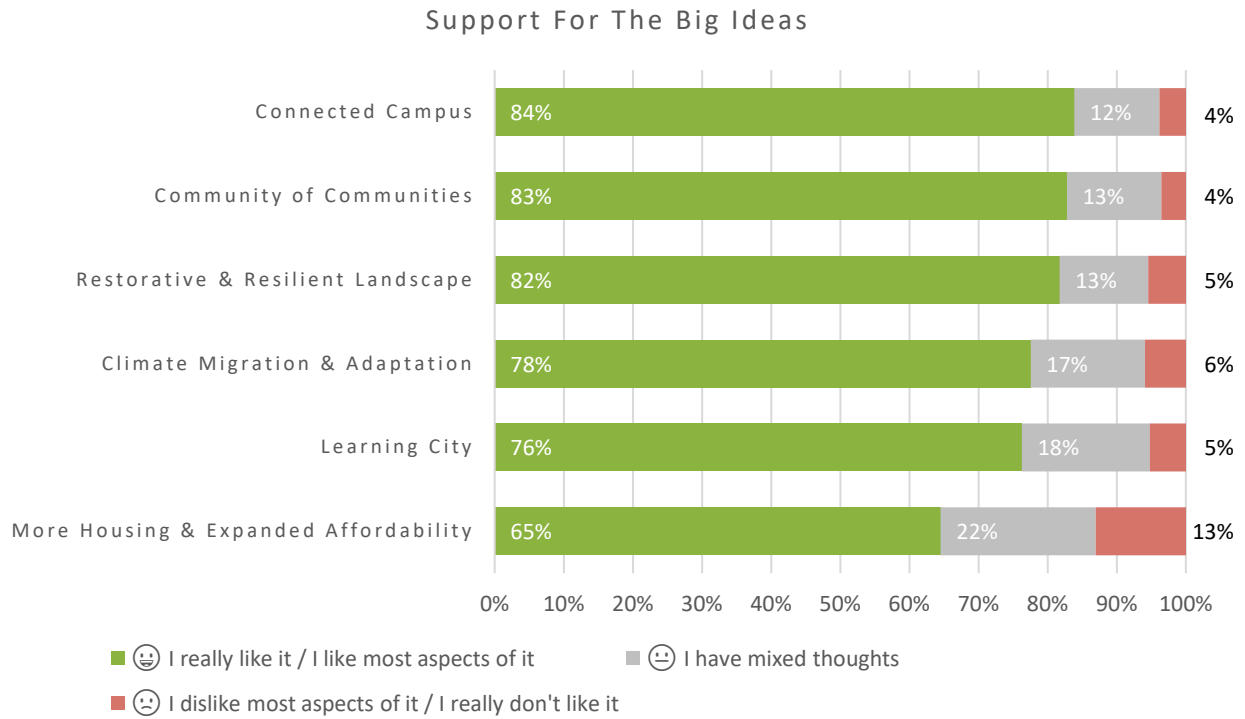


Q: Is there anything you want to add regarding the draft HAP principles and policies?

HAP PRINCIPLES AND POLICIES	COUNT
ATTAINABLE OWNERSHIP	40
Expand home ownership assistance to more faculty and staff and increase amount of assistance	35
Opposition to increasing PIRL program	2
How will Musqueam rental and ownership opportunities be prioritized?	1
Improve awareness of faculty/staff housing programs	1
Concern around the necessity of the PIRL program	1
RENTAL CHOICE	31
Support for non-profit housing, rental housing and co-ops	6
Expand RGI program	6
Go further for rental housing target	5
Support for rental choice and attainable ownership policy updates	4
Support renters and renters' rights	3
Desire for rent control	2

Support for increasing housing access to campus employees not affiliated with the university	2
Support for affiliation-based rentals	1
Rental rates are not competitive enough compared to city average	1
Need strong commitment to maintaining affordable rent	1
PROCESS	24
More information how policy updates will be implemented	9
Desire for more contextual information	4
Define affordability	2
Include principle on environmental protection	2
Who is considered as belonging to a marginalized/vulnerable community?	1
More information on partnerships required to implement policy updates	1
HAP policy updates can be more ambitious to expand access to affordable housing	1
Include Librarians as faculty members	1
More information and rationale on pace of campus growth	1
Housing plans should also consider retired faculty	1
More information on financing and affordability targets	1
AMENITIES AND GREENSPACE	3
Increase amenities in new developments to support health and wellbeing	1
Support for more naturalized, less manicured landscapes	1
More amenities and services in North campus	1
CONCERN	11
Concern that policy updates do not address unaffordability for lowest income members	3
Concern that the implementation of policy updates will impact student costs	2
Limit growth on campus	2
Concern that domestic students will not receive enough support	2
Concern that new developments will not adequately meet student family needs	1
Concern that housing demand will always outpace availability	1
HOUSING	18
More affordable student housing and student family housing	5
General support	3
Support for a mix of housing types and designs, and income-diverse neighbourhoods	3
Support for underground housing	1
Encourage development in University Endowment Lands	1
Prioritize accessibility	1
Include policies to curtail flipping/subletting for profit	1
Past developments lack unique urban character and design	1
Target for new student housing beds not enough	1
Direct revenue generated from development to student services /student financial aid	1
GRAND TOTAL	127

Q: Thinking about the Big Idea generally, how well do you think it will meet the future needs of the university, its communities and people like you?*



**Includes 122 responses from a print-out of a simplified survey*

Q: Anything else to add about the "Learning City" Big Idea?

LEARNING CITY	COUNT
BUILDINGS AND SPACES	50
Support for spaces and programming that enhance interdisciplinary and intercultural connection/collaboration	9
Support for functional and covered outdoor spaces/pathways	8
Improve and maximize current spaces	6
Support for mixed-used hubs	4
Need bigger academic spaces for teaching and research	3
Spaces for study and respite should be connected, but have some delineation for work-life balance	3
Support for more housing on campus	3
More quiet study spaces	3
Increase amount of open and green spaces on campus	2
Enhanced building and infrastructure for Arts departments	1
Ensure seismic safety of buildings	1
Continued investment and maintenance of spaces is necessary in order for this Big Idea to be successful	1
Dedicated spaces specifically for marginalized/vulnerable communities	1
Limit number of taller buildings on campus	1
Big Idea needs to focus on specific evening/nighttime space needs for students	1
Support for more housing around campus perimeter	1
What will happen to existing spaces in the Wesbrook Learning Hub?	1
Support for concentrating development, amenities and services in the academic core	1
CONCERN	45
Concern around negative impact of development on wildlife species and green/open space	13
Concern that taller buildings will lead to isolation and disengagement	4
Concern around the implementation of this Big Idea/Vision	4
Opposition to further growth on campus	4
Concern around safety and ease of navigation for mixed-used hubs	3
Concern around light and noise pollution	3
Concern around mixed-use hubs	3
Concern around overcrowding and quality of life on campus	2
Concern that other needs will not be met	1
Concern that this Big Idea lacks human touch	1
Concern around building accessibility for taller buildings	1
Concern that student housing will result in unaffordable rents	1
Concern that learning hubs will create silos	1
Concern around increased construction on campus	1

Frustration that UBC does not adequately provide municipal services and concern around governance structure	1
Concern that taller buildings will counter UBC's climate action commitments	1
Concern that this Big Idea will not support the academic mission	1
BUILDING HEIGHT	38
Opposition to increasing building height to 22 storeys	24
Concern around increased building height	8
Support for higher building heights	4
Concern around tall buildings along forest perimeter	2
PROCESS	26
More contextual information needed to understand this Big Idea in practice	15
More information on how the campus population will grow by 2050	2
Survey structure should include more response options	2
Support for further community engagement	1
Ensure that the plan responds to critical regional imperatives	1
Graphic materials are not accessible	1
Ensure that this Big Idea includes everyone on campus	1
Desire to understand how the implementation of this Big Idea will be funded	1
More information needed on environmental impact of increased building height	1
Vision needs to be flexible to change	1
CONNECTIVITY	25
Improve intra-campus and regional mobility to support this Big Idea	14
Increase learning opportunities by enhancing regional connection, partnerships and presence	7
Support for SkyTrain to UBC	2
Enhance connection of green academic areas to academic core	1
Arrival of SkyTrain will change space needs on campus	1
LEARNING	24
General support	12
More planning for virtual/hybrid work and learning arrangements	6
Support diverse ways of learning and knowing	2
UBC libraries should be included as core academic facilities	1
Mixed support	1
Desire to see open access facilities for community members (e.g., public library)	1
Prioritizing the academic mission in future planning is central	1
AFFORDABILITY	11
Define and prioritize affordability	6
More student housing is needed	3
Frontline staff need affordable parking	1
Living wage needed for graduate students	1
URBAN CHARACTER	9

Maintain and enhance unique urban character on campus	2
Preserve mountain views and maintain campus streetscape	2
Incorporate and plant more native species to enhance sense of place	1
Ensure that UBC maintains a unique identity from the city	1
Emphasize and support human activity at the ground level	1
Create a welcoming atmosphere in mixed-used hubs to support greater use	1
Suggestion for learning hubs to be themed by discipline	1
AMENITIES AND SERVICES	6
More amenities, services and food production on campus (e.g., fruit trees, emergency services, etc.)	5
Incorporate smart city technology to address neighbourhood service needs	1
ACCESSIBILITY	5
Importance of safe and accessible spaces and design to accommodate people of diverse abilities/disabilities	4
Need greater Deaf inclusion in this Big Idea	1
STRUCTURAL	3
Scale staff support to match growing population	2
Need diversity and representation in university governance and leadership	1
MUSQUEAM & INDIGENOUS COMMUNITIES	3
How do Indigenous communities beyond Musqueam show up in the Vision?	1
Campus needs to be welcoming and accessible for Musqueam	1
Land back for Musqueam	1
CLIMATE AND SUSTAINABILITY	3
This Big Idea should have a net zero impact on the climate	1
Incorporate a climate resiliency lens	1
Big Idea should support public education around climate action and sustainability	1
GRAND TOTAL	248

Q: Anything else to add about the "More Housing & Expanded Affordability for UBC" Big Idea?

MORE HOUSING & EXPANED AFFORDABILITY FOR UBC	COUNT
PROCESS	44
Define affordability and expanded affordability	17
More information on how housing will be prioritized for those affiliated with UBC	8
More information on cost of housing and how housing options will remain affordable	6
More information and rationale on the balance of student housing/neighbourhood growth	2
More information on the proposed number of affordable housing units	2

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Greater consideration and inclusion of residents in the Vision	1
Revenue generation should not be the primary goal of the Vision	1
Further engagement on neighbourhood planning	1
More information on how development is matching the pace of campus population growth	1
More information on coordination and implementation with external bodies	1
More information on housing for families	1
Planning for student and neighbourhood housing needs to happen together	1
Vision needs to be flexible to change	1
More information on how the Vision will meet the needs of Musqueam and Indigenous communities	1
CONCERN	46
Concern that the Vision doesn't address unaffordability	29
Concern around trajectory of growth on campus	7
Concern around negative impact of development on wildlife species and green/open space	2
Concern with the displacement of existing students/student families in Acadia	2
Concern around the ability to provide supporting infrastructure required	1
Concern that the implementation of this Big Idea will increase student costs	1
Concern around how neighbourhood housing serves as investment property, and the impact on community building	1
Concern that commuter students are bearing the costs for on-campus students	1
Concerned around the impact of taller buildings and increased density on urban character, livability and ecology	1
Concern that more faculty and staff housing will reinforce the ivory tower	1
HOUSING	87
Vision can be more ambitious and offer more affordable housing to a wider range of groups on campus (e.g., students, staff, faculty)	31
General support	13
Support for non-profit housing, rental housing and co-ops	8
Support for a mix of housing types and designs, and income-diverse neighbourhoods	6
Prioritize housing affordability	5
Need more human centered housing	3
More affordable student housing	3
Housing plans should also consider shift workers, frontline staff, retired faculty, and upper-year and year round occupants	2
Support for affiliation-based rentals	2
Address single family homes in University Endowment Lands	1
Retention and scaling up of staff support necessary	1
Campus housing will not be enough to address the affordability crisis; enable and support fully remote work positions	1
Desire to protect unique neighbourhood character and model for student family housing at Acadia	1
Ensure that there is a balance between affordable and market housing	1

Expand student housing off-campus	1
Improve existing neighbourhoods as well (e.g., seismic safety)	1
Support for increased density on the condition of more affordable housing	1
Campus housing will not be enough to address the affordability crisis; ensure compensation for employees is competitive	1
Desire for more unit types in faculty/staff housing to support diverse living arrangements	1
Support for increasing housing access to campus employees not affiliated with the university	1
Support for more market housing	1
Improve communication of faculty/staff housing programs	1
Support for more mixing between academic and neighbourhood spaces to increase housing in the academic core	1
GOVERNANCE	3
Desire for elected representation in the neighbourhoods	2
Desire for UNA to have formal municipal powers and elected representation in the neighbourhoods	1
AMENITIES AND GREENSPACE	14
More amenities, services and improved transportation need to accommodate new developments	9
More affordable amenities, services, and food options	4
Preserve and enhance wildlife species, green space, and open space	1
BUILDINGS AND BUILDING HEIGHTS	17
New developments need to be high quality builds	3
Support for higher building heights and mixed mid-rises	2
Limit residential building height to 22 storeys	2
New developments should be climate resilient and have sustainable design	2
Opposition to increased density/taller buildings	2
Building design needs to prioritize accessibility	1
Preference for lower building heights	1
Plan for welcoming, accessible and inclusive spaces to support wellbeing	1
Support for more taller buildings	1
Complete disaster and risk assessment for new developments	1
Ensure adequate sound proofing for buildings (e.g., wood-frame)	1
CONNECTIVITY AND TRANSPORTATION	6
Desire for free staff parking	1
Designated parking for people with disabilities	1
Deemphasize parking and prioritize sustainable transportation	1
Support for SkyTrain to UBC	1
Improve intra-campus and regional mobility to support this Big Idea	1
Support for off-site campuses	1
POLICY	22

Desire for more affordable faculty and staff home ownership options with diverse unit types	9
Desire for rent control	6
Expand home ownership assistance to staff	3
Rent subsidies should be based on household income	2
Land back for Musqueam	1
Suggestion to implement measures to address vacant units on campus	1
GRAND TOTAL	239

Q: Anything else to add about the "Community of Communities" Big Idea?

COMMUNITY OF COMMUNITIES	COUNT
Affordability should be the top priority for all commercial spaces, especially food and groceries	14
Support for the Big Idea and its ability to build community at UBC	14
Strong desire for more essential amenities (i.e., grocery, daycares, schools, hardware store etc.)	13
Preserve green spaces, trees and community gardens as a key community amenity	11
Support for weather protected outdoor spaces	9
Interest in more details on the implementation of this Big Idea (i.e., location of commercial amenities, space design)	8
Ensure accessibility and connectivity between these spaces	7
Increase quantity and diversity of food and drink options (i.e., coffee shops, restaurants, types of cuisine)	7
Concern about amount of development and added density	6
Safety is key when designing new spaces (i.e., lighting)	5
Consider life cycles and climate friendliness of buildings (i.e., AC for heat domes, snow and accessibility)	4
Large, open and flexible outdoor spaces that can be used by the community	4
Desire for all spaces to be inclusive for everyone	4
More quiet and small group meeting spaces	4
Supportive of different communities mingling and interacting	4
Interest and skepticism about meaningful Musqueam involvement	4
Use accessibility, age and gender-based frameworks for planning and design	4
Interest in specifics of prayer spaces and their contribution to community building	3
Build additional recreation centres for students and in each neighbourhood	3
Create spaces that are inviting and welcoming (i.e., green, diverse)	3
Additional spaces for gathering indoors (i.e., eating lunch, socializing)	3
Strong support for SkyTrain to UBC	3

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Create community through cultural inclusion and diversification	3
Need for "third places" that support community building and gathering	3
Governance and accountability concerns	2
Frustration with length and style of survey questions	2
UBC should welcome more small businesses instead of chains	2
Active transportation needs to be balanced with accessible transport options	2
Increase hours of operation of amenities and services for better community building and convenience	2
Each neighbourhood should have a unique identity and architectural design	2
Great for people who live on campus, but need to consider commuters too	2
Community building for students is essential	2
Additional amenities needed in the Arts and Culture District	2
Sentiment that this Big Idea is not a priority	2
Have all essential amenities and services available in each neighbourhood	2
UBC communities are not homogenous	1
Suggestion to facilitate Musqueam language learning through pronunciation help	1
Expand our knowledge of the landscape with Musqueam and more native plants	1
Improve and expand First Nations House of Learning	1
Concern about mixed use hubs not actually delivering on each use (i.e., lack of community in Orchard)	1
Include future plans for golf course in the University Endowment Lands	1
Add Botanical Garden as a Local Node	1
Consider Musqueam owned amenities and services (i.e., restaurant, art exhibits)	1
Focus more on green spaces as community gathering places	1
Consider the role of more housing on campus for community building	1
Concern about insufficient shopping and retail on campus	1
Broad distrust in the university and ability for community building	1
The university's academic mission is more important than building new buildings	1
Additional bike parking spots are needed	1
Imagery should show more of the Vision (i.e., rainy days, tall buildings)	1
Add more layers of connection by hiring students in the neighbourhoods	1
Satisfaction with community building so far in Wesbrook Village	1
Desire for more amenity clusters than presented	1
Space in the campus core should be reserved for academic uses	1
Make affordable childcare a priority	1
Concern about brutalist architecture	1
Desire for more unique spaces with less lawns	1
Support for mixed-use hubs	1
Need bathrooms around green spaces and parks	1
Support for UBC to be a model in designing great public spaces	1

Concern about access to university building during off hours	1
Consider a free underground transport system	1
Noise considerations when designing new student residences	1
Think about the social needs of faculty	1
Pay attention to tensions between students and residents	1
Allow community building to happen organically	1
Encourage competition between vendors to ensure community needs are being met	1
Recognize tourist hubs when planning amenities and services	1
Highlight community and social resilience	1
GRAND TOTAL	199

Q: Anything else to add about the "Restorative & Resilient Landscapes" Big Idea?

RESTORATIVE & RESILIENT LANDSCAPES	COUNT
Support for the Big Idea and its prioritization	23
Strong skepticism in this Big Idea because of its tension with increasing density and historical patterns of removing green space	18
Protect and preserve existing green spaces and forests	14
Desire for specific examples and details about what this Big Idea will look like in practice	11
More community gardens, edible landscapes and food growing opportunities	11
Support for the connectors, and interest in their implementation and design	10
Distrust in this Big Idea's implementation because of the recent eagle's nest coning	10
Support for partnering with Musqueam on key aspects of the plan (i.e., places of significance)	7
Consider rewilding of landscapes and creating more wildlife habitat	7
Ensure sufficient maintenance of plants, green spaces and walking paths is part of the Vision	6
Support for introducing more native plants and species (i.e., bees)	6
Green space and trees have positive impacts on human mental and physical health	6
Reduce number of cars and make campus more accessible and walkable	5
Replace lawns and grass with more biodiverse ground cover (i.e., clover)	4
Focus on safety and possibility of increasing human wildlife conflict	4
Missing the Botanical Garden as a key campus node and biodiversity hotspot	4
This Big Idea is not a priority compared to affordable housing	4
Ensure integration with education and outdoor learning	3
Consider extreme weather and weather protection	2
Desire to keep open spaces as open as possible for community uses	2
Think about landscapes as an asset to reduce urban heat island effects	2

Focus on meaningful reforestation of the campus	2
Stronger policies for environmental protection are needed	2
Create climate resilient plants and landscapes (i.e., less water intensive)	2
Support for greater access to UBC land by Musqueam and Indigenous peoples	2
Emphasize accessibility of green spaces and forests	2
Have even taller buildings to preserve more green space	2
Support for SkyTrain to UBC	1
Interest in planting taller trees and plants	1
Think about noise concerns and soundproofing	1
Keep campus green spaces manicured and less wild	1
Consider risks of future natural disasters	1
Main Mall needs to still be able to facilitate events on the green median	1
16th Avenue needs to be redesigned as a slower street	1
Climate action is the most important priority of the Vision	1
Use a green factor or other metric for ensuring sufficient green space per capita	1
Concern about campus green spaces becoming too crowded	1
Extend protection to all ecological areas, not just high value	1
Need to also consider community resilience	1
Be more strategic about mobile network antenna placement	1
Connect this Big Idea with surrounding areas	1
Big Ideas seem to only mean big buildings	1
Recognize historical injustices and suffering of Musqueam and Indigenous peoples	1
Improve social and recreational uses with more benches, tables and seating	1
Ensure enough neighbourhood amenities and transportation infrastructure first	1
Include smaller green spaces between buildings	1
Acknowledge importance of soil retention to avoid land erosion	1
Would like to see more emphasis on decolonization	1
Ensure needs of the UBC affiliated community are met before non-affiliated folks	1
Add more green space and take away concrete	1
GRAND TOTAL	194

Q: Anything else to add about the "Connected Campus" Big Idea?

CONNECTED CAMPUS	COUNT
Strong support for SkyTrain to UBC	38
Support for the Big Idea and its prioritization in the region	22
Concern and interest in the connectivity and location of the second SkyTrain station	21
Desire for frequent, convenient, accessible and free shuttles to get around campus	20

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Safety needs to be a bigger priority for cyclists and pedestrians (i.e., protected bike lanes, 16th Ave)	16
Reduce vehicles as much as possible to make the campus more pedestrian and cyclist friendly	14
Safety, security and disruption concerns about SkyTrain to UBC	9
Ensure everything on campus is accessible by transit and for those with disabilities (i.e., Acadia Park)	9
Driving and parking will still be necessary for people depending on where they live	8
Public transit improvements are urgently needed (i.e., more buses, less demand for parking)	8
More secure bike parking and end-of-trip facilities	5
Increase support for remote working and learning to reduce commutes	5
Concerns about SkyTrain funding allocation and governance of funds	5
Staff and faculty incentives for public transit (i.e., discounted parking and transit pass)	4
Addressing traffic and congestion should be the top priority if we are adding more people on campus	3
Design future transportation hubs with community and sustainability in mind	3
Skepticism about this Big Idea being meaningfully implemented to support cyclists and pedestrians	3
Missing considerations for future adaptations for cars (i.e., car share, electric vehicles)	3
More focus on accessibility and mobility	3
Think about navigability and wayfinding for areas of high traffic (i.e., MOA, Nest Building)	3
Make sure planning and political gridlock do not impact the success of this plan	3
Accelerate the timeline for SkyTrain to support commuters	3
More transit and parking options for those living in Wesbrook Village	2
Design transportation policy based on people's behaviour	2
Interest in shuttle services between campus and key university locations (i.e., hospitals)	2
Consider weather extremes and transportation infrastructure (i.e., buses in snow)	2
Hopefully better transit means less development on campus	2
Clear connections should be made between SkyTrain and additional affordable housing	2
Integrate HOPR and Mobi bike share systems	2
Take the future Jericho Beach development into account in this plan	1
Strong need for more frequent buses and convenient bus routes	1
Balance the need for nighttime lighting for safety and desire for less light pollution	1
Better connectivity can also lead to better leveraging our community spaces (i.e., wider range of community events)	1
Support for reducing UBC's carbon footprint	1
Explore water-borne transit options (i.e., water taxi)	1
This Big Idea is not a priority	1

Need a 3rd main transportation line	1
Desire for clearer drop-off and loading zones	1
Noise concerns	1
Make sure this Big Idea does not make it more expensive to live on campus	1
Frustration with slow timelines for reducing greenhouse gas emissions related to commuting	1
Concern about East Mall becoming a busier road	1
Consider role of shared system for motorized scooters	1
More bike maintenance places and bike education programs	1
Botanical Garden needs to be acknowledged as a connection to the 2nd SkyTrain station	1
Transit should be more convenient for everyday life (i.e., pet friendly)	1
Campus needs additional arterial roads	1
Additional infrastructure is required to support SkyTrain (i.e., parking, bus drop off points)	1
GRAND TOTAL	241

Q: Anything else to add about the "Climate Mitigation & Adaptation" Big Idea?

CLIMATE MITIGATION & ADAPTATION	COUNT
Support for the Big Idea and its prioritization	26
Skepticism and concern with this Big Idea because it is in tension with campus growth and/or political lip service	16
Urgent need for designing/retrofitting buildings to be climate resilient (i.e., extreme heat, less concrete)	15
Encourage sustainable transportation and remote work and learning to reduce commuting emissions	12
Protect existing green space and plant more trees to mitigate urban heat island effect	10
Concern about campus rainwater management and support for additional green infrastructure	10
Interest in energy efficiency renewable energy sources and implementation (i.e., solar)	9
Desire for specific commitments and metrics that will be used to assess performance	7
Big Idea needs to be bolder, more visionary, innovative and ambitious	7
More action, education and awareness is needed around UBC sustainable waste disposal and food waste	7
This Big Idea is not a priority	5
Try to maintain buildings to extend their lifespan (i.e., Acadia daycares) or salvage existing building materials and spaces	4

Consider campus biodiversity in future campus planning and design (i.e., bird friendly design)	4
Use expert knowledge in decision-making (i.e., UBC faculty)	3
Consider strategies for social resilience (i.e., food growing, social connections)	3
Support and interest in the specific implementation of Neighbourhood Climate Action Plan	3
Include proper air ventilation systems for human health	2
UBC should only invest in climate friendly vendors, fleet etc.	2
Offset UBC problems on campus, not in surrounding areas	2
Support for high density housing to reduce emissions	2
Support for additional public education on this topic (i.e., signage, sustainability workshops)	2
Desire for intra-campus transportation system (i.e., shuttle)	2
Additional considerations for natural disasters and emergency management (i.e., seismic safety, sea level rise)	2
Consider impacts to cliff erosion	1
Frustration with the BRDF project and lack of success	1
Missing considerations for carbon capture	1
Support for heat pumps over natural gas hookups	1
Think about how this Big Idea is integrated with the others	1
Fund climate-related research on campus (i.e., Campus as a Living Lab)	1
Transportation network needs to be prepared for future extreme weather (i.e., buses in snow)	1
Support for including the UBC Farm	1
Start small before you scale up to big moves	1
Support for land back and additional Indigenous environmental stewardship	1
More infrastructure for electric vehicles	1
Distrust in results from LEED certification	1
Need to focus more on integrating adaptation and mitigation strategies together	1
GRAND TOTAL	168

Q: Thinking about all six Big Ideas together, do you have any thoughts or feedback overall on the draft 30-Year Vision?

COMMENT	COUNT
Support and positivity about the Vision and engagement process	50
Support and interest in how UBC will deliver the Vision through meaningful implementation	22
Affordability and access to additional affordable housing on campus is paramount to the Vision	14

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Climate change concerns should be the Vision's top priority	12
Key priorities for the Vision are housing and SkyTrain	10
Thoughtfully preserve trees and green spaces for future generations	9
Sentiment that the Vision is about making profit from market housing rather than supporting UBC communities (i.e., student housing)	9
Broad skepticism about UBC meaningfully implementing the Vision	9
Include expanding affordable food options and food security in the Vision (i.e., edible landscapes)	7
Success of the Vision requires continuous updates and public engagement over the next 30 years	6
Lack of trust in the public engagement process and feedback impacting the planning process	6
Questions about the rationale and numbers behind Vision growth projections	6
Center students and their needs in the Vision (i.e., increasing student wages, housing affordability)	5
Need to consider community safety now and when thinking about adding density	5
Strong concern about increasing building heights	5
Interest in how the Vision will implement inclusion and accessibility (i.e., queer folks, people with disabilities)	5
Invest in more Indigenous people and people of colour (i.e., hiring, public art)	5
Sustainability, ecology and climate action should be the starting point of the Vision	4
Concern about added density exacerbating unmet community and student needs (i.e., liveability, housing waitlists)	4
UBC needs to be more ambitious and bolder in the Vision to ensure it will meet future community needs	4
Skepticism that UBC needs to grow and call for thoughtful consideration on role of UBC in serving its existing communities	4
Discounted parking for staff is urgently needed	3
Support for more family-friendly spaces and daycares	3
Need for stronger commitments to environmental protection	3
Focus more on remote learning and working models	3
Need additional investment and spaces for arts, culture, dialogue and activism	2
Integrate the Vision with surrounding areas (i.e., University Endowment Lands, City of Vancouver etc.)	2
Ensure that added density will not negatively impact neighbourhood liveability	2
Support for SkyTrain and increasing wellbeing for commuters	2
Ensure older, existing buildings are integrated into the Vision of green, mixed-use buildings	2
Tension between meeting needs of UBC-affiliated communities and non-affiliated	2
Missing considerations for future emergencies and natural disasters	2
Consider Emeritus faculty as a resource for contributing to the Vision	2
Concerns about light and noise pollution	2

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Focus on building dense housing within campus core and high traffic areas	2
Care needs to be taken to include those of lower socio-economic status	2
Governance concerns and interest in more democratic decision-making	2
Frustration that UBC is so late to provide SkyTrain to campus	1
Consider programs for community development in the neighbourhoods	1
Support for student maker spaces and distributed learning spaces	1
Cultural diversity in food and drink options is needed	1
Break the mold and encourage lower housing profits to facilitate affordable and social housing	1
Desire for specific strategies regarding housing affordability	1
Housing Action Plan needs more innovative housing affordability policies for faculty, students and staff	1
Minimize impacts of construction on campus communities and wildlife	1
Include lessons learned during the COVID-19 pandemic	1
Be careful with adding or missing definitions in specific sections of the Vision	1
Expand tobacco and vape-free areas	1
Don't let this Vision impact student tuition costs	1
Bring nature and beauty into building design	1
Emphasize that the Vision is about the physical campus only	1
Areas of Acadia marked as "future planning" is disingenuous	1
Ensure adaptability and flexibility with new technology	1
Improving academics and housing affordability are top concerns	1
Prayer spaces should be designed in their traditional image	1
Consider expanding capacity of roads for more traffic control	1
Big Ideas need to also consider small issues	1
Consider more contemporary architecture and building designs	1
Botanical Garden is missing as a key stakeholder and campus area	1
Create spaces with alumni in mind	1
Skepticism about meaningful Musqueam and Indigenous engagement on the Vision	1
GRAND TOTAL	261

Appendix 3, Section 3: Public Submissions

The following section includes public letters, Board of Governor submissions and public presentations relevant to the Campus Vision 2050 process in Winter 2023.

RE: 30-Year Vision: Draft for Input

January 24, 2023

Dear members of the Board of Governors,

This submission is being made on behalf of the Alma Mater Society (AMS) of UBC Vancouver in response to the draft 30-Year Vision for the Vancouver campus, Campus Vision 2050. Through the different planning stages of Campus Vision 2050, the AMS has been involved in advising on the terms of reference, supporting engagement, and representing student perspectives as members of the Community Advisory Committee under UBC's office of Campus and Community Planning. The AMS highlights the relevance of this planning process and is committed to student priorities of affordable and high-density housing, rapid transit, sustainability, accessibility, and innovative approaches to learning spaces.

We are surprised by the lack of ambition in the drafted targets for new student housing. In the last 10 years, UBC has created more than 5000 new student housing beds. The drafted target of 3,300 new beds by 2034 is almost a 50% cut in the growth of student housing (with respect to net new beds, we understand the upgrades being made to 1,000 existing beds in residences like Place Vanier). This target does not adequately address the debilitating housing crisis students are experiencing on this campus, especially during a time when 57% of students are reporting financial hardship related to housing costs. This target is merely a 17% increase from last year and is indicative of an unbecoming level of ambition for our tremendously capable SHCS. **The University should prioritize increasing the rate of student housing production over that of the previous decade. Despite leading the nation in student housing development, the waitlist numbers remain unchanged. This process is a real opportunity to grow housing faster and responsibly.** Additionally, the AMS is in support of high-density constructions in communities such as Acadia, Wesbrook, and Stadium.

In terms of rent prices, the **AMS does not support increases in rental prices**, especially as UBC rental prices are exponentially higher than the average price in Vancouver, making it the most expensive anywhere in the Lower Mainland. However, the AMS also recognizes a certain reality to housing cost structures and requests that increases are minimal and only cover necessary costs. Additionally, further housing bursaries should be made available to assist students facing significant challenges

To ensure affordability, **it is vital to prioritize rapid transit through the development of two Skytrain stations to UBC and additional expansions to current transit routes.** This will open up the housing ecosystem by establishing greater high-density housing along the paths of these Skytrains while also supporting the academic mission of UBC by enhancing connections to industry, research clusters, and peer groups. Further, from a climate action perspective greater housing along Skytrain expansions is one of the most tangible ways to reduce greenhouse gas emissions through urban infilling.

With the lens of sustainability, the AMS recognizes that we can grow and we can grow responsibly. All stakeholders, including the AMS, agree that we need to do more for climate action through the development of a climate action plan for housing neighborhoods. **The AMS suggests UBC continue to be climate conscious by creating such a plan and banning toxic natural gasses in the neighborhoods such as methane.**

The AMS endorses calls to ensure all spaces and buildings on campus are as accessible to all students, faculty, and staff. According to UBC’s Wayfinding program, 49 out of 189 buildings on campus are inaccessible to disabled members of our community. **The AMS urges UBC to commit to the necessary infrastructural upgrades to these spaces to ensure accessibility by 2034 and that all new spaces that are developed are universally accessible.**

Finally, UBC must continue to take a futuristic and innovative approach to physical learning spaces. Studies have shown that improved physical classrooms lead to better learning and performance. **Hence, the AMS calls for larger investments in renovating declining learning environments and ensuring that any new academic spaces are outfitted with the best design models that are conducive to improved academic performance.** This includes incorporating multiple display screens, flexible tables, and chairs, eliminating “front of the room” instructor areas, and committing to equipping 100% of all current and developing learning spaces with lecture capture technology.

We appreciate the administration’s efforts thus far in engaging with student leadership. As representatives of the largest stakeholder group in this process, which makes up more than half the people that live on this campus, we are optimistic that we can collectively work together to deliver for the UBC community. In the recommendations we make through the Campus Vision 2050 process, we speak for past, current, and future UBC students who call this campus their home. We extend sincere thanks to the members of the Board of Governors for their consideration of this correspondence.



Eshana Bhangu
President
Alma Mater Society



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15 February 2023

To: Madeleine Zammar, Engagement, UBC Campus and Community Planning

CC: Interim President and Vice-Chancellor Deborah Buszard, Provost and Vice-President Academic Gage Averill, Vice-Provost and Associate Vice-President Moura Quayle, Associate Vice-President Michael White, Director, Planning and Design Gerry McGeough, Acting Associate Registrar Amandeep Breen, UBC Board of Governors Secretariat, Associate Vice-President, Enrolment Services and Registrar Rella Ng, UBC Properties Trust, Principal of the UBC Emeritus College, Anne Junker, Interim Director of the Peter Wall Institute for Advanced Studies, Vanessa Andreotti

From: All members of the Emeritus College Cohort (ECC),
PWIAS Catalyst Program, Climate and Nature Emergency

RE: Input to UBC Campus 2050 Draft Vision Plan

We write as members of the UBC Emeritus College Cohort, PWIAS Catalyst Program "Climate and Nature Emergency" to provide input to the UBC Campus Vision 2050 planning process.

We note that the series of UBC Climate Action Plans: 2010, 2020 and 2030, that have already been released, are comprehensive and representative of such plans released by universities worldwide. We also note that the draft UBC Campus Vision 2050 explicitly addresses Climate Mitigation and Adaptation as the last of the "BIG IDEA(s)" listed. It is gratifying to see Climate Change identified as one of the big challenges to be addressed in contemplating the future.

In our view, however, the Climate Mitigation and Adaptation strategies in the vision are inadequate because they focus almost exclusively on achieving the GHG emissions reductions as mandated by the various UBC Climate Action Plans. This narrow focus on GHG emissions reduction is framed in ways that undergird a "business pretty much as usual" commitment to growth and ignores the now common understanding that already unavoidable climate changes will result in deep and wide-ranging disruptions to just about every aspect of global society over the coming decades. These include, but are not limited to: changes in financial markets and availability of funds for physical infrastructure development; changes in mobility of students and faculty related to restrictions in international travel; and changes in energy sources.

Further, deliberations on the Climate and Nature Emergency among the elders who comprise the Emeritus College cohort (all of whom have engaged with these issues through distinguished academic careers) have repeatedly driven home the point that "the crisis" we face is multifaceted – or that there are many concerns beyond GHG emissions and the long-continuing consequences of their accumulation. Among these issues we list: the limits to growth; social and



environmental justice; and the destabilizing effects of the SARS-CoV-2 pandemic. The world as we know it is unsustainable; we are in a state of overshoot, consuming more resources than Earth can regenerate and polluting beyond nature's assimilative capacity. This will force a series of major adaptations, and almost certainly lead to reduced standards of living in Canada and other countries of the so-called Global North. Prevailing economic systems, dependent on continuing economic growth, are likely to be challenged and much remediated, both in response to overshoot and a growing clamour for justice. More or less radical constraints on consumption, and significant processes of wealth redistribution, vertically (within societies) and geographically (among and within nations), will mean more austere (as in spartan) material circumstances for many. Coupled with the long tail of pandemic-induced adjustments (from the embrace of "remote work," to the reinforcement of work-life balance concerns) and the facilitating effects of rapidly evolving communications technology, all of this suggests the probability of a coming storm of transformation in individual aspirations and the ways in which lives are lived.

These disruptions will have direct consequences for UBC, yet they are conspicuously absent from the Vision 2050 planning document. We recognize that introducing them compounds uncertainty and makes planning extremely difficult. Still we believe, in 2023, that a 30-year vision assuming "business as usual" ignores the real changes in global society that are bound to confront us, and would urge the development of a framework of indicators and processes measuring environmental and socio-economic impacts attributable to UBC Vancouver campus that would be monitored throughout the period to 2050.

We are aware of a concurrent initiative to envisage possible futures for UBC as an academic institution (rather than as a physical site). Preliminary as this may be, possibilities being considered in the academic visioning process do attempt to recognize some of the concerns identified above, and as they do so, they will probably bring into play arrangements that fit poorly with the Campus 2050 vision plan. We urge you to ensure that the UBC Campus Vision 2050 is robust in relation to the disruptions that are surely coming. And we would welcome the opportunity to offer further input as the planning process unfolds.

Respectfully submitted,

Jo-ann Archibald, Educational Studies
Hadi Dowlatabadi, Institute for Resources, Environment and Sustainability
Penny Gurstein, School of Community and Regional Planning
Ralph Matthews, Sociology
William Rees, School of Community and Regional Planning
Olav Slaymaker, Geography
Dow Steyn, Earth, Ocean and Atmospheric Sciences
Frank Tester, Social Work and Community Development
Graeme Wynn, Geography

Appendix 3, Section 4: Survey Questionnaire

The following section includes the full online survey questionnaire used for Campus Vision 2050 public engagement in Winter 2023.

CV2050 Draft 30 Year Vision Survey

January – February 2022

Welcome!

Thank you for your interest in Campus Vision 2050.

This survey will take approximately **15 minutes** to complete, and all responses are anonymous.

When you complete the survey, you can enter a prize draw to win **1 of 10 \$100 UBC Bookstore gift cards!**

We are seeking feedback on major features of a draft version of the 30-Year Vision, an ambitious plan for how the physical Vancouver campus will grow and change over the next 30 years.

The Vision is anchored around six “big ideas” — we’ll explore each of them in this survey and ask for your input.

Once finalized, the Vision will be adopted by the UBC Board of Governors and serve as an inspiration and guide for updating the Land Use Plan, the provincially-approved, regulatory document that governs campus development. Specific changes to the Land Use Plan will be the focus of a public hearing in April 2023.

In this survey, you’ll be notified how we are proposing to update key sections of the Land Use Plan to fulfill the Vision.

Look for information in an orange box like this one.

We're also seeking your feedback on proposed updates to the Housing Action Plan, UBC's key policy for housing affordability on campus.

Throughout the survey, you will be provided with the information needed to give feedback. For a

more detailed review, the Draft 30-Year Vision document and summaries of proposed updates to the Housing Action Plan and Land Use Plan are available for download (see links below).

- [Draft 30-Year Vision](#)
- [Key Land Use Plan Recommendations](#)
- [Draft Housing Action Plan Principles and Policies](#)

Each section of the survey will contain page references to the relevant part of the Draft 30-Year Vision.

Please begin by telling us about yourself: What is your affiliation with UBC? (Choose all that apply)

- Student
 - Faculty
 - Staff
 - Resident
 - Emeritus
 - Alumni
 - Other _____
-

Where did you learn about this survey?

- Social media
 - Email
 - A friend
 - An advertisement on campus
 - A notification in the mail
 - Other _____
-

Have you participated in any previous Campus Vision 2050 engagement events?

- No
- Unsure
- Yes

What is the 30-Year Vision?

The 30-Year Vision is an ambitious, long-range plan for how the UBC Vancouver campus will change and grow to support the needs of the university, its students, faculty, residents and staff, and deepen our relationship with Musqueam.

The Vision focuses on the physical development of the campus, both academic and neighbourhood lands, providing a high-level description, including general look and feel and where and how much development will occur.

Draft Vision statement:

In 2050, UBC Vancouver is a resilient, accessible and inclusive urban campus—a unique and complementary combination of a world-class post-secondary institution with a thriving, complete

residential community—that celebrates and honours its land, ecosystem, history and Indigenous hosts.

Let's explore the draft Vision's big ideas.

Six Big Ideas

The Vision is anchored around six big ideas—cross-cutting physical approaches to the campus that respond to university and community needs, advance the guiding principles and reflect the unique qualities of UBC and its surrounding context.

The 'big ideas' provide cues as to the intention, general arrangement, amount and location of buildings, uses and spaces. More specific layouts, massing and designs for each neighbourhood and academic project will be developed through more detailed plans in the future.

The 'big ideas' have emerged through engagement with the community, Musqueam, research and analysis, and intensive workshops involving experts as well as diverse voices from across the campus and neighbourhoods.

Since Fall 2022, the 'big ideas' have evolved in response to community feedback, and a sixth 'big idea' was added to better reflect the overall goals of Campus Vision 2050.

Let's explore each Big Idea and how it applies to the campus.

Big Idea: The Learning City

UBC Vancouver in 2050...

With a daytime population of over 100,000 people, the campus is a learning city, showcasing UBC teaching, research and innovation. It will prioritize collaboration, creativity and knowledge exchange, and Musqueam and Indigenous knowledge, through inviting, accessible and flexible buildings and outdoor spaces for all. More than ever before, the campus is a test bed, incubator and role model for novel approaches to planning and implementing low carbon communities, translating new knowledge into practice, and attracting industry, Musqueam and community partnerships. Blurring the divide between academic and neighbourhood activities in formal and informal spaces throughout the campus and neighbourhoods encourages impromptu encounters that foster learning, discovery and community and unlock synergies between UBC's communities.

You can read more about this Big Idea in the Draft 30-Year Vision PDF on pages 40-47.

Academic Growth

The Vision identifies sufficient land capacity for new and renewed academic spaces needed to address basic infrastructure needs, such as current seismic and building condition deficiencies, and to respond to future trends in teaching, research, learning and engagement.

This includes up to 3.1 million sq. ft. of additional space for core academic uses, including current capital priorities, and an additional 1 million sq. ft. for research partnership space expansion.

This approach is aligned with an ongoing Academic Infrastructure Planning process led by the Office of the Provost, and informed by historical growth and enrolment trends, discussion with Deans and faculty heads, and a review of current capital planning priorities and supporting needs, such as student housing, recreation and child care.

Key Strategies:

- **Concentrating academic growth in the campus core:** The Vision maintains the approach of building and renovating academic spaces within the campus core, emphasizing new growth in proximity to the future rapid transit station on University Boulevard and along East Mall and West Mall.
- **More Learning Hubs that mix housing, academic space and amenities:** The Vision identifies sites for new Learning Hubs, developments that mix student housing, academic space and amenities. These hubs will create connections between students and residents and people at various stages in their life, bring learning to the neighbourhoods, and maximize compatibility between different uses and users. Learning Hubs in the academic campus are proposed in the Arts and Culture District, along Thunderbird Boulevard adjacent to athletics facilities, and as part of potential future parkade redevelopment in the campus core.
- **Learning Corridors lined with active ground floors that connect Learning Hubs and centres of activity:** The Vision enables stronger, more defined connections between learning hubs and centres of activity. A series of learning corridors will intensify academic capacity along East Mall, West Mall, and Thunderbird Boulevard to support transit-oriented development, increase vibrancy and connect to increased research partnership and housing opportunities.
- **Learning Everywhere:** While academic growth will continue to be concentrated in the campus core, along corridors and in mixed-use hubs, the entire campus and neighbourhoods continue to offer significant opportunities to support teaching, learning and research. This approach includes prioritizing academic land-based research, Musqueam and Indigenous traditional knowledge exchange, and research partnerships.
- **Academic Character and Urban Design**
Mid-rise buildings (predominantly four to eight storeys) will reinforce the pedestrian scale and character of primary, ceremonial routes such as Main Mall and University Boulevard. Taller buildings (up to 22 storeys) will define population and activity centres at Learning Hubs and research partnership sites and provide social anchors for safe

nighttime activity and movement while creating opportunities for open space.

Land Use Plan changes required:

- *Increase the academic building height maximum from 18 storeys to 22 storeys.*
- *Diagram illustrating the proposed increase to the maximum heights of academic buildings.*

Academic Growth

How do you feel about this approach to where and how the Vision proposes to accommodate academic growth on campus?

- 😊 I really like it
- 😊 I like most aspects of it
- 😐 I have mixed thoughts
- 😞 I dislike most aspects of it
- 😞 I really don't like it

Big Idea Generally

Thinking about the "Learning City" big idea generally, how well do you think it will meet the future needs of the university, its communities and people like you?

- 😊 **I really like it** and I think it will meet the needs of the UBC community
- 😊 **I like most aspects of it** and I think it will meet most of the needs of the UBC community
- 😐 **I have mixed thoughts** - there are many things I like and dislike, and it might meet the needs of the UBC community
- 😞 **I dislike most aspects of it**, but there are a few things I like - I am concerned it will not meet the needs of the UBC community
- 😞 **I really don't like it** and do not think it will meet the needs of the UBC community

Anything else to add about the “Learning City” big idea?

Thank you for your feedback. Let’s explore another big idea on the next page.

Big Idea: More Housing and Expanded Affordability for UBC

UBC Vancouver in 2050...

More on-campus housing means more UBC community members have more affordable housing options close to where they work or study. The campus includes even more family homes, opportunities to age in place, and amenities that make life easier and richer for residents, including childcare, groceries and transit. Free from long commutes and worries about finding stable housing, more students, faculty and staff have more time to focus on studying, teaching and research, being present for their families and friends, getting involved in campus life, and building community with their neighbours. Reducing the number of people commuting to campus has helped UBC address the climate crisis.

You can read more about this Big Idea in the Draft 30-Year Vision PDF on pages 48-55.

There are two major categories of housing on campus: student housing and neighbourhood housing. The Vision accommodates significantly more housing in both categories, as shown in the illustration.

Let’s explore student and neighbourhood growth on the next page.

You will be given the opportunity below to learn more about both categories of housing and answer questions from your perspective.

Student Housing

The Vision supports building 4,300 student housing beds by the mid-2030s, including 1,000 beds to replace aging facilities and address seismic deficiencies, bringing the total number of student beds on campus to 17,300.

The Vision allocates replacement sites for student housing affected by future neighbourhood development in Acadia and through an expansion of the Hawthorn Neighbourhood, and identifies sites for even more student housing in the future, subject to demand and funding availability.

Would you like to read more details about where the 30-Year Vision proposes 4,300 student beds be built by the mid-2030s before answering the questions below?

Yes

No

Student Housing

Sites to accommodate student housing by the mid-2030s include:

- **Redevelopment of Place Vanier Residence: approx. 1,770 new beds + 1,000 replacement beds:** The redevelopment will increase capacity, address seismic deficiencies, create more active and vibrant streets through building design ground-floor programming, and maintain the tranquil forest character that is a defining feature of the western campus edge.
- **Arts and Culture District Learning Hub:** A new mixed-use Learning Hub in the Arts and Culture District will combine student housing with academic facilities to support the Faculty of Arts and will include a range of amenities such as local retail, collegia and child care.
- **Totem Park Residence Expansion: approx. 372 units of student family housing + 772 student beds relocated from the Acadia area:** Student family and independent student housing affected by the redevelopment of the Acadia area will be accommodated at Totem Park in mid-rise, family-oriented courtyard buildings in keeping with the character of the adjacent Hawthorn Neighbourhood. While the Totem Park tennis courts will have to be displaced, a plan to replace them will be developed through future engagement with the community.
- **Redevelopment of Ritsumeikan-UBC House and Marine Drive Residence Expansion: approx. 1,135 new beds + 205 replacement beds:** A northward expansion of the Hawthorn Neighbourhood enables new faculty and staff housing opportunities close to the academic core, displacing the aging Thunderbird Residence. The student beds displaced here would be accommodated through future redevelopment of nearby Ritsumeikan House and an expansion of Marine Drive Residence through a redevelopment of Lower Mall Research Station, or within the future Learning Hub on Thunderbird Boulevard.

Additional Sites

Additional beds can be accommodated on several sites across campus, which will be determined as part of future project planning, including Thunderbird Learning Hub, along East Mall, within the new Thunderbird Stadium, and potential new Learning Hubs enabled through parkade redevelopment in the campus core.

How do you feel about the approach to where and how the Vision proposes to build more student housing on campus?

- 😊 I really like it
- 😊 I like most aspects of it
- 😐 I have mixed thoughts
- 😞 I dislike most aspects of it
- 😞 I really don't like it

Is there anything you want to add regarding student housing?

Thank you for your feedback. Let's explore neighbourhood housing on the next page.

Neighbourhood Housing

Over the last 30 years—since construction started on UBC’s first campus neighbourhood, Hampton Place—the university has developed about 8.34 million sq. ft. of neighbourhood housing.

To support the needs and aspirations of the university and the community over the next 30 years, particularly in response to the housing affordability crisis, the Vision provides for a doubling of neighbourhood housing units beyond 2022 levels—8.14 million sq. ft. of additional residential development. That amounts to about 8,000 new homes, including below-market rental units for faculty and staff and market rental units for others who work or study on campus and support the community—the proportion of rental units will be explored later in this section.

UBC’s future neighbourhoods will continue to model sustainable community planning and urban design best practice, incorporating successes and lessons learned at UBC and from other successful neighbourhoods in Vancouver and elsewhere. Campus growth will be supported by a range of amenities, services and facilities—amenities will be explored in the "Community of Communities" big idea.

Land Use Plan changes required:

- *Increase UBC’s commitment to rental housing.*
- *Expand neighbourhood boundaries.*
- *Allocate the amount of growth in each neighbourhood.*
- *Establish new maximum building heights for each neighbourhood.*
- *Commit to determining individual building heights and densities through neighbourhood plans*
- *Ensure details regarding heights and densities are worked out through neighbourhood planning processes.*
- *Policies to ensure open space, amenities, retail and services keep pace with growth*
- *You can read more details on these changes by expanding the next survey sections below.*

Would you like to read more about descriptions of new and expanded campus neighbourhoods, including building heights before answering the questions below?

Yes

No

Neighbourhood Growth

To optimize livability, maximize open space and balance the distribution of growth, new neighbourhood development is focused in new and expanded neighbourhood areas south of the academic core.

Mid-rise buildings will establish a prevailing scale for the campus and be designed to be human-scaled. Buildings will be low enough where needed to allow sun in and open up views to the sky. In neighbourhoods, towers will be located discretely and purposefully to provide additional housing. In some neighbourhoods they'll have a secondary, integrated presence, deferring to the lower scale of the area, for example, in Stadium and Acadia, whereas in Wesbrook, proposed towers will continue to be located on the eastern edge against the forest and be more standalone elements yet remain responsive to the surrounding built and natural context.

Wesbrook Place South

Situated where the south campus greenway meets Pacific Spirit Regional Park, and within walking distance of future rapid transit, a southward expansion of Wesbrook Place Neighbourhood will include approximately 1.3 million sq. ft. of new housing beyond the current Neighbourhood Plan, or about 1,300 units. This will include locally-serving amenities, creating a secondary community node for Wesbrook. More housing is achieved on sites already identified in the Neighbourhood Plan and through a more intensive use of land to the south.

Building Heights

Towers (ranging from 22 to 39 storeys) will be located next to the forest edge, increasing in height towards the south, and arranged to minimize shadowing onto community open space. Mid-rise buildings (four to six storeys) will be organized around a large new open space that can support a range of activities, including informal recreation and community programming, and an urban plaza framed by locally-serving ground floor activity and amenities.

Land Use Plan changes required:

- *Expand the Wesbrook Place neighbourhood boundary south.*
- *Increase the maximum building height from 22 storeys to 39 storeys.*
- *Allocate an additional 1.3 million sq. ft. of residential development.*

Stadium Neighbourhood

Stadium Neighbourhood will be a new compact, high density residential development. It will include 1.63 million sq. ft. of new housing, or about 1,600 units, as well as commercial and community amenities, academic “flex space” and a major ecological park adjacent to a redeveloped Thunderbird Stadium. This new neighbourhood will knit together new and existing residential, ecological and recreation areas near the academic core and a future south campus rapid transit station.

The Vision expands the neighbourhood boundary beyond what was proposed in a 2019 draft neighbourhood concept to enable an additional 171,000 sq. ft. of mid-rise, wood-frame housing

along East Mall, while maintaining the neighbourhood building height and density limits established with the community in 2019.

Building Heights

Mid-rise buildings and podiums (predominantly six storeys) will frame open spaces and streets, including six-storey, wood frame buildings along Thunderbird Park realized through adjustments to the width of East Mall. A cluster of five towers (ranging from 20 to 28 storeys) will provide a visual terminus to Main Mall and frame the ecological park and the redeveloped Thunderbird Stadium, stepping down in height towards Thunderbird Park.

Land Use Plan changes required:

- *Expand the Stadium neighbourhood boundary.*
- *Increase the maximum building height from 22 storeys to 28 storeys.*
- *Allocate 1.63 million sq. ft. of residential development.*

Hawthorn Place North

A northern expansion of Hawthorn Place Neighbourhood will enable new housing for faculty and staff close to where they work. It will expand the existing neighbourhood, maintaining the existing mid-rise form of development, by 590,000 sq. ft., providing about 600 units of housing. The expansion to the north side of Thunderbird will reinforce the boulevard as a new mixed-use “main street” that includes new local transit service, a diversity of housing types, academic uses and amenities in and around Hawthorn Place and Totem Park, and connects to the new Acadia Neighbourhood. Residential buildings will frame Thunderbird Boulevard and ground-floor amenities and community uses will front onto Main Mall.

Building Heights

Six-storey mid-rise buildings will frame open spaces and streets, including Main Mall, and shorter buildings will be located to maximize sun into courtyards.

Land Use Plan changes required:

- *Expand the Hawthorn Place neighbourhood boundary north.*
- *Allocate an additional 590,000 sq. ft. of residential development.*

Acadia

Acadia will be a major new neighbourhood on campus, providing approximately 3.6 million sq. ft. of new housing, or about 3,600 units, and dovetail with the existing mixed-use neighbourhoods of University Village and Musqueam-owned Ielərn in the University Endowment Lands (UEL).

Acadia will include a range of building types, with an emphasis on mid-rise wood frame buildings, with towers set back from a major central open space. A new Thunderbird Boulevard mixed-use “main street” will offer a range of amenities for the community and connect to a future

rapid transit station on UEL lands to the north.

Most existing child care facilities next to the central ecological corridor will be retained, with new and replacement spaces provided within new neighbourhood buildings.

Future neighbourhood planning will consider redeveloping the current site of police, fire and ambulance services into a mixed-use development that includes emergency services and housing. Existing student family housing and childcare will also be considered for redevelopment in future Land Use Plan updates.

Building Heights

Predominantly mid-rise, wood frame buildings (from four to six storeys) will frame internal courtyards and public spaces to support a human-scaled experience with taller mid-rise buildings fronting Thunderbird Boulevard and open spaces. Slender towers (ranging from 18 to 35 storeys) with 6,500 to 7,000 sq. ft. floorplates will be placed to minimize shadowing and overlook on neighbourhood public spaces and reduce visual impact at the campus scale.

Land Use Plan changes required:

- *Expand the Acadia neighbourhood boundary.*
- *Increase the maximum building height from 22 storeys to 35 storeys.*
- *Allocate 3.62 million sq. ft. of residential development.*
- *Identify two future planning areas, preserving existing student family housing and childcare for consideration in future Land Use Plan updates.*

Neighbourhood Growth

How do you feel about the approach to where and how the Vision proposes to accommodate neighbourhood housing growth on campus?

- 😊 I really like it
 - 😊 I like most aspects of it
 - 😐 I have mixed thoughts
 - 😞 I dislike most aspects of it
 - 😞 I really don't like it
-

Is there anything you want to add regarding neighbourhood growth?

Big Idea Generally

Thinking about the "More Housing and Expanded Affordability for UBC" big idea generally, how well do you think it will meet the future needs of the university, its communities and people like you?

- 😊 I really like it and I think it will meet the needs of the UBC community
- 😊 I like most aspects of it and I think it will meet most of the needs of the UBC community
- 😐 I have mixed thoughts - there are many things I like and dislike, and it might meet the needs of the UBC community
- 😞 I dislike most aspects of it, but there are a few things I like - I am concerned it will not meet the needs of the UBC community
- 😞 I really don't like it and do not think it will meet the needs of the UBC community

Anything else to add about the "More Housing and Expanded Affordability for UBC" big idea?

Thank you for your feedback.

Would you like to explore and comment on draft principles and policies proposed for the updates Housing Action Plan?

- Yes
- No

UBC Housing Action Plan Updates

The Housing Action Plan (HAP) guides how UBC uses its land and financial resources to support housing choice and affordability for the UBC Vancouver campus. Its goal is to meet the UBC community's housing needs. This supports the recruitment and retention of the faculty, staff, students and other employees that make the campus a great place to learn, work and live.

The HAP is updated every five years. Recognizing that affordable housing was a top concern identified throughout Campus Vision 2050 community engagement, the current HAP review integrates UBC's housing affordability policies with the future vision for the Vancouver campus.

Draft Principles:

The following principles build on the past decade of Housing Action Plan experience, community engagement, and Board of Governors' direction, and reflect the balance and trade-offs required for Housing Action Plan initiatives.

The draft HAP principles are:

- Maximize housing choice to support UBC's people, academic mission, and communities.
- Deepen affordability by focusing resources on the most affordable housing choices.
- Provide housing choices to meet different community needs.
- Prioritize affordability for those who need it most.
- Use the campus as a test bed for innovation and partnerships.
- Balance financial needs to address affordability.

Draft Policy Updates:

UBC's Housing Action Plan policies play a significant role in meeting the community's housing needs, increasing housing choice and affordability while ensuring sustainability. The policies also recognize that the affordability crisis requires involvement of senior government and other partners, as well as advocacy to remove legal and financial barriers that would allow UBC to do more.

Key Policy Updates

More Rental Choice:

- Increase the current HAP target for future rental housing above the current target of 30 per cent [new target to be determined through public engagement and Board of Governors direction]. This includes expanding eligibility for other on-campus employees (e.g., retail workers, University Neighbourhoods Association staff, Vancouver School

Board staff, and hospital employees) to live in campus market university rental housing, after prioritizing UBC students, faculty and staff.

- Make permanent and expand eligibility for UBC’s rent-geared-to-income program for low- to moderate-income staff and faculty.

Attainable Ownership:

- Increase UBC’s Prescribed Interest Rate Loan program for tenure-stream faculty to purchase a primary residence anywhere in Metro Vancouver from the current \$15 million annually [new amount to be determined through public engagement and Board of Governors direction].
- Continue UBC’s forgivable interest-free Down Payment Assistance loans of \$50,000 for eligible faculty and senior management staff.
- Commit to a pilot project for affordable on-campus faculty and staff ownership in partnership with BC Housing, subject to demand and project financing. Evaluate the experience to potentially expand the program to future projects.

Student Housing Opportunities:

- Increase on-campus student housing to at least 17,300 beds by the mid-2030s, subject to demand and project financing.

Reminder: You can review more detail by downloading [Draft HAP Principles and Policies](#).

To what extent do you agree or disagree with the following statement about the draft Housing Action Plan (HAP) principles and policies?

	Strongly disagree	Somewhat disagree	Neither agree nor disagree	Somewhat agree	Strongly agree
The draft HAP principles and policies will meet the needs of the university, its communities and people like me in the future.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Is there anything you want to add regarding the draft HAP principles and policies?

Thank you for your feedback. Let's explore another big idea on the next page.

Big Idea: A Community of Communities

UBC Vancouver in 2050... A mosaic of connected communities - each with their own local heart, unique features and identity, and strong Musqueam presence and sense of belonging - defines a socially-connected, approachable, urban campus that is easy to navigate and where people feel included and supported. Each community features a blend of housing, work spaces, open space and amenities (e.g., corner stores, cafes) that allow people to meet their daily needs conveniently. Destination features draw people into each community from across the campus and the region. Each new development contributes to a complete, compact, sustainable and resilient campus.

You can read more about this Big Idea in the Draft 30-Year Vision PDF on pages 56-65.

Key Strategies

Community Amenities: A hierarchy of amenities will support local needs and reinforce neighbourhood vitality and identity including:

Community Hearts: major anchors of amenities and services serving the campus-wide population (e.g., grocery, child care, shops, restaurants, recreation, larger open spaces)

Mixed-Use Hubs: smaller clusters of amenities within and around mixed-use housing and academic hubs (e.g., corner stores, coffee shops, child care, prayer spaces, multi-functioning academic spaces that allow community use, galleries, maker spaces, outdoor seating, play grounds)

Local Node: individual buildings or student residences within proximity to Mixed-Use Hubs or

community hearts (e.g., cafeterias, coffee shops, covered outdoor study space)

Building and Open Space Design

- Well-designed buildings and open spaces that are pedestrian friendly and welcoming will foster community-building and social interaction between students, faculty, residents and alumni while ensuring communities feel connected, including:
- “Me spaces”—private spaces for quiet contemplation and where people gather and build individual and community identity.
- “We spaces”—where multiple UBC communities interact and integrate.
- Accessible features across campus (e.g., accessible entrances that keep people together), including better accessibility within the pedestrian priority areas of the campus.
- Open, shaded and weather-protected outdoor spaces to maximize human comfort.
- Culturally diverse, inclusive and intergenerational spaces (e.g., gathering, spiritual, interfaith spaces), including dedicated Musqueam spaces where community members gather, build community identity and feel that they belong.
- A stronger Musqueam presence and sense of belonging, welcoming others to their territory with Musqueam-specific spaces and place names, art and iconography, sharing the history and culture of the land across campus. Amenities and programming tailored to suit local character and identity.
- Co-developed flexible, multi-functional spaces with opportunities for shared Musqueam community use including meeting and dialogue spaces, place for ceremony and performances outside.
- Opportunities for social connection and community building in public realm spaces through events, programming, and community-led temporal art and animation in collaboration with academic, student and residential communities.

Thinking about the "Community of Communities" big idea generally, how well do you think it will meet the future needs of the university, its communities and people like you?

- 😊 **I really like it** and I think it will meet the needs of the UBC community
- 😊 **I like most aspects of it** and I think it will meet most of the needs of the UBC community
- 😐 **I have mixed thoughts** - there are many things I like and dislike, and it might meet the needs of the UBC community
- 😞 **I dislike most aspects of it**, but there are a few things I like - I am concerned it will not meet the needs of the UBC community
- 😞 **I really don't like it** and do not think it will meet the needs of the UBC community

Anything else to add about the “Community of Communities” big idea?

Thank you for your feedback. Let’s explore another big idea on the next page.

Big Idea: Restorative and Resilient Landscapes

UBC Vancouver in 2050... Guided by rich natural surroundings and Indigenous knowledge, the campus integrates natural systems and supports increased biodiversity. A network of connected green public spaces, courtyards, corridors, green roofs, and places for respite and social connection work alongside academic and neighbourhood buildings. Indigenous plants and other features such as art, storytelling and pathways that embody Musqueam values to create a sense of welcome to Musqueam territory. Biodiversity and ecological resilience are supported throughout the campus, including new tree canopy, rain gardens and green corridors for biking, walking and rolling.

You can read more about this Big Idea in the Draft 30-Year Vision PDF on pages 66-75.

Key Strategies

- Protect and enhance existing high-value ecological areas (e.g., UBC Farm forested area) and habitat for wildlife (e.g., migrating birds and species at risk).
- Working with Musqueam, identify areas of campus with significant cultural value and create campus gateways and landscapes with a strong Musqueam welcome and presence integrated into plantings, design, art, architecture and public realm.
- Create substantial new green spaces for social, recreational, research and ecological benefit.
- Create and protect ecological and mobility corridors, including a new east-west diagonal connector.
- Extend surrounding forests into the campus to support species movement and increase biodiversity.
- Introduce abundant Indigenous plants traditionally harvested by Musqueam, and work with Musqueam to plan and steward these landscapes including removal of invasive species.
- Provide equitable access to a system of human-scaled landscapes that nurture social wellbeing and create a sense of place.

The unique qualities of UBC’s open spaces have evolved over time in response to the historic campus structure of malls and courtyards, protection of green academic land for research, recreation and cultural uses, and investments in the public realm. More recently, deeper

engagement with Musqueam and evolving knowledge of Indigenous practices and climate adaptive planting are shaping novel approaches to creating and enhancing the ecological, educational and social role landscapes play on the campus.

Please indicate below if you would like to explore any of the following topics in more depth before providing your perspective on the Big Idea.

I would like to read more details about:

Landscape corridors

Public realm categories

Landscape Corridors

Main Mall

UBC's most prominent landscape will continue to be a major pedestrian promenade fronted by significant buildings, cultural spaces and public art. Over time, portions will transition to a more naturalized character and function, integrating Indigenous plantings, features to honour UBC's relationship with Musqueam, and offering areas for teaching, research and Indigenous ways of knowing. A potential landscape connection over Northwest Marine Drive could provide a major new open space opportunity with expansive views over Burrard Inlet and increase the accessibility of the northern parts of the campus. Indigenous landscape qualities will prevail as it connects south to the planned ecological park in Stadium Neighbourhood and towards Powerline Trail in Pacific Spirit Regional Park.

Diagonal Connector

Linking Pacific Spirit Regional Park's Heron Trail to the forest overlooking Wreck Beach, this new ecologically rich landscape will draw in the surrounding forest. New wetland and climate adaptive plantings will capture, clean and manage rainwater. This connector will provide people and wildlife passage across campus that is surrounded by nature.

East Mall

A revitalized East Mall will introduce large sections of Indigenous plantings and enhanced ecological landscapes. To its north the corridor links the gateway at Southeast Marine Drive through to the revitalized Bosque at University Square. To its south, a green mobility corridor will enhance ecological diversity and prioritize pedestrians, transit and bikes.

University Boulevard

The University Boulevard corridor increases Musqueam presence at this prominent gateway to the campus, building on the successes of the natural rainwater feature and double-headed serpent house post. Landscapes along the corridor will feature Indigenous plantings, Musqueam presence, native ecology and visible rainwater features.

16th Avenue

16th Avenue provides an opportunity to link significant natural open spaces between Pacific Spirit Regional Park in the east and UBC's research forest in the west. These high value ecological areas include concentrations of tall trees and diverse habitat features. A treatment of 16th Avenue provides the opportunity to connect them, allowing for species movement between these larger forested areas.

Public Realm Categories

Five categories of open space will shape and support new development and provide an integral amenity for campus users. **Ecologically-focused Open Spaces** These spaces connect existing forested and green academic areas along key corridors and around the campus periphery with new and enhanced green corridors to promote biodiversity, ecological health, and increase Musqueam presence. Along Northwest Marine Drive and 16th Avenue, forested edges provide a green buffer that provides wildlife habitat and contributes to protecting Pacific Spirit Regional Park. These green edges also reinforce the experience of arriving to an urban campus set within nature.

While these spaces are more natural in character, particularly at the interface with Pacific Spirit Regional Park, within the campus core they may contain formal plazas and programmable spaces, particularly as they intersect with areas of higher social activity.

Productive/Research Landscape

These landscapes support land-based research and teaching, including the Campus as a Living Lab initiative, in areas such as in areas such as urban forestry, horticulture, ecosystem services, biodiversity, climate change. They also offer opportunities to integrate Musqueam knowledge and expertise, continue the tradition of and renew Musqueam practices, and incorporate traditional ways of knowing and caring (e.g., places where elders can teach youth about plants and harvesting).

At a smaller scale these landscapes offer opportunities for community gardens and for cultivating native and harvestable plants throughout the academic campus and in neighbourhoods.

Community-focused Open Spaces

A fine-grained network of human-scaled open spaces enables people to gather and socialize, nurturing social wellbeing and creating a sense of community identity:

- **Commons and community parks:** larger spaces for the surrounding academic, student housing and neighbourhood population. These spaces offer open lawn, play areas and/or small recreation courts combined with more natural areas, seating and

other features. They will facilitate a wide range of activities and programming including: places for art, temporary exhibits, outdoor learning and places for cooking and gathering.

- **Courtyards:** intimately scaled spaces that function as “outdoor rooms” framed by the buildings around them. Future development will continue the pattern of internal courtyards that link spaces within the academic campus. Each courtyard will have a unique identity, character and programming linked to the specific users and communities within the buildings they serve, and provide visible connections to the broader open space network.
- **Plazas, Pedestrian Areas and Streets** Some spaces are paved to allow flexibility for social gathering, pedestrian movement and events. They may be co-located near active commercial areas and with amenities to provide outdoor space for these uses. They will be designed to accommodate everyday informal uses such as sitting and people watching, small to medium-sized events such as farmers markets, community celebrations and informal play, and larger events such as concerts or community celebrations. Streets are also important parts of the public realm and more than simply movement corridors. They are ‘places’ in and of themselves when they are comfortable and pleasant to spend time in, with seating, bike parking, plazas and other features that encourage people to stop, linger, connect, and enjoy the surroundings.
- **Recreation Fields** Outdoor recreation, sport and fitness are central to the health and wellbeing of students, faculty, residents and staff. UBCs recreation fields enhance access to quality sport and recreation for those who learn, live, work, and play on campus, while engaging communities in the life of the university. A key opportunity is the new Thunderbird Stadium that will serve as a hub for athletic, recreation and residential community sport and engagement.

Thinking about the "Restorative and Resilient Landscapes" big idea generally, how well do you think it will meet the future needs of the university, its communities and people like you?

- 😊 **I really like it** and I think it will meet the needs of the UBC community
- 😊 **I like most aspects of it** and I think it will meet most of the needs of the UBC community
- 😐 **I have mixed thoughts** - there are many things I like and dislike, and it might meet the needs of the UBC community
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Anything else to add about the “Restorative and Resilient Landscapes” big idea?

Thank you for your feedback. Let’s explore another big idea on the next page.

Big Idea: Connected Campus

UBC Vancouver in 2050... Two on-campus SkyTrain stations transform the way people get to, from and around campus, better connecting it to the rest of the region. Members of the UBC community who live off campus have shorter, greener, less complicated commutes, giving them more time to study, work, play and rest. On-campus residents benefit from faster and easier transit access to other parts of the region and can easily meet their daily needs without owning a car. With more people arriving by transit, a renewed and expanded on-campus mobility network that prioritizes active and sustainable modes means people of all ages and abilities can get to where they need to go, comfortably and safely, while reducing greenhouse gas emissions. A system of connected greenspaces and separated bike lanes make active modes of transportation a pleasure, and quiet neighbourhood streets are safe for walking, rolling and playing. Lining well used pathways and corridors with active retail and community uses and good lighting supports a vibrant urban experience and improved night-time safety.

You can read more about this Big Idea in the Draft 30-Year Vision PDF on pages 76-83.

Key Strategies:

- Enable the extension of SkyTrain to campus with a central station on University Boulevard and plan for a south campus station to serve Wesbrook Place, Stadium Neighbourhood and Hawthorn Place.
- Expand the pedestrian priority zone in the campus core while preserving access for essential services and people with mobility challenges.
- Create a safe, legible and efficient cycling and micro mobility network to accommodate users of all ages and abilities.
- Build out a network of zero-emission local transit / shuttle routes that integrate with regional services, including SkyTrain.
- Design roadways and intersections to prioritize safety, manage congestion and maintain access.

Please indicate below if you would like to explore any of the following topics in more depth before providing your perspective on the Big Idea.

I would like to read more details about:

- 2050 Active Transportation Network Concept**
- 2050 Transit Network Concept**
- 2050 Functional Street Categories**

2050 Active Transportation Network Concept

Walking, rolling and cycling will continue to be the dominant modes of travel for trips around campus in 2050. The 2050 Active Transportation Network Concept identifies the corridors that will be the focus of investment in local cycling facilities for all ages and abilities over the coming decades. Critical to this is a fine-grained, fully accessible and well-lit network of pedestrian pathways across the campus, punctuated by places and amenities that offer opportunities for respite, weather protection and publicly accessible washroom facilities.

Key Opportunities:

- Protected cycling facilities suitable for people of all ages and abilities on all Primary Cycling/Micro Mobility Corridors and most Secondary Cycling/Micro Mobility Corridors.
- A new major cycling hub is envisioned at the central campus SkyTrain station, with state-of-the-art secure parking, end-of-trip facilities and amenities to facilitate seamless intermodal connections and complement smaller bicycle parking and end-of-trip facilities distributed in buildings across campus.
- Conceptual pedestrian and cycling routes in Acadia, subject to refinement through a future Neighbourhood Plan process.

2050 Transit Network Concept

Significant regional investments in transit are expected over the next decades that will dramatically transform UBC. These include the much-anticipated UBC extension of the Millennium Line SkyTrain by the early 2030s; electrification of bus services; a new rapid transit line connecting the campus to Metrotown via SW Marine Drive, 41st and 49th Avenues; and changes to Provincial roadways to and from campus to improve transit priority and introduce protected cycling facilities. Anticipated behavioral and technological changes include the expanded availability and adoption of shared, electric and autonomous modes of transport, as well as tools to make it easier to plan and pay for multi-modal trips.

Key Opportunities:

- Extend the SkyTrain Millennium Line to campus, with stations in the centre of campus near the Alumni Centre and UBC Bus Exchange and in south campus near Stadium & Wesbrook Place Neighbourhoods.
- Introduce two new zero-emission intra-campus local transit services. These services could potentially be delivered by TransLink or as independent transit services:
 - Route 1: north-south service between University Centre / Rose Garden and Wesbrook Village along East Mall and Ross Drive, connecting to both on-campus SkyTrain stations
 - Route 2: east-west service between Armories Commons and Acadia along Lower/West Mall and Thunderbird Boulevard, connecting to a future SkyTrain station in the UEL
- By 2050, upgrade the current R4 Rapid Bus service to some form of rapid transit along 41st Avenue and 49th Avenue between UBC and Metrotown.
 - (1) Assumed alignment, station location(s), and phasing are subject to change pending ongoing work by the Province of BC to develop the project Business Case.
 - (2) Technology, alignment, station locations will be determined through a future planning process, likely led by TransLink.

2050 Functional Street Categories

The Vision identifies a network of Complete Streets where all modes of travel are accommodated, **Limited Traffic Streets** where only certain motor vehicles are accommodated, and **Zero Traffic Streets** where only emergency vehicles are permitted (and transit vehicles on select segments). Cars will continue to play a role for trips to, from and around campus, and vehicle access is particularly critical for emergency vehicles, people with mobility challenges, service and delivery vehicles, and ride-hailing and taxi services. The network will be designed to improve safety and minimize congestion, while supporting a transition to fewer car trips.

Key Opportunities:

- Intersection improvements and transit priority lanes along 16th Avenue and Wesbrook Mall to enhance function and safety. Strengthen Thunderbird Boulevard, West Mall and

East Mall as active mixed-use streets that connect across the campus and accommodate new local and regional transit service.

- Limit vehicle traffic on select streets within the campus core, expanding the Pedestrian Priority Zone, but maintain access for users of accessible parking, service and delivery vehicles, and emergency vehicles.
- Shift to more sustainable last-mile delivery to reduce vehicle volumes on local streets and pedestrian-only areas.
- Locate parking structures around the campus periphery to minimize traffic in the core and encourage the use of more sustainable modes, reduce costs, and enhance the public realm.
- Consolidate neighbourhood parking underground and locate accesses off of major streets to minimize conflicts with pedestrians and cyclists, and preserve curb space for service and delivery vehicles and passenger pick-up and drop-off.
- Two parkades in the academic core are candidates for removal or replacement through redevelopment of mixed-use hubs as commuter parking demands decline with the anticipated increase in transit use.

Thinking about the "Connected Campus" big idea generally, how well do you think it will meet the future needs of the university, its communities and people like you?

- 😊 **I really like it** and I think it will meet the needs of the UBC community
- 😊 **I like most aspects of it** and I think it will meet most of the needs of the UBC community
- 😐 **I have mixed thoughts** - there are many things I like and dislike, and it might meet the needs of the UBC community
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Anything else to add about the "Connected Campus" big idea?

Thank you for your feedback. Let's explore another big idea on the next page.

Big Idea: Climate Mitigation and Adaptation

UBC Vancouver in 2050... Built upon a foundation of faculty, student and staff expertise and activism and the continued evolution and expansion of the Campus as a Living Lab initiative, the university achieved net-zero emissions before 2050. The campus is a model for urban areas around the world looking for a climate mitigation roadmap. A whole systems and compact communities approach to reducing emissions and preparing the campus for the effects of climate change influences all aspects of campus planning, development and operations, from buildings made with sustainable materials and the use of low-carbon energy sources, to decarbonizing transportation and re-thinking waste cycles. Campus infrastructure and natural systems preserve and protect the natural resources of the peninsula and help address the impacts of extreme weather events. Resilient buildings, which provide healthy and comfortable environments through periods of intense heat and smoke, support the health and wellbeing of those who learn, live and play on campus.

You can read more about this Big Idea in the Draft 30-Year Vision PDF on pages 84-89.

Key Strategies

- Support implementation of UBC's Climate Action Plan 2030 and its goal of achieving a 100 per cent reduction in operational greenhouse gas emissions.
- Update the Neighbourhood Climate Action Plan to address greenhouse gas emissions in neighbourhoods.
- Convert the academic and neighbourhood district energy systems to a low carbon energy source.
- Support green mobility including access to rapid transit.
- Site and design buildings and open spaces to mitigate the impacts of extreme temperatures and optimize human comfort. Protect cliffs from erosion and against sea level rise.
- Maintain and enhance urban biodiversity.
- Support natural hydrology with integrated rainwater management and green infrastructure.

Please indicate below if you would like to explore any of the following topics in more depth before providing your perspective on the Big Idea.

I would like to read more details about:

Climate Mitigation

Climate Adaptation

Climate Mitigation

The Vision supports the implementation of UBC's Climate Action Plan 2030 (CAP2030), including the goal of achieving a 100 per cent reduction in operational greenhouse gas emissions for the academic campus, through land use planning, building and infrastructure design. This includes, converting the academic district energy system to a low carbon energy source. The Neighbourhood Climate Action Plan (NCAP) will build upon UBC's climate commitments, and address greenhouse gas emissions in neighbourhoods.

Climate action strategies include:

- Continued evolution of the Residential Environmental Assessment Program, including staying ahead of provincial energy step code requirements for buildings
- Converting the existing neighbourhood district energy system to a low carbon energy source
- Identifying options to decarbonize existing buildings

Additional opportunities for climate mitigation for both the academic campus and residential neighbourhoods include:

- Decarbonizing transportation by supporting green mobility (e.g., walking and rolling), providing access to fast and reliable public transit, including two on-campus SkyTrain stations, and supporting the transition to electric vehicles
- Reducing embodied carbon in buildings (e.g., mass timber construction), and where viable, avoiding new construction through adaptive reuse and renewal
- Supporting safe and sustainable operational practices (e.g., zero waste initiative through closed-loop composting) and enabling evolving technologies (e.g., diesel fuel storage, EV charging, fast-fill station and fleet maintenance for compressed natural gas vehicles)

Climate Adaptation

The Vision will inform an updated rainwater management plan to support climate resiliency in the face of more frequent and high intensity storms and droughts. The updated plan will include a range of infrastructure strategies to mitigate the impacts that campus development has on the natural hydrological cycle.

Rainwater management strategies include:

- Capture, infiltrate and re-use rainwater where possible in open spaces, minimizing the footprint of underground parking structures to support deep soils
- Manage rainwater surface runoff and volumes of rainwater through pipes and culverts and an updated rainwater management plan which will include expanded green infrastructure strategies (e.g., green roofs, bioswales, raingardens)
- Work with regional partners to protect cliffs against sea level rise
- Leverage rainwater management features to create amenities for the campus where the community can learn from and engage with the natural environment

Climate adaptation strategies include:

- Designing with resilience to protect community and infrastructure from the changing climate
- Maintaining and enhancing urban biodiversity as a tool for climate action through nature-based solutions such as increased tree canopy
- Fostering sustainable food systems through farming and research at UBC Farm and community gardens across campus and learning from Indigenous practices
- Providing healthy, comfortable environments in the face of climate change, such as wildfire smoke and extreme heat events, through resilient building design (e.g., energy efficient cooling, passive design, air filtration, green roofs).

Thinking about the "Climate Mitigation and Adaptation" big idea generally, how well do you think it will meet the future needs of the university, its communities and people like you?

- 😊 **I really like it** and I think it will meet the needs of the UBC community
- 😊 **I like most aspects of it** and I think it will meet most of the needs of the UBC community
- 😐 **I have mixed thoughts** - there are many things I like and dislike, and it might meet the needs of the UBC community
- 😞 **I dislike most aspects of it**, but there are a few things I like - I am concerned it will not meet the needs of the UBC community
- 😞 **I really don't like it** and do not think it will meet the needs of the UBC community

Anything else to add about the “Climate Mitigation and Adaptation” big idea?

Thank you for your feedback. You are nearly finished the survey.

Final Feedback

As a reminder, you can download and review the three important documents related to this survey below:

- [Draft 30-Year Vision](#)
- [Land Use Plan Key Recommendations](#)
- [Draft Housing Action Plan Principles and Policies](#)

Thinking about all six big ideas together, do you have any thoughts or feedback overall on the draft 30-Year Vision?

Thank you for your feedback. Click to the next page to finish the survey.

Next Steps

A final draft of the 30-Year Vision will be presented to the Board of Governors in March 2023 for their consideration, after which, the Board will refer updates to the Land Use Plan to a public hearing in April 2023. At the public hearing, the community will have an additional opportunity to review the changes being proposed and provide their feedback. The full updated Land Use Plan will be available for review before the public hearing.

If you would like to explore the draft 30-Year Vision further, ask questions or provide additional input you can register for one of workshops [here](#) being held from February 1st - 7th, 2022.

Submit your email below to be entered in a prize draw for 1 of 10 \$100 UBC Bookstore gift cards:

Note: All survey responses are anonymous and will not be linked to emails.

Thank you for taking the survey, your responses have been recorded. By clicking "Next" you will be rerouted back to the Campus Vision 2050 website.

Appendix 3, Section 5: Display Boards

Please view the Winter 2023 Display Boards here:

<https://campusvision2050.ubc.ca/33812/widgets/138564/documents/98137>

The background features a large teal circle on the left side. To the right, there are vertical bands of teal, orange, and purple. The text is centered within the teal circle.

Appendix 4

Spring/Summer 2023
Targeted Engagement

Revised August 2023

Appendix 4, Section 1: Public Submissions

Please see Appendix 4: Targeted Spring/Summer 2023 Engagement for public letters submitted throughout this phase of targeted engagement.



Tuesday, April 4, 2023

An open letter to the University of British Columbia Board of Governors from concerned members of the UBC community

Dear Governors:

Since the 1990s, and the construction and sale of UBC [Hampton Place](#) market condominium project, the university has been slowly privatizing the 1000 acres of the remaining land endowed to it. The current "[2050 Vision](#)" is in this same spirit. The bulk of the new housing proposed is either market rental or market strata units. While exact numbers are, at this stage, intentionally unclear, what is clear is that new student housing and new affordable housing for staff and faculty will comprise a relatively small portion of the new housing proposed. The question is, "why?"

The plan, as written, leaves the answer to this question unclear, when, at key points in the housing plan, exact numbers of non-market university owned housing for students, staff and faculty are not given. I quote from the text, "[exact percentage to be determined by](#) community engagement and UBC Board of Governors." These numbers are yet to be released.

What is alarming about this plan is that the option for all of the new housing to be affordable was not, and is not, considered. And yet a plan based entirely on providing affordable housing for faculty, staff, and students is not only practical, it makes sense for the university and the BC citizens who, in the end, support it.

First, why it's practical, and then why it's imperative.

Why it's practical:

In the City of Vancouver, out of control land price inflation has made it impossible for developers to produce affordable housing, particularly on the city's west side. In most cases, land now costs twice as much per "buildable" square foot as the cost to construct that same square foot. And it doesn't help to increase the allowable density of a project in hopes of diluting the land share of the final purchase price, as adding density inflates land price. Sadly, only land speculators gain.

The University, in its now 30-year tradition of selling off chunks of the UBC endowed lands, is only adding to this speculative land inflation inferno. But UBC is the only place in the Lower Mainland that need not contribute to this tragedy. Why? Because UBC owns the land, or at least it does now. Thus, it can produce housing for just the cost of construction.

Amortizing (paying off) the cost of construction [can easily be done](#) by charging affordable rents, pegged to 30 percent of current average faculty and staff salaries, with students housed at prices that are less than what the university currently charges. In short, and to keep this simple, the university can afford to build all of the proposed new housing itself, still keep the remaining UBC endowed lands as a public trust, and still make money.

A wrinkle that is often raised when this sort of suggestion is offered is that the university is currently not allowed to approach the financial markets for construction financing. But the 2050 plan, in many cases, alludes to the need for this restriction to change in order that they might achieve even their currently modest ambitions for non-market housing. So presumably this will change.

Finally, and most importantly, this proposal to bring students, staff, and faculty closer to UBC through building affordable housing on our endowed lands is entirely consistent with the university's long-held policy to create a fully sustainable campus. Indeed, a proposition to marketize UBC land is a radical inversion of sustainability goals, as it adds to lengthy commuting which raises UBC's carbon footprint. In contrast, a sustainable campus, based on work-study-residence proximity, is climate friendly and healthier, as walking and cycling options become practical. Affordable housing would also address the vexed question of university recruitment and retention."

Why it's imperative:

UBC is the single institution big enough to single handedly make a dent in our regional housing crisis. With its current proposal for thousands of new housing units it could, should it so choose, take enormous pressure off of the regional housing market. If rents at UBC were pegged, not to market rates, but to a reasonable share (say 30 percent) of average incomes, the sheer mass of this affordable community would put downward pressure on the larger regional housing market. For proof look at [Vienna, where over 50 percent](#) of housing is non-market (mostly co-ops). This puts downward pressure on the remaining market housing, since the non-market share is large enough to offer a more affordable choice.

UBC can also make a huge contribution to a much more sustainable region with a stroke of a pen. Numbers are hard to arrive at, but less than a third of students, staff, and faculty now live on the endowed lands. And frustratingly it seems that the large majority of new market rate homes built on campus since the 90s are not owned and resided in by university students, staff and faculty. About half of these new strata units are investor owned, suggesting that UBC is a net contributor to housing price inflation, with recent housing efforts doing more harm than good.

Finally, the taxpayer expenditure of four to five billion dollars for the UBCX subway expansion now (post Covid) seems very far in the future, if ever. It is not the purpose here to debate the efficacy of that transit plan, only to suggest that shifting the bulk of the transportation demand exerted by UBC's remote location would be offset, now and in the future, if the majority of its researchers, faculty, staff and students lived within walking distance. The wait for the UBCX now seems at least a decade off if not more. A housing first alternative can begin, literally, Monday.

Should the privatization stop here?

In the end the larger question raised here is this: Is it time to stop the privatization of our public assets? Since the 1980s Canadian politics has been in the grip of a privatization wave. Assets developed in common for the public good are more and more privatized, in the faith that the private sector can do it all better than the public sector. Housing, generally, has been the test case for this theory, with the federal and provincial governments largely abandoning their responsibility for affordable housing. Now, with the housing crisis apparently unsolvable, we can clearly see how this has worked out. Make no mistake, even if UBC "leases" the land as proposed, 100-year leases paid entirely up front are the equivalent of an outright sale. This public university thus loses control of an enormously useful capital asset, UBC's endowed land, forever. Once it's gone it can't be recovered. Perhaps we should do something truly sustainable and protect this public trust for at least the next seven generations, and at the same time establish a continuing stream of housing support for those same generations as well.

Open Letter to the UBC Board of Governors re: Campus Vision 2050

April 5, 2023

Nancy McKenzie, Chair of the Board of Governors, and the UBC Board of Governors

Michael White, Associate Vice-President, UBC Campus & Community Planning

David Eby, Premier of British Columbia, MLA for Vancouver/Point Grey & NDP Leader

In full awareness of the [University's Declaration on the Climate Emergency](#) (December 5, 2019) and [Campus Vision 2050](#) ("CV 2050"), we, the undersigned, call on the University of British Columbia to address the following:

1. **[AFFORDABILITY: Prioritize student, faculty and staff housing over private development.](#)**
 1. **Decouple student housing from Campus Vision 2050 and build enough housing for every student who needs it now, while maintaining compliance with the UBC Climate Action Plan.**
 2. **Decouple UBC's land use plan from its revenue model to provide more affordable rental housing and home ownership on campus for faculty and staff, and therefore greater environmental and social sustainability.**
2. **[ENVIRONMENT: Use Campus Vision 2050 to establish UBC as a world-leader in sustainable development and environmental restoration.](#)**
 1. **Develop a Neighbourhood Climate Action Plan (NCAP) that will restore UBC's unique environment and biodiversity and set standards for a net-zero operational and embodied carbon neighbourhood. Extend the UBC Climate Action Plan to cover UBC Neighbourhoods now to ensure interim environmental protection.**
 2. **Confirm CV 2050 residential (not student) development plans will not be approved until ecological reports and recommendations from sustainability experts are publicly released and findings integrated into a revised plan with community and stake-holder consultation** (including x^wməθk^wəy̓əm and other indigenous community members). Again, this should not be tied to or delay student housing development: ensuring sustainable and ecologically-responsible residential development should not require a delay in meeting student housing needs.
3. **[REPRESENTATION: Provide residents with meaningful representation within UBC decision making processes before Campus Vision 2050 is finalized.](#)**
 1. **Create 3 voting seats on the Board of Governors for elected representatives from the UBC and UNA neighbourhoods.**
 2. **Ensure that no active BOG members have financial ties to contractors engaged in the University developments before CV2050 is approved by the BOG.**



We write this open letter to urge UBC to act on its [stated environmental and social sustainability goals](#) when undertaking building development on campus lands. UBC has committed to “developing complete communities” and “expanded affordability for UBC” while “protecting the environment and responding to climate change impacts” (see [Campus Vision 30-year Draft](#)). However, past actions and proposed plans of the University have prioritized revenue generation over robust environmental and social sustainability action (see [Appendices A & B](#)). **CV2050 is an opportunity for UBC to be a world leader in social and environmental sustainability.**

We, student, faculty, staff and residential members of the UBC community, and all others who engage regularly with the University and the ancestral lands of the x̣ẉməθḳẉəỵəm, self̣ḷẉiṭuḷh, and sḳẉx̣ẉú7mesh people, **call upon the Board of Governors to implement the above-listed actions to ensure UBC’s stated environmental and social sustainability goals are realized.**

Vancouver’s housing crisis affects us all, but disproportionately UBC students (see [Appendix C](#)). Many UBC employees also remain unable to afford to rent or buy a home in proximity to campus. The housing crisis is a barrier not only to social justice, but also to the environmental economies necessitated by a rapidly accelerating climate and biodiversity crisis. Allowing people to live close to where they work and learn will reduce environmental commuting costs. Nonetheless, **over the last 30 years UBC has disproportionately prioritized the development of market-rate homes over affordable housing.** UBC has relied almost universally on market-rate real estate sales to finance housing for student, faculty and staff, while failing to seriously pursue viable alternatives used by universities around the world, such as borrowing from UBC’s ~\$2 billion endowment and reimbursing this with Student Housing rental income (see UBC Professor [Chris Rea’s letter of June 2022](#)). As long as the University relies upon endowment lands for a large proportion of its revenue, those potential revenues will threaten its ability to prioritize the long-term health, safety and sustainability of UBC communities over profits. **CV 2050 aims to continue this unsuccessful model.** Despite plans to modestly increase student and faculty housing, **the majority of new development will be unaffordable, market-rate real estate.**

Therefore, we call on the university to **reduce the student housing waitlist to 1 year by 2033 and release concrete, time-specified strategies to prioritize affordable housing before CV2050 is approved, including allotting 30% of new-builds as RGI units and selling 20% of non-student housing to faculty and staff at a reduced rate.** These actions will help give key community members and their families housing stability, help to broaden social access to higher education and recruit and retain highly qualified personnel to UBC.

The [UBC Climate Action Plan](#) for the Vancouver academic campus **covers current and future student housing, therefore student housing can be fast tracked with appropriate environmental oversight. In contrast, UBC’s residential neighbourhoods,** which represent the majority of the University’s development efforts, **are currently exempt** from these requirements - despite CV2050’s aim to double the residential population by 2050.

We ask UBC to immediately end this exemption, while undertaking the steps necessary to estimate - and make concrete, research-backed and publicly-available plans to mitigate - the likely environmental costs of CV2050, namely through a groundbreaking, community and stakeholder-informed Neighbourhood Climate Action plan upon which the approval of



CV2050 is contingent. To finalize Campus Vision 2050 without understanding, sharing and seeking impact from the UBC community about its estimated environmental and social implications directly contradicts UBC's stated commitment to "protecting the environment and responding to climate change impacts" (see [Campus Vision 30-year Draft](#)). **We ask UBC to set standards for net-zero operational and embodied carbon neighborhoods and to utilize its own internationally renowned experts in climate science, biodiversity, sustainable development and urban planning to increase the biodiversity and environmental health, including access to undeveloped space.** As this land is xʷməθkʷəy̓əm traditional, ancestral and unceded territory these reports should be conducted in consultation with xʷməθkʷəy̓əm to present a coordinated vision for future development that will support the creation of a world-renowned socially and environmentally sustainable community.

Finally, **UBC must take tangible actions to demonstrate their commitment to "developing complete communities" that can participate in decisions regarding their governance as well as the management of the local, natural resources and lands upon which they rely.** As the lands UBC is situated on are not part of the City of Vancouver, UBC and UNA residents are unable to vote in municipal elections and do not have elected local representatives with decision-making authority, and are thus unable to participate in decisions affecting their communities. The influence of UBC's current community consultations on decision making processes is untraceable and in the past UBC has not acted on strongly expressed community interests (e.g. their failure to protect the UBC Eagles' Nest; see [Appendix D](#)). **We therefore call for the creation of three new seats on the UBC Board of Governors with full voting rights for representatives elected by and accountable to UBC/UNA residents,** to reflect the current three governor seats representing students, three seats for faculty and two for UBC staff, and for this representation to be kept under review as the residential community increases.

[UBC's Climate Emergency Task Force 2021 report](#) lists the first mission objective as "increasing public awareness and understanding of biodiversity issues and solutions." We urge you to put this into practice on our own campus. As members of the UBC community we believe that it is our moral responsibility to show leadership in combating the global threat of climate change in order to ensure a liveable future for ourselves and all species, and for generations to come. We request that UBC proves that it is doing so by agreeing to the actions above and truly becoming a world leader in putting into practice the research of its academic community.

Letter written by the University Communities for Sustainable Development (UCSD)

Note: Names and affiliations are added manually and don't appear immediately after signing the form. Thank you for your patience!

Signatures listed below.





UNIVERSITY
NEIGHBOURHOODS
ASSOCIATION

April 19, 2023

Sent by email only to: Michael.White@ubc.ca

Michael White
Associate Vice-President,
Campus + Community Planning
2210 West Mall
Vancouver, BC V6T 1Z4

Re: Coning of Eagles Nest and Development Concerns

In September 2022, UBC Properties Trust contractors placed a cone over an eagles' nest in a stand of trees near the corner of Ross Drive and Birney Avenue. This nest, which housed a pair of eagles and an eaglet during the 2022 breeding season, will apparently remain covered and inaccessible to its eagles during the construction of a condo tower and townhouses in lot 6, across Ross Drive.

Eagle nests are protected by section 34 of the BC Wildlife Act, which prohibits the molestation of the nests of eagles and other raptors. While UBC requested and received an exemption from the Wildlife Act from the BC Ministry of Forests, the UNA is concerned by UBC's lack of meaningful public consultation relating to this significant land-use conflict, and in particular the lack of consultation with the UNA.

In coning the nest, UBCPT has relied on the wildlife management advice of Diamond Head Consulting. Neither the Ministry of Forests, Diamond Head Consulting, nor UBC has indicated the basis for an exemption from the Wildlife Act. At the very least, UBC should have undertaken a public consultation process relating to its request for an exemption and intentions to cone the nest. UBC should also have consulted with the UNA, which has a formal advisory role to the University on matters relating to neighbourhood development, governance, and management. More generally, in the unique, under-representative jurisdictional circumstances of UBC, the University should go out of its way to ensure transparency and accountability in its handling of development and land-use conflicts.

The coning of the eagles' nest came as a surprise and grave disappointment to thousands of residents and friends of UBC. We urge you to read some of the comments posted by the 18,891 signatories of the SaveUBCEagles petition on change.org. In addition to profound reverence for the eagles, frustration over process runs deep. It's a reminder that public consultation and accountability are more than legal niceties. They get to the heart of citizenship and belonging in our unique neighbourhoods at UBC.

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

Sincerely,



Richard Watson
Chair
University Neighbourhoods Association

Copy: MLA David Eby
 UBC Board of Governors
 Aubrey Kelly – President and CEO, UBC Properties Trust
 UNA Board of Directors
 Sundance Topham – Chief Administrative Officer, UNA