



SUBJECT	Campus Vision 2050 and Housing Action Plan Approval
SUBMITTED TO	Board of Governors
MEETING DATE	December 5, 2023
SESSION CLASSIFICATION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	Action requested - Recommendation to Board for approval IT IS HEREBY RESOLVED that the Board of Governors: <ol style="list-style-type: none">1. Approves Campus Vision 2050 (Appendix One), subject to the Minister of Municipal Affairs' adoption of the amended UBC Land Use Plan; and,2. Approves the updated Housing Action Plan (Appendix Two), subject to the Minister of Municipal Affairs' adoption of the amended UBC Land Use Plan.
LEAD EXECUTIVE	Robin Ciceri, Vice President, External Relations
SUPPORTED BY	Gage Averill, Provost and Vice President, Academic Marcia Buchholz, Vice President, Human Resources Ainsley Carry, Vice President, Students Frank Laezza, Vice President, Finance and Operations Michael White, AVP, Campus + Community Planning Yale Loh, Treasurer Adam Charania, AVP, HR Strategic Partnerships and Support Services John Metras, AVP, Facilities Andrew Parr, AVP, Student Housing and Community Services Moura Quayle, Vice Provost and AVP, Academic Affairs Chris Fay, Director, Strategic Policy, C+CP Joanne Proft, Associate Director, Community Planning, C+CP Janeen Alliston, Director, Communications and Engagement, C+CP Siobhan Murphy, Director, Faculty Staff Housing and Relocation Services, HR Aubrey Kelly, CEO, UBC Properties Trust

PRIOR SUBMISSIONS

The Board of Governors received updates in March, April, May, Sept, and Nov 2022, and March and Oct 2023.

EXECUTIVE SUMMARY

This report asks the Board of Governors to approve Campus Vision 2050 and the updated Housing Action Plan (HAP), subject to provincial adoption of the amended UBC Land Use Plan for the Point Grey Campus Lands (LUP), presented in a companion report at this meeting.

The Board's October 16th, 2023 meeting included presentation of the final drafts of [Campus Vision 2050](#) (Appendix One) and the [Housing Action Plan](#) (Appendix Two). Both plans are unchanged since that meeting, with the exception of minor Campus Vision 2050 edits, including clarifying an updated process for Academic Futures work to develop long-term academic growth and enrolment scenarios.

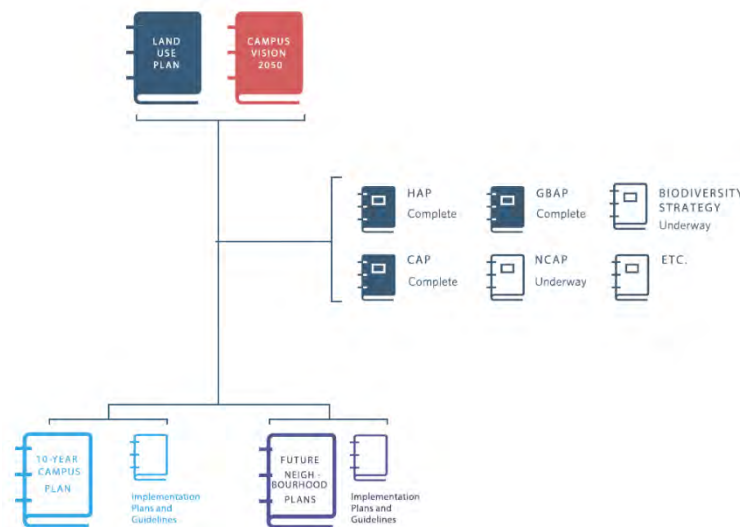
Through the Campus Vision 2050 process, UBC has undertaken 18+ months of comprehensive engagement, including on the HAP and LUP. The attached Engagement Summary Report describes this process in detail (Appendix Three), UBC’s most extensive and in-depth land use engagement ever. It resulted in 13,000+ touchpoints from January 2022 through a comprehensive and diverse set of approaches that included deep engagement with UBC’s marginalized and under-represented communities. Throughout the process, the Administration undertook targeted engagement with Musqueam, advisory committees and student, faculty, and resident stakeholder groups, and responded to issues raised in letters and petitions to the Board of Governors.

Information sharing and dialogue were key features of the engagement process. The results reflected significant support for Campus Vision 2050, the HAP, and the LUP, as well as significant concerns, many of which were echoed in the LUP public hearing and described below. These results have shaped all three plans.

Campus Vision 2050 is an ambitious, long-range plan that will guide how UBC’s Vancouver campus will grow and evolve over the next 30 years to support the needs of the university, its students, faculty, residents and staff, and Musqueam. It is a Board of Governors’ policy directing UBC’s future academic and neighbourhood growth organized around six big ideas, described in detail in the [October 16th Board report](#).

The HAP is a Board of Governors policy to direct how UBC uses its land and financial resources to support the community’s housing needs. Given the scale of the housing challenge, the HAP is crucial for recruiting and retaining faculty, staff, students and the community members that support the University’s academic mission. Along with growth in the proposed LUP, policies in the updated HAP described in the [October 16th Board report](#) will result in UBC directly providing non-market housing for nearly 25,000 people annually in student housing and faculty/staff rental.

Campus Vision 2050 and the updated HAP rely on provincial approval of UBC’s amended LUP. A companion report presented at this meeting describes the November 7th, 2023 public hearing on the amended LUP and asks the Board to submit the LUP to the Minister of Municipal Affairs for adoption. Under provincial [legislation](#), Board decisions must be consistent with UBC’s LUP. As a result, the Board is asked to approve Campus Vision 2050 and HAP subject to the Minister’s approval of the LUP.



Next Steps

Implementation of the LUP, Campus Vision 2050 and HAP will be shaped through the development of more detailed policies, plans and technical analysis, described in detail in the companion LUP report. The Administration will return to the Board for direction and approval of these plans and capital projects as implementation proceeds.

APPENDICES

1. Campus Vision 2050
2. Housing Action Plan
3. Campus Vision 2050 Engagement Summary Report

PRESENTATIONS

1. Campus Vision 2050, Housing Action Plan, and UBC Land Use Plan Approval



Land Acknowledgment

The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of the x^wməθk^wəyəm (Musqueam) people.

For millennia, x^wməθk^wəyəm have been stewards and caretakers of the lands upon which UBC is now located. UBC strives toward building meaningful, reciprocal and mutually beneficial partnerships with x^wməθk^wəyəm.

Image: sʔi:4qəy qeqən (double-headed serpent post) by Musqueam artist Brent Sparrow.
Photo credit: Paul H. Joseph, UBC Brand and Marketing

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Background



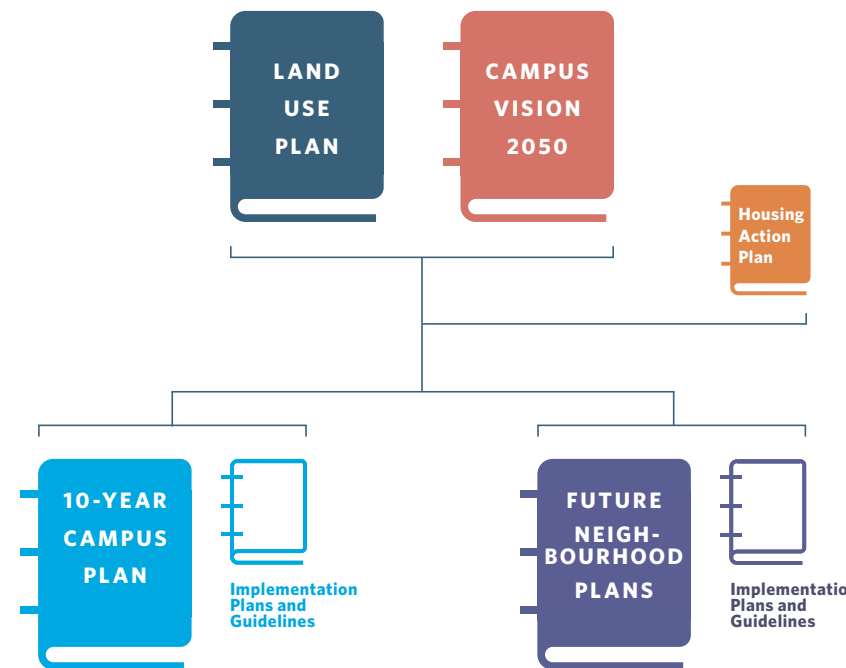
Purpose

Campus Vision 2050 is an ambitious, long-range plan for how the University of British Columbia’s Vancouver campus will change and grow to support the needs of the university, its students, faculty, residents and staff, and Musqueam.

The Vision was developed as part of a comprehensive planning and engagement process.

The Vision provides a high-level description of how the campus and neighbourhoods will evolve over the long-term, including its general design and character and where and how much development will occur.

The Vision focuses on the physical development of the campus, both academic and neighbourhood lands. It addresses overall spatial layout and structure, relationships between land uses, development, and the ecological, social, cultural and physical requirements for a healthy, thriving campus community that supports the university’s academic mission.

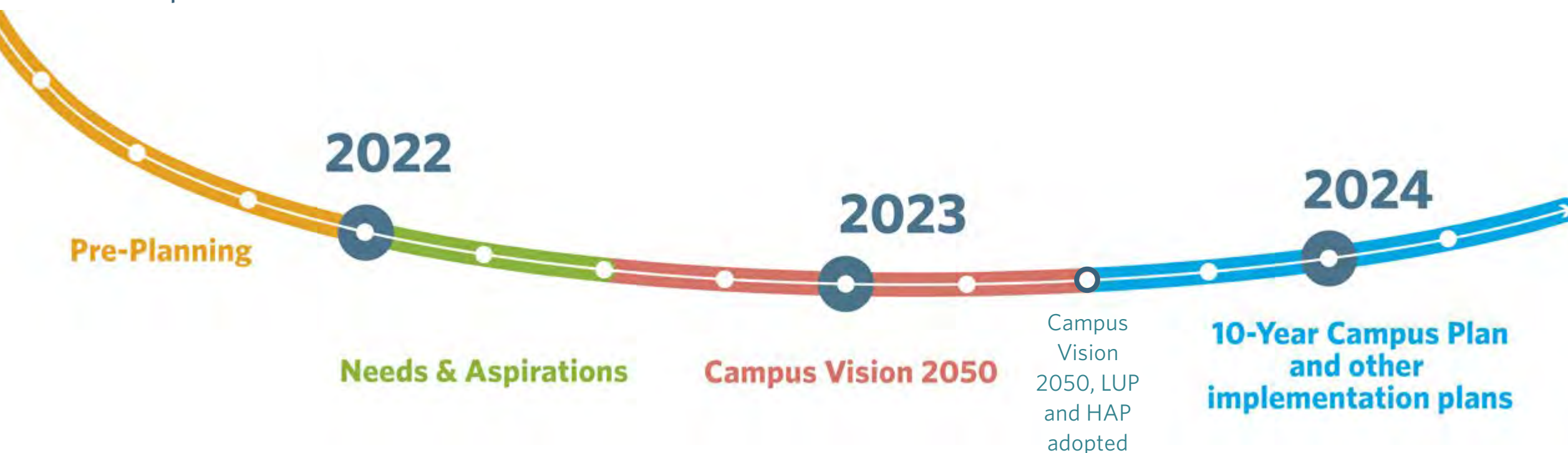


The Campus Vision 2050 process included updates to two key policies— UBC’s Land Use Plan (LUP) and the Housing Action Plan (HAP). The LUP regulates campus development on both academic and neighbourhood lands and is adopted by the Government of British Columbia. The HAP is a UBC Board of Governors-approved policy to improve housing choice and affordability for students, faculty and staff.

All land use planning decisions of the UBC Board of Governors must be consistent with the LUP.

Image: Relationship between Campus Vision 2050, the Land Use Plan, Housing Action Plan and other outputs.

Campus Vision 2050 Timeline



Opportunities and Challenges

The Vision will help UBC address significant opportunities and challenges facing the university and the community, many of which emerged or strengthened since the last campus-wide planning process more than 10 years ago. At the same time, the

Academic Mission

UBC has a vision to inspire people, ideas and actions for a better world. How UBC delivers on this mission is changing in response to innovations in pedagogy, technology, demand and research needs. Supporting the academic mission and adapting to a changing teaching and learning landscape will require a flexible approach to planning academic spaces on campus. Beyond providing the physical space, the campus lands will continue to play a critical financial role in supporting the academic mission, including funding academic initiatives and housing for the UBC community.

Reconciliation

With the launch of the 2020 Indigenous Strategic Plan, UBC became the first North American university to commit to implementing the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), taking a human rights-based approach to its Indigenous strategic framework. The plan describes the university's goals and actions to advance the vision of becoming a leading university globally in implementing UNDRIP in a post-secondary context. Building upon this commitment to reconciliation, UBC and Musqueam Indian Band are working together to transform their relationship.

Ecological Sustainability

UBC is fortunate to be located in an ecologically rich, biodiverse environment, which supports ecosystem services that are fundamental to social, economic and ecological wellbeing. The challenge is to create an urban environment that protects and enriches biodiversity. Harnessing the unique environment of the campus, as well as Indigenous knowledge and the expertise of the university community will increase the ecological viability of the campus, support ecosystem services and increase the social wellbeing of the campus community.

Affordability

UBC Vancouver is located in one of the world's least affordable regions. The rising cost of living in Metro Vancouver, and of housing in particular, threatens UBC's ability to recruit and retain faculty and staff and is making a UBC education less accessible. UBC plays a role in addressing this crisis, not only for the university community, but as a major institution and employer in the region.

Climate Emergency

Climate change poses a direct threat to life on the planet and the stability of social, economic, political and ecological systems. Climate change and environmental harms are known to affect marginalized and underprivileged people disproportionately and to compound and magnify existing inequalities. Building upon past policies and action, UBC's Climate Action Plan 2030 established bold targets for greenhouse gas (GHG) emissions reductions. UBC is uniquely positioned to plan for and adapt to the changing climate, while also drawing on the expertise of students, faculty and staff to continue to be a role model in GHG reductions.

Campus and Regional Growth

UBC Vancouver's daytime population has grown from about 60,000 students, faculty, residents, staff and visitors in 2010 to an estimated 80,000 people in 2023. The university projects growth to around 100,000 people by 2050, reflecting new and expanded campus neighbourhoods and increasing enrolment and employment. Campus population growth parallels that of the Metro Vancouver region, which is expected to reach 3.8 million people by 2050. Metro Vancouver's Regional Growth Strategy directs future development to existing urban areas, including UBC, to preserve ecological habitat and farm lands.

university must be adaptable to an uncertain future and be responsive to changing university priorities, societal imperatives, technologies, demographics, patterns of behaviour and other internal and external drivers of change.

Changing Patterns of Learning, Living and Working

Like other institutions and organizations around the world, UBC has grappled with the health, social and financial impacts of the COVID-19 pandemic. While campus life has returned to near pre-pandemic activity levels, COVID-19 has nonetheless challenged patterns and paradigms for learning, living and working, and offers opportunities to reduce commuting-related emissions and provide more flexible teaching, learning and working arrangements.

Technology

UBC must be responsive to accelerating rates of technological change in how it plans academic facilities and neighbourhoods. It must adapt to and take advantage of digitization and smart technologies, remote learning and work, e-commerce, the sharing economy, artificial intelligence, automation and the Internet of things, among other potentially disruptive innovations.

Campus and Community Resiliency

In 2021, the western heat dome became the deadliest weather event in Canadian history, causing 619 heat-related deaths. Extreme heat, smoke pollution from forest fires and other potentially devastating and deadly weather and climate related events are increasing in frequency and severity. Campus planning can help mitigate the health and wellbeing impacts associated with such events.

Connectivity

Major new public transit solutions are needed across Metro Vancouver to solve significant mobility and connectivity challenges. Of particular significance to the UBC community and future campus land use planning, the region has prioritized extending the Millennium Line SkyTrain to UBC. The UBC Extension will improve access to education and employment on campus and housing off campus and help the university meet its ambitious GHG reduction targets.

UBC's Land Endowment

UBC's Trek Endowment Fund includes investment income on the sales of pre-paid 99-year residential leases and the proceeds from commercial and residential market rental. It provides stable and enduring financial support for the university's research, academic programs and students. By leasing the land, rather than selling it, UBC generates investment income from the revenue while preserving both the land and the revenue it generates in perpetuity and for the benefit of current and future generations. The land will continue to provide opportunities to help meet the needs of the university and the community, including supporting academic excellence, building more housing for UBC students, faculty and staff, bringing SkyTrain to UBC, and enhancing amenities and infrastructure. The challenge is to support the significant financial demands of these needs while building livable, thriving residential neighbourhoods and addressing the other opportunities and challenges facing the campus. At the same time, UBC must grapple with the implications and tensions inherent in a financial model that perpetuates a cycle of growth and development to support its needs.

Relationship with the Land

Musqueam Territory

For millennia, Musqueam territory has included the lands upon which UBC's Vancouver campus is now located. As the river delta grew, settlements moved down the river to maintain Musqueam position at the mouth of what is known today as the Fraser River, where the main village has been for 4,000 years.

These lands are a place of cultural and spiritual learning, welcoming and interacting with visitors to the territory. They are also a place of learning where the Musqueam people acquired knowledge of local plants and animals for their enduring wellbeing and ways of thriving with these resources.

Choosing Point Grey

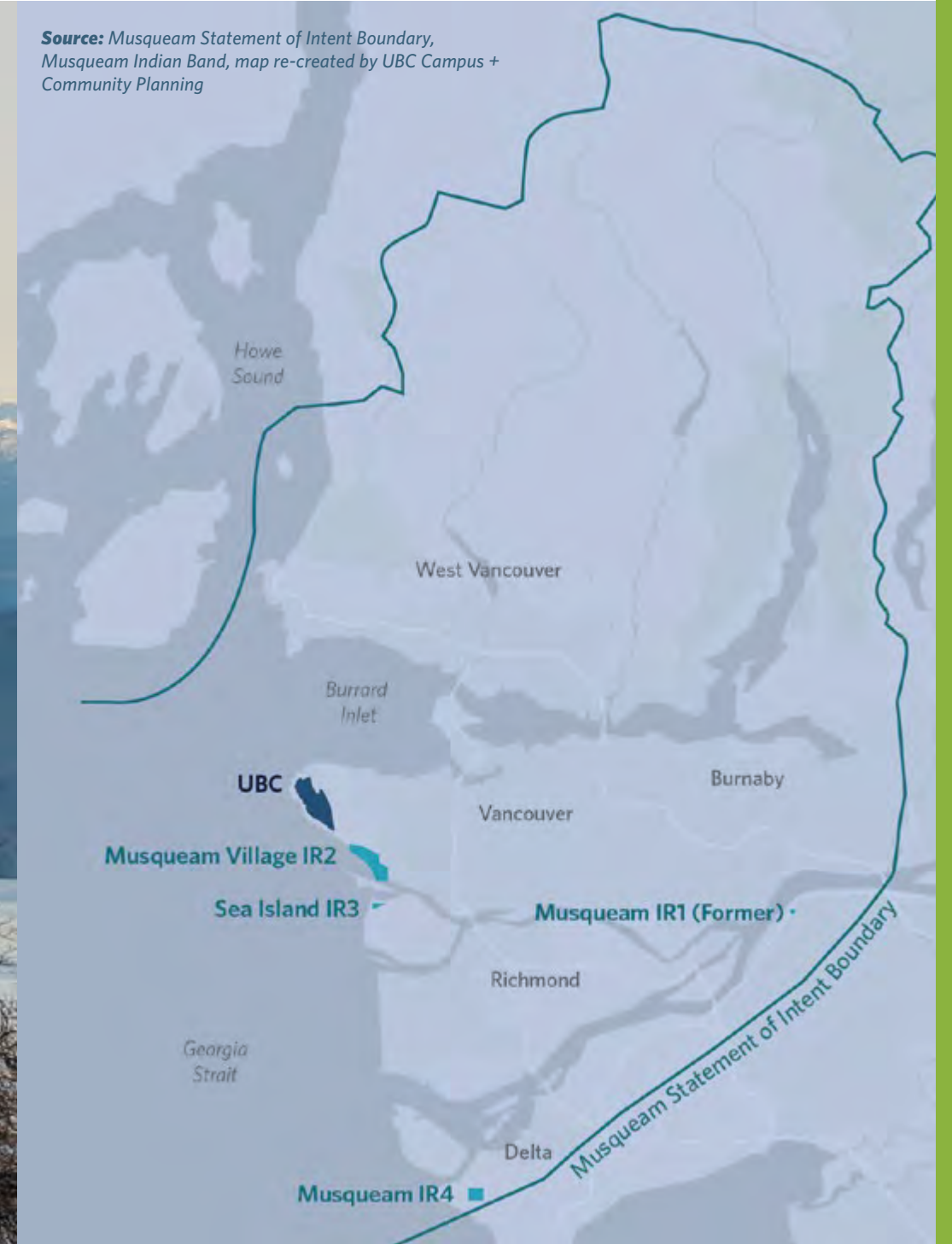
The Province of BC chose Point Grey as the site for UBC more than 100 years ago and endowed the university with the land through crown grants commencing in 1925. Musqueam representatives have advised that these decisions were made without their knowledge or involvement.

Musqueam's territory is described by waterways. There is no north, south, east, and west; orientation is described in hə́nqəmiḥə́m as up-river, down-river, towards the shore, away from the shore. This helps to understand the significance of watercourses and viewsapes to Musqueam culture, in the past, present and future.

— From Musqueam-UBC Peninsula Coordination Workshop Summary 2022

Photo credit: Paul H. Joseph, UBC Brand and Marketing

Source: Musqueam Statement of Intent Boundary, Musqueam Indian Band, map re-created by UBC Campus + Community Planning



Deepening Musqueam-UBC Relationship

There has been a significant shift in the relationship between UBC and Musqueam Indian Band over the past 100 years—from a time when Indigenous people were forced to give up their Indian status to attend university, to a gradual increase in Musqueam enrolment and programming and a growing partnership because of strong Musqueam leadership, commitment and tenacity.

Today, UBC and Musqueam Indian Band are working together to transform this relationship with a Relationship Agreement. This is an important part of UBC’s institutional commitment to deepening the university’s relationship with Musqueam and to reconciliation more broadly.

Through the development of the Relationship Agreement, UBC and Musqueam Indian Band are co-developing a comprehensive framework for engaging Musqueam on land use initiatives to better understand and incorporate Musqueam values, needs and interests into planning. A few recent projects and collaborations under this emerging framework have helped shaped the Vision.

Gateway Health Building: This project is located at the main entrance to UBC. The design team has been engaged in dialogue with Musqueam representatives to listen, share ideas and co-create a vision for expressing Musqueam culture and welcome in the building’s design and landscape. Through these conversations the design has evolved to embody four key Musqueam values:

- A Site of Welcoming
- A Place for Learning
- Generating Wellbeing
- Enduring Stewardship

Connected Landscapes: This initiative includes several prototype projects that shift from manicured to indigenous landscapes while enhancing east-west corridors that support ecology, integrated systems, inclusion and a strengthened Musqueam presence. One such project establishes an east-west connection from Wesbrook Mall to Northwest Marine Drive through the centre of campus, a highlight of which is Fairview Grove next to Beaty Biodiversity Museum, which will be enriched with indigenous planting and space for outdoor gathering and learning opportunities.

Musqueam naming of student housing on campus: Musqueam and UBC have been working together on naming student housing residences since 2011. tə šxʷhələləm̓s tə kʷaʷkʷəʔaʔɬ (The Houses of the Ones Belonging to the Saltwater) student residence was officially named in 2021 along with the openings of ǵəlʔaləməcən leləm̓ (Orca House) and qʷta:yθən leləm̓ (Sturgeon House), with sʔewəʔ leləm̓ (Herring House), təməs leləm̓ (Sea Otter House) and sqiməkʷ leləm̓ (Octopus House), which opened in 2022.

ʔəlqəsən Musqueam art installation: ʔəlqəsən is the hənǵəmiḥəḥ word for “point of land”. “Point Grey” is the English designation for a major point of land within Musqueam territory where many Musqueam village sites are and that include some major villages such as xʷməθkʷəy̓əm and ʔəy̓alməxʷ. The installation is comprised of 10 cast bronze panels attached to concrete pillars, which are part of a weather protected walkway separating the UBC Exchange from MacInnes Field.



Rendering of the Gateway Health Building. (Photo Credit: Perkins + Will)



Sketch of Fairview Grove. (Photo Credit: HAPA Collaborative)



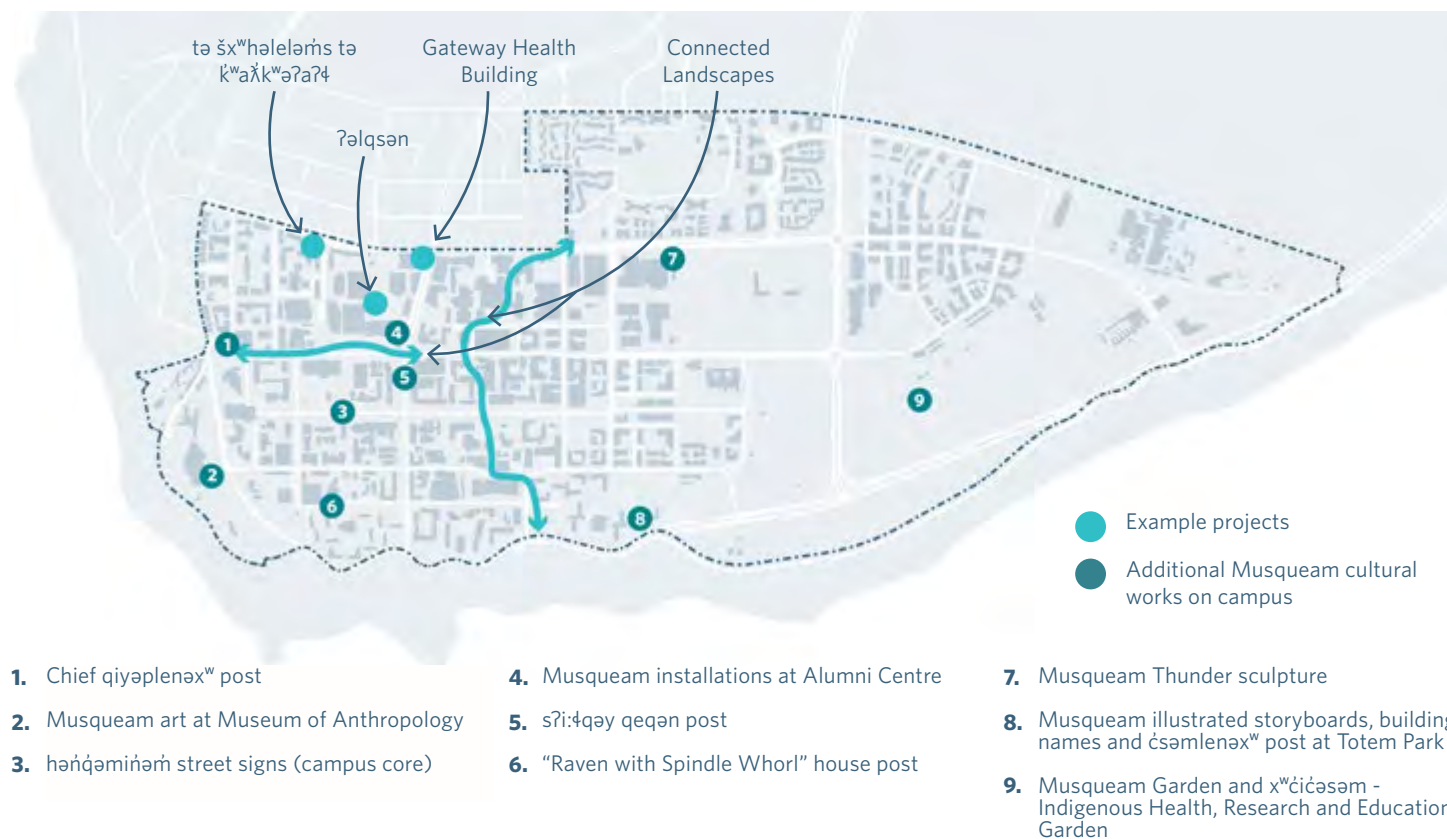
tə šxʷhələləm̓s tə kʷaʷkʷəʔaʔɬ student housing. (Photo credit: SHCS)



Musqueam artist Brent Sparrow with ʔəlqəsən. (Photo credit: Paul H. Joseph)

Enhancing Musqueam Presence on Campus

Musqueam staff and knowledge holders are advising and working with UBC on a variety of projects to transform the campus with a stronger Musqueam presence. Examples include:



Context

UBC is a global centre for teaching, learning and research, consistently ranked among the top 20 public universities in the world. Since 1915, UBC has been opening doors of opportunity for people with the curiosity, drive and vision to shape a better world. UBC's two major campuses—in Vancouver and the Okanagan—attract, nurture and transform more than 65,000 students from Canada and more than 140 countries around the world.

UBC Vancouver Campus

The Vancouver campus consists of 994 acres (402 hectares) of academic and neighbourhood lands and has been located on the Point Grey peninsula for most of the university's more than 100-year history.

Pacific Spirit Regional Park surrounds the campus, providing rich wildlife habitat and an upland temperate rainforest ecosystem. The campus slopes gently from east to west, and bluffs overlook the Salish Sea. The intertidal mud and sandflats of the Fraser River estuary are to the south.

The campus lands differentiate UBC from most other Canadian universities and have helped the university achieve a level of excellence in support of the university's academic mission by enabling:

- world-class spaces for teaching, learning and research;
- thriving, sustainable residential communities, with a wide range of amenities including shops, restaurants, a grocery store, community centres and schools;
- industry and community partnerships;
- services, amenities and open spaces that support the people who study, work, live and play on campus; and
- residential development, from which UBC generates revenue to help achieve university priorities, such as affordable housing and bursaries and scholarships.



Surrounded by ocean and forest on Musqueam territory, UBC Vancouver sits at the tip of the western edge of Metro Vancouver.

Photo credit: Hover Collective, UBC Brand and Marketing

UBC in the Metro Vancouver Region

UBC Vancouver is situated at the western edge of the Point Grey peninsula in Metro Vancouver, which consists of 21 municipalities, one treaty First Nation and Electoral Area A. UBC is part of Electoral Area A.

The campus is bordered by Pacific Spirit Regional Park, which is managed by Metro Vancouver and guided by the Regional Parks Plan, and the University Endowment Lands (UEL), an unincorporated community governed by the provincial government. Within the UEL are Musqueam-owned lands along University Boulevard, including the

University Golf Course, and the site of Ieləḿ, a 21-acre (8.7-hectare) community currently under development. The southern part of the Point Grey peninsula includes Musqueam reserve lands, bordering Pacific Spirit Regional Park and the Fraser River estuary.

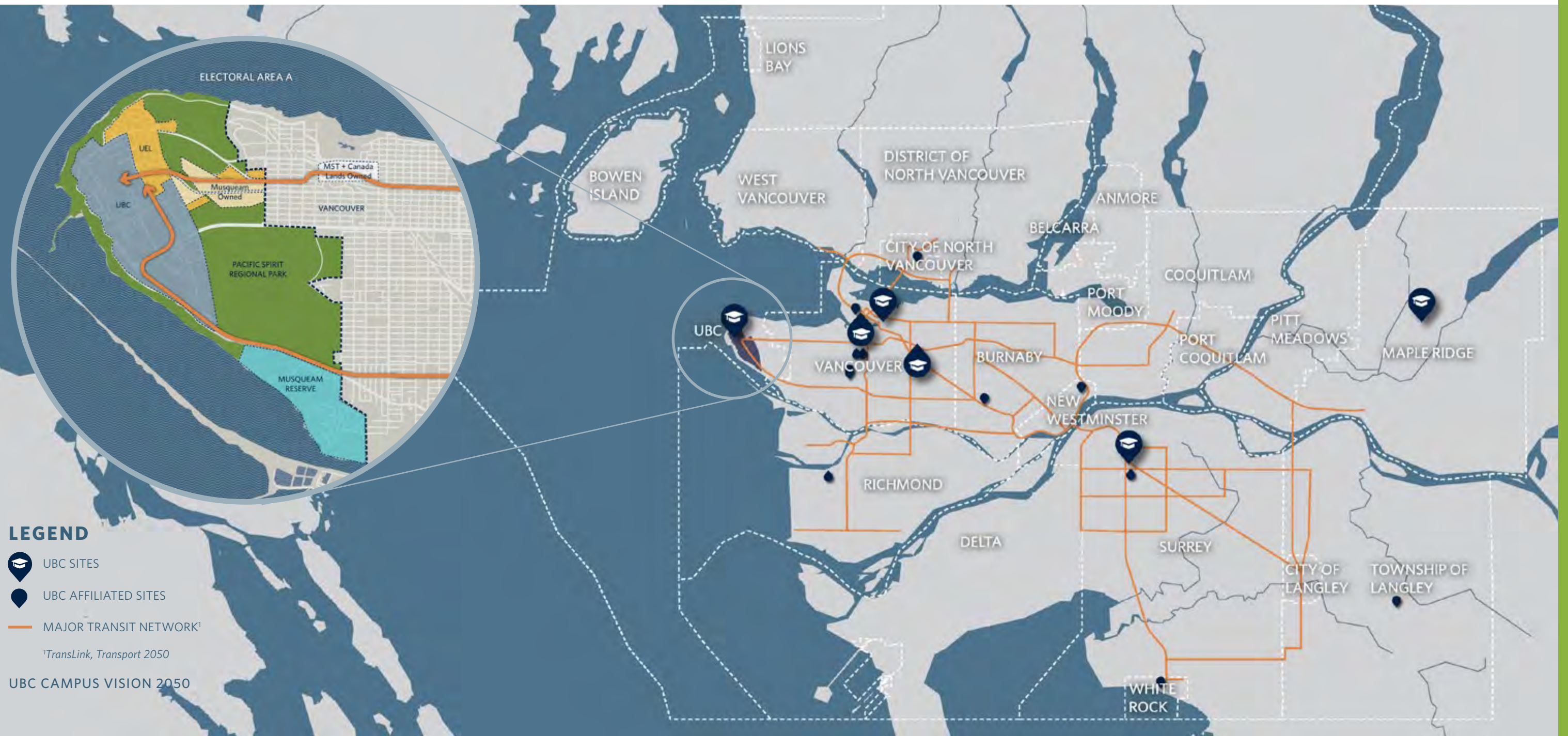
Growth in the area will include significant new housing at UBC, in the UEL and on the west side of Vancouver, particularly at a major new housing development at the Jericho Lands, a 90-acre (36-hectare) site co-owned by the Musqueam, Squamish and Tsleil-Waututh Nations

(MST) and the Canada Lands Company. A planned extension of the Millennium Line SkyTrain across the west side of Vancouver, through the UEL and on to the UBC campus will improve connectivity between this growing part of the region and the rest of Metro Vancouver.

Beyond its main campus at Point Grey, UBC is present throughout the region, through its partnerships with businesses, organizations and communities, and through the thousands of students, faculty and staff who live in every municipality in Metro Vancouver.

Additional, physical UBC sites in Metro Vancouver include:

- UBC Robson Square, in Downtown Vancouver;
- UBC Learning Exchange, in Vancouver’s Downtown Eastside;
- the Centre for Digital Media, at the Great Northern Way Campus in Vancouver;
- numerous research and medical training sites throughout the region; and
- a future site in Surrey, at King George Boulevard and Fraser Highway.



LEGEND

- ▣ UBC SITES
- UBC AFFILIATED SITES
- MAJOR TRANSIT NETWORK¹

¹TransLink, Transport 2050

An Evolving Campus

From the 1950s through the 1980s, the campus grew rapidly and much of the current academic core was established. For decades, UBC was a commuter campus with limited amenities and services for the small population of residents.

The construction of UBC's first campus neighbourhood, Hampton Place, marked the beginning of a transformation still underway today. While many people still commute to campus from other parts of the region, there are now more than 29,000 people living in six neighbourhoods and in student residences. The growing campus population supports the shops, restaurants, services and amenities that the UBC community now enjoys.

The last major updates to UBC's Land Use Plan and Campus Plan, which occurred in 2010/11, laid the foundation for many of the prominent features of the current campus, such as:

- Mixed-Use Hubs that combine student housing with academic uses, amenities and services;
- vibrant, walkable neighbourhoods;
- well-connected, pedestrian-oriented and high-quality open spaces;
- facilities that support sustainable mobility and transportation choice;
- a strong sense of place and identity; and
- more recently, growing inclusion and representation of Musqueam history and presence.

Aerial photo from 1971 showing vast surface parking lots surrounding the academic core, from an era when UBC was a suburban, commuter-campus.

Aerial photo from 2015 showing the significant amount of housing that has helped UBC transform into a more complete community.

Photo credit: (top) Studio William Bros; (bottom) Martin Dee, UBC Brand and Marketing



Sustainability and Climate Action at UBC

UBC plays a unique role as a global leader in sustainability and is a hub for technological innovation and research in sustainability and climate change. UBC faculty and students conduct world-leading research, which in turn informs the university's approach to planning and operating its facilities and neighbourhoods, within the context of rapid global policy, behavioural and technological change.

For more than 20 years, climate action has been a priority for UBC and the university community. Climate Action Plan 2030 (CAP2030) is the most recent demonstration of UBC's commitment to drastically lower its emissions, building upon previous plans, policies and significant successes and responding to UBC's 2019 Declaration on the Climate Emergency.



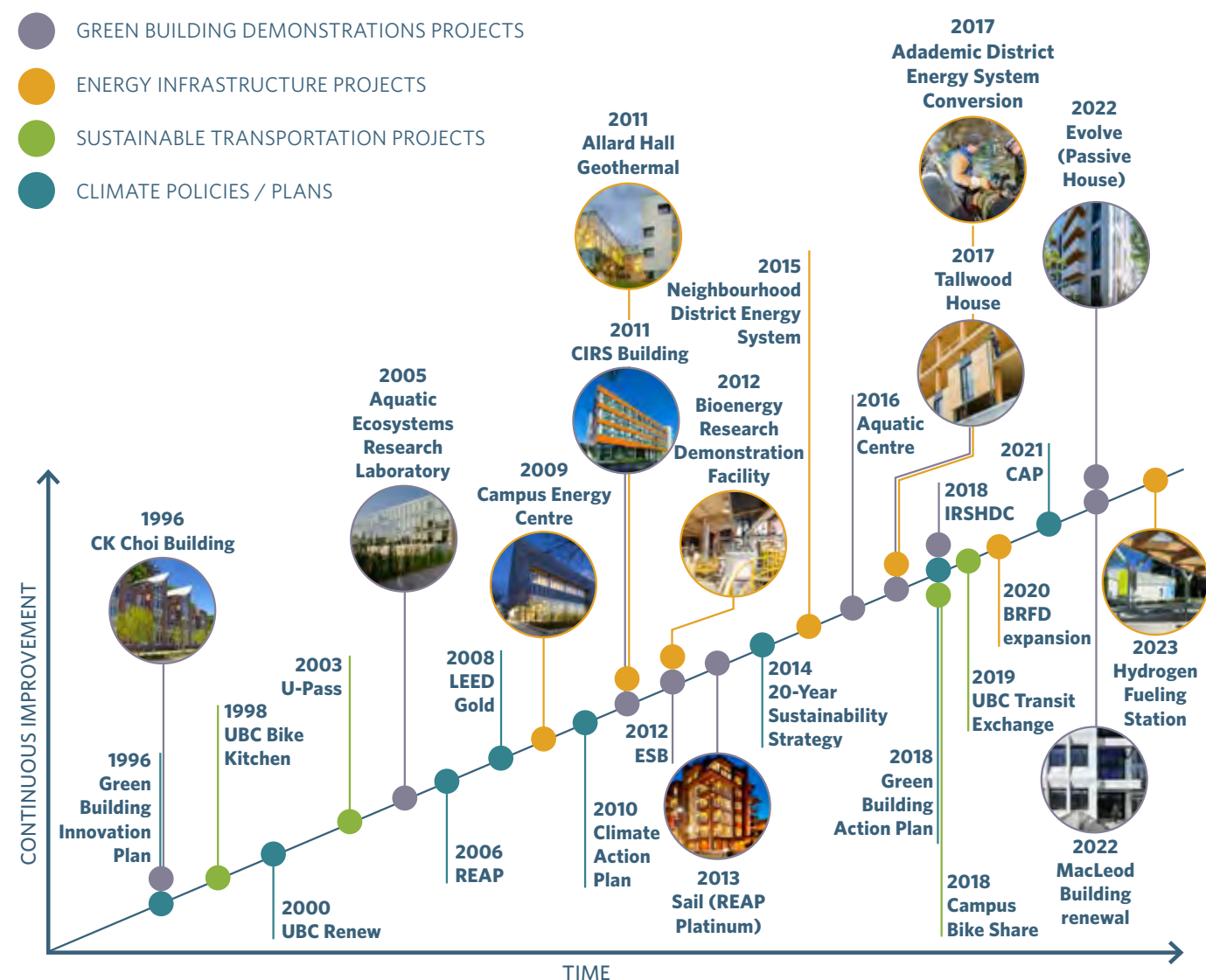
Image: 2019 UBC Climate Strike at Money and Raymond M.C. Lee Square and University Commons, looking west down University Boulevard. (Photo Credit: Joachim Zens)

Campus as a Living Lab

UBC's Campus as a Living Lab initiative provides a collaborative framework for faculty, students, staff and partners to address urgent global sustainability challenges by utilizing the campus as a testbed for innovative technologies and approaches.

Since the early 2000s, Campus as a Living Lab projects have taken on a variety of forms, from large capital projects that demonstrate first-of-a kind ideas, to research-industry partnerships that pilot innovative technologies, to the integration of student learning with operational priorities.

Demonstrating Climate Action Over Time



UBC Today

The UBC Vancouver campus has become a thriving urban area more comparable to a small city than a typical university campus, and neighbourhood residents have become an integral part of who and what UBC is today. The campus is a mixture of academic and neighbourhood areas, which in turn are supported by services and amenities, parks and open space, and world-

class educational and cultural facilities. Campus facilities and infrastructure have expanded to meet the demand, including state-of-the-art teaching and research facilities, 14,000 student housing beds, community amenities like the Aquatic Centre and Wesbrook Community Centre, and child care facilities.

80,000
daytime population

including students, faculty, residents, staff, and visitors

58,800
students

enrolled full-time

17,300
faculty and staff

29,000
people living on campus

14,000 in student housing
15,000 in neighbourhood housing



UBC Vancouver campus, existing condition (including academic projects under construction at the time of publication).

Process

Students, faculty, residents and staff were deeply involved in multiple stages of the Campus Vision 2050 process. Community input helped shape the process itself, including defining community and university needs and aspirations and developing the Terms of Reference. Multiple rounds of engagement helped establish guiding principles, generate planning ideas and strategies, explore trade-offs and choices, and refine the final Vision. Additionally, UBC has been sharing information and engaging with Musqueam—they have identified interests and potential concerns associated with Campus Vision 2050 and have informed the development of mitigation strategies.

Planning Process

A holistic approach to planning considered social, ecological, cultural and financial aspects of the plan. Developing the Vision involved technical and design analysis and metrics, leading urban design and sustainable community planning research, and promising practices review.

Community Engagement

Students, faculty, residents, staff and alumni provided feedback and input throughout the process. The Vision has also been shaped by Musqueam engagement. UBC will continue to work with the UBC community and Musqueam through implementation.

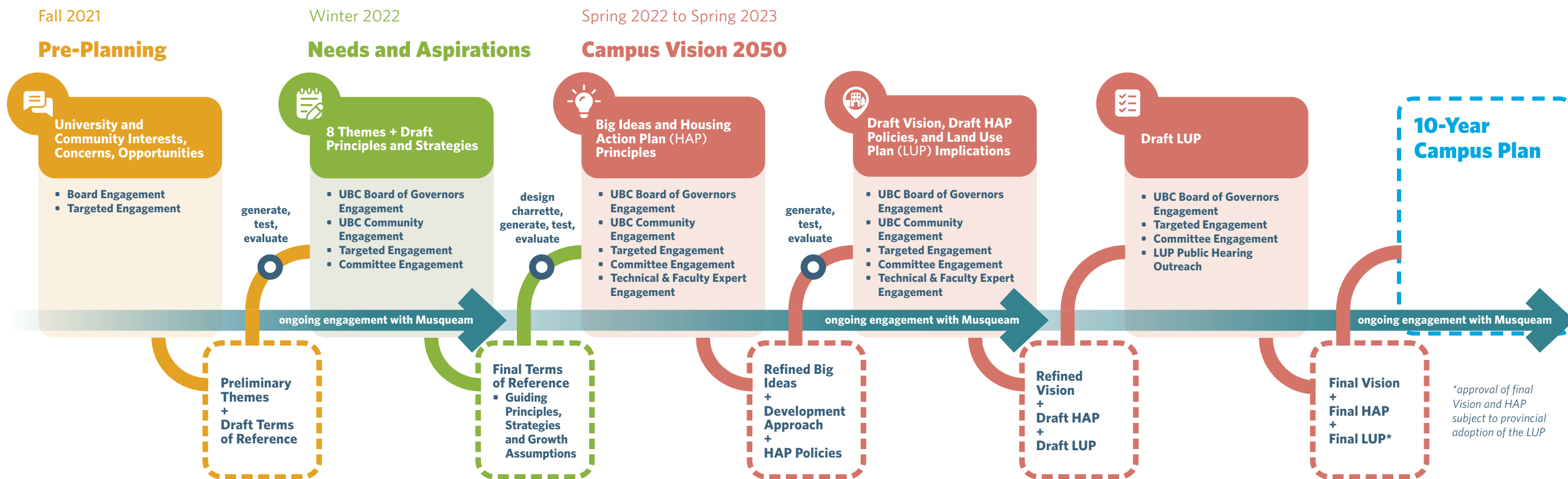
Input was gathered using a range of methods, including surveys and other interactive online tools, open houses, in-depth workshops, facilitated community conversations, pop-up information booths and discussions with various campus departments and groups. Input was also gathered from project advisory committees, faculty and technical experts, and key interest groups on campus.

The engagement approach was designed to support comprehensive and diverse engagement and intentionally sought to lower barriers to participation. Engagement forefronted principles of equity, diversity, inclusion and clear communication.

Throughout the engagement process, Campus + Community Planning focused on engaging with equity-seeking communities who have been historically underrepresented in planning processes, including hosting sessions with Indigenous people, Black people, people of colour, 2SLGBTQIA+ people, people with disabilities, newcomers, student families and frontline staff.

UBC informed and engaged with Musqueam in the development of the Vision. This included meetings between senior administration from UBC and Musqueam, updates to Chief and Council, and community-wide engagement, which included sessions with Musqueam staff and community members, a community dinner event and a survey specific to Musqueam.

UBC also engaged with Indigenous students, faculty and staff who are part of the UBC community, and with other First Nations.



What We Heard

The visioning process surfaced numerous challenges facing the community and the university, as well as opportunities where UBC’s land use planning can make a difference in the lives of students, faculty, residents, staff and Musqueam, and at the same time improve the overall ecology and biodiversity of the campus. Engagement summary reports, which document the extensive feedback received, are available at campusvision2050.ubc.ca. Prominent engagement themes included:

- UBC’s mission**
 UBC is a university and place of learning above all else
- The affordability crisis**
 Life on campus is increasingly unaffordable for many, and more housing needs to be built for the UBC community
- The climate emergency and campus resilience**
 UBC should lead climate action by example and build more climate-adaptive and green infrastructure
- Musqueam and Indigenous campus presence**
 Honour and celebrate Musqueam and Indigenous ways of knowing, strengthen Musqueam presence, cultural values and traditions on campus, and respect other Indigenous traditions
- Accessibility and safety**
 Campus can be inaccessible to some, difficult to get around and unsafe at times
- Growth and the preservation of green space and biodiversity**
 Protect campus green space and consider the capacity of the campus to grow
- The needs of our diverse communities**
 More amenities and services (e.g., grocery stores, daycares and schools) are needed to enable thriving communities
- How UBC uses land to finance campus needs**
 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
- Concerns about growth**
 Significant worries about the current paradigm for resource use and housing development, and how UBC’s choices could contribute to these challenges

“ Housing is one of the biggest problems, but I worry about building more and losing the forest. ”

— Roadshow participant

“ Fostering research and teaching excellence across the broadest range of disciplines should be the highest priority of a university. ”

— Survey respondent



Photo credit: Macy Yap

Engagement Highlights

How We Reached People



Speaker Events



Pop-Up Booths



Surveys and Digital Tools



Workshops and Targeted Engagement¹



Community Conversations



Roadshows



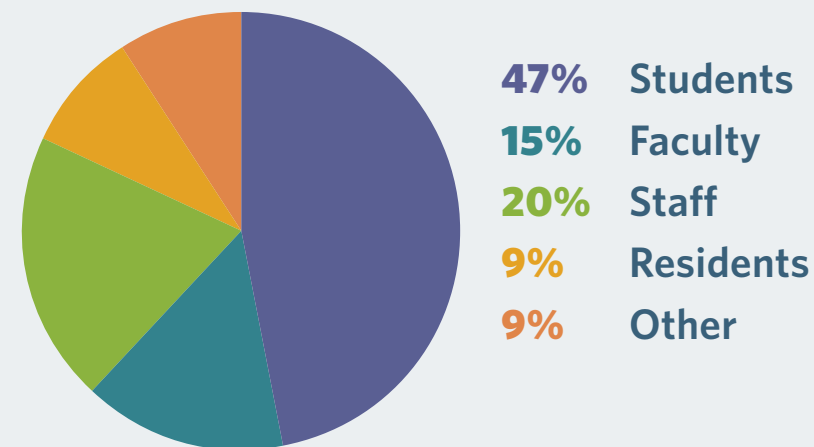
Walking Tours



Open Houses

¹Included Advisory Committee, Targeted Stakeholder and Technical Expert Meetings

Survey Participant Affiliation to UBC²



Over 13,000 engagement touchpoints

Students, faculty, residents, staff, alumni and Musqueam helped shape the Vision.

²Proportion of affiliation for the entire UBC community: Students: 65% / Faculty: 7% / Staff: 12% / Residents: 16%

Coordinating with Other Initiatives

UBC's Strategic Plan: Shaping UBC's Next Century

The Vision aligns with Shaping UBC's Next Century, implementing several strategies under the theme of creating vibrant, sustainable environments that enhance wellbeing and excellence for people at UBC and beyond.

Rapid Transit Strategy

Extending the Millennium Line SkyTrain to campus is a transformational opportunity to improve connectivity between UBC and the Metro Vancouver region. It will provide the university and the community with significant benefits, including opening up new options for students, faculty and staff to find housing in more affordable parts of the region; supporting the development of a complete campus that is less reliant on cars; and reducing GHG emissions.

The Vision integrates SkyTrain with the campus environment, seizing on the opportunities it presents to enable a sustainable, transit-oriented community, and supports a Board of Governors' commitment to contribute to the regional share of the cost of the project, provided it does not affect funding for UBC's academic mission.¹

¹Technology, alignment and station locations will be determined through a future planning process

Other UBC Policies and Initiatives Informing the Vision:

- Anti-Racism and Inclusive Excellence Task Force Final Report and Recommendations
- Climate Action Plan 2030
- Climate Emergency Final Report and Recommendations
- Green Building Action Plan
- Inclusion Action Plan
- Indigenous Strategic Plan (Implementing UNDRIP and DRIPA)
- In Service (UBC's global engagement strategy)
- Wellbeing Strategic Framework
- 20-Year Sustainability Strategy
- Academic and Enrolment Planning

Coordinating with Regional Policy

The Vision was developed in coordination with: regional service providers including Metro Vancouver, TransLink, RCMP, Vancouver Fire and Rescue Services, and the Vancouver School Board; neighbouring jurisdictions including the University Endowment Lands (UEL) and the City of Vancouver; and various provincial government ministries.

Advisory

Musqueam

The Musqueam Indian Band and community were engaged throughout the process at a variety of levels. UBC will continue to work closely with Musqueam to understand their interests and identify ways to address them.

Key Advisory Groups and Subject Matter Experts:

- Alma Mater Society (AMS)
- Campus Biodiversity Initiative: Research and Demonstration (CBIRD)
- Climate Crisis in Urban Biodiversity (CCUB)
- Graduate Student Society (GSS)
- President's Advisory Committee on Campus Enhancement (PACCE)
- Property and Planning Advisory Committee (PPAC)
- UBC Faculty Association
- School of Architecture and Landscape Architecture (SALA)
- School of Community and Regional Planning (SCARP)
- Senate Academic Building Needs Committee (SABNC)
- UBC Properties Trust

University Neighbourhoods Association (UNA)

The UNA formed a special advisory body for the project to advise the UBC Board of Governors on matters that directly impact the experience of those living in the university neighbourhoods, reflecting the Neighbours Agreement between UBC and the UNA.

Advisory Committees:

- **Community Advisory Committee**
Representatives of Musqueam and student, faculty, neighbourhood resident, staff and alumni members provided input on the public engagement process, advice on how to enhance the transparency of and participation in the planning process, and ongoing community input into the development of the plan.
- **Administrative Advisory Committee**
Representatives of the UBC administration and operating units provided strategic input on internal policy alignment, identified institutional needs and interests, and provided input on the development of the plan and recommendations to the UBC Board of Governors.
- **External Advisory Committee**
Representatives of external agencies and jurisdictions, including TransLink, RCMP, Vancouver Fire and Rescue Services, Vancouver School Board and the UEL, provided technical input on UBC growth and future delivery of regional services.

Program Summary

The Vision provides the capacity for the UBC Vancouver campus to change and grow in support of the needs and aspirations of the university, the community and Musqueam. This includes: new academic spaces for teaching, learning, research and partnerships; new and replacement student housing; new neighbourhood housing,

including rental and below-market rental for faculty and staff and for others who work on campus and support the community; and a comprehensive suite of amenities, services and infrastructure to support the future population.

Academic

The university's academy is currently supported by approximately 16 million sq. ft. (1.5 million sq. m.) of built space on land designated for academic, green academic and ancillary uses.

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 in support of UBC's Strategic Plan and academic and enrolment planning. This includes at least 3.1 million sq. ft. (288,000 sq. m.) of additional space for core academic uses, including current capital priorities, and at least 1 million sq. ft. (93,000 sq. m.) for research partnership space expansion.

This approach is 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.

Academic Space

up to **19.8** million sq. ft. (1.8 million sq. m.) by 2050



¹13.2 million sq. ft. (1.2 million sq. m.) of Core Academic Space and 2.5 million sq. ft. (232,000 sq. m.) of Research Partnership Space

²up to 3.1 million sq. ft. (288,000 sq. m.) of Core Academic Space and 1 million sq. ft. (93,000 sq. m.) of Research Partnership Space

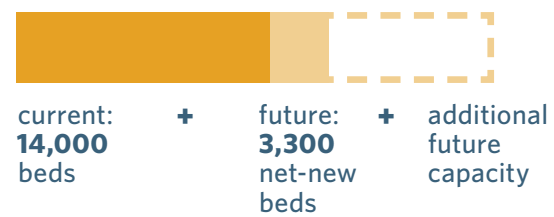
Student Housing

UBC has the most student housing of almost any post-secondary institution in North America. Student housing has significant wellbeing, community-building and affordability benefits and is a financially sustainable investment in campus vibrancy and student success. Student housing is also one of UBC's most significant contributions to regional housing affordability—students living on campus equal more than 10 per cent of the City of Vancouver's rental housing supply.

The Vision supports the Housing Action Plan target of building 3,300 more student housing beds as a priority, plus 1,000 beds to replace aging facilities and address seismic deficiencies, with timing and project delivery subject to demand, prioritization, financing and funding capacity. This will bring the total number of student beds on campus to 17,300. The Vision also identifies additional longer-term capacity through intensification of existing housing and/or new development.

Student Housing Space

17,300 beds as a priority



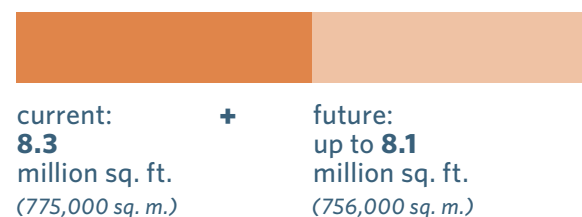
Neighbourhood Housing

UBC's neighbourhoods have become well regarded by both residents and visitors alike as highly walkable, sustainable and amenity-rich environments. Over the last 30 years—since construction started on UBC's first campus neighbourhood, Hampton Place—the university has developed 8.3 million sq. ft. (775,000 sq. m.) 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—8.1 million sq. ft. (756,000 sq. m.) of additional residential development, a 20 per cent increase above previous plans.

Neighbourhood Housing Space

up to **16.5** million sq. ft. (1.5 million sq. m.) by 2050



Amenities, Services and Open Space

Future campus growth will be supported by a range of amenities, services and facilities integrated into mixed-use academic and neighbourhood environments.

This includes locally-serving commercial and retail uses, community space, recreation facilities, a rich network of open and green spaces and the child care facilities necessary to support the future campus population.

UBC will continue to work with the Vancouver School Board, the Government of BC and Musqueam on delivery of schools, including timing for development of the Wesbrook Place elementary school site, and other essential services, including police and fire.

Note: Numbers may not add up due to rounding for simplicity.



LEGEND: UBC VANCOUVER CAMPUS PROGRAM ACCOMMODATION

- EXISTING BUILDINGS
- FUTURE ACADEMIC
- FUTURE STUDENT HOUSING
- FUTURE NEIGHBOURHOOD HOUSING



The Vision



Vision Statement

In 2050, UBC Vancouver is a unique combination of world class teaching, learning and research and thriving campus neighbourhoods—a resilient, climate-neutral, urban campus that embraces accessibility, inclusivity and meaningful reconciliation with Indigenous peoples, while celebrating and honouring its unique history and the land and ecosystem that support it.



Diagram is for illustrative purposes only. Future design and layout of buildings, streets and open spaces are subject to more detailed planning.

LEGEND

- EXISTING BUILDINGS
- FUTURE BUILDINGS



Guiding Principles

The Vision is guided by seven principles. Developed with extensive community input, they are a strong reflection of the needs, aspirations, challenges and opportunities identified by the community, the university and Musqueam. The values underpinning the principles are woven throughout the Vision.



Support UBC's Academic Mission

The Vision supports the university's pursuit of excellence in research, teaching, learning and community engagement to foster global citizenship and advance a sustainable and just society. It responds to the evolving role the university has in confronting the challenges of today while being adaptive and resilient in the face of future change and uncertainty.

Strengthen UBC's Relationship with Musqueam and Support Campus Indigenous Communities

UBC and Musqueam Indian Band are working together to develop a more meaningful, reciprocal, mutually beneficial and enduring relationship to benefit both communities now and for future generations. The Vision supports this work and the goals and actions of the UBC Indigenous Strategic Plan, while honouring and celebrating Musqueam, on whose territory the campus is situated.

Confront the Affordability Crisis

Unaffordable housing and food insecurity are detrimental to the wellbeing of the community and ultimately the future success of the university. The Vision supports daily life on campus being more affordable, convenient and supportive and enables new ways to provide affordable housing and food options as part of a complete community.

Make Campus Inclusive, Accessible and Welcoming

Everyone deserves to be welcomed and supported in their daily activities on campus and in the neighbourhoods. The Vision supports equitable, diverse and inclusive spaces that will help achieve the best learning, working and living environments for all, as well as a strong sense of community and belonging.

Take Bold Action to Address Climate Change and Enhance Campus Ecology

Climate change and unsustainable land use threaten human and ecological wellbeing and biodiversity, disproportionately impacting marginalized and underprivileged people. The Vision supports UBC's systemic collective action to combat climate change and protect and enrich campus ecology and biodiversity, including reinforcing and aligning with Climate Action Plan 2030.

Strengthen Connectivity

UBC suffers from limited connectivity with the broader region—socially, economically and ecologically—and getting to, from and around the 994-acre campus can be difficult for many. The Vision strengthens connections within campus and to the broader region.

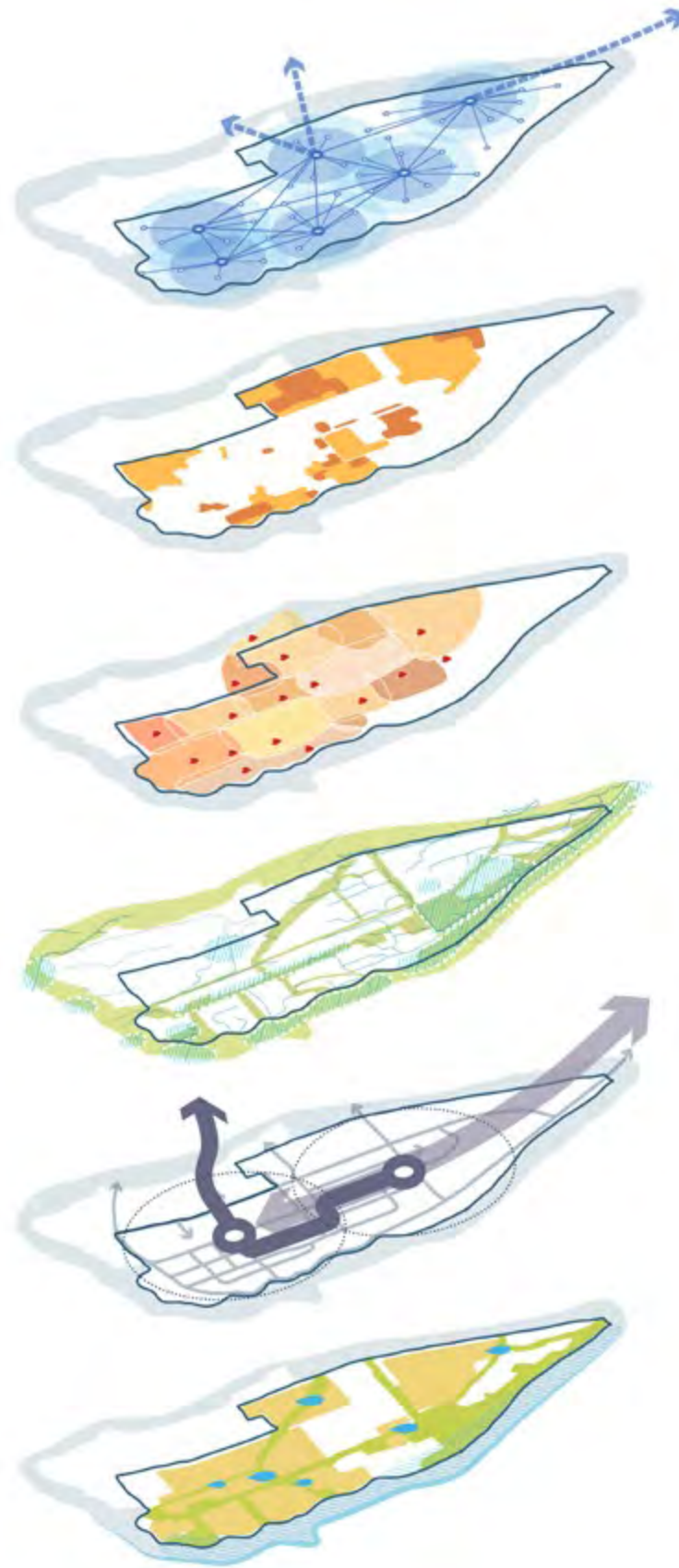
Ensure the Campus Lands Benefit the UBC Community Today and for Generations to Come

The campus lands provide the space for world-class teaching, learning and research, and support the community today and in the future. The Vision ensures the campus lands continue to serve these purposes, and support livable and sustainable communities that will continue to make UBC an exceptional place to learn, teach, live, work and play.

Big Ideas

The Vision is anchored around six big ideas—defining features of the Vision. They are cross-cutting physical approaches to the campus that respond to university and community needs, advance the Campus Vision 2050 guiding principles, and reflect the unique qualities of UBC and its surrounding context. They provide cues as to the intention, general arrangement, amount and location of buildings, uses and spaces. Layered together, and supported by foundational elements described in Campus Design and Character, the big ideas integrate and reinforce one another, and provide a campus-wide framework on which future, more detailed plans and policies will be developed.¹

¹More specific layouts, massing, and designs for each neighbourhood and academic project will be conceived in conjunction with more detailed plans, including the 10-Year Campus Plan and Neighbourhood Plans.



A Place of Learning

Flexible teaching, learning, research and partnership spaces that enhance and encourage creativity, collaboration and knowledge exchange, prioritizing Musqueam and Indigenous knowledge, and expanding Campus as a Living Lab.

More Housing and Expanded Affordability for UBC

Significantly more on-campus and affordable housing options for the UBC community, prioritizing sustainability, livability, walkability, green space and affordable services and amenities.

A Community of Communities

A socially-connected, inclusive, accessible and sustainable campus comprised of distinct but connected communities that offer convenient access to daily needs and amenities.

Restorative and Resilient Landscapes

An ecologically rich campus connected to its unique natural setting and reflecting a deep Musqueam presence and sense of welcome.

Connected Campus

Drastically improved connectivity to the region through the extension of SkyTrain, and safe, convenient and efficient on-campus mobility.

Climate Mitigation and Adaptation

A climate-resilient campus and a model for excellence and innovation in addressing the climate emergency, built on extensive student, faculty, staff and Musqueam expertise.

A Place of Learning

Artistic rendering of the intersection of University Boulevard and East Mall, featuring the future SkyTrain station surrounded by academic buildings, ground floor amenities and outdoor spaces that enable research, knowledge exchange and interdisciplinary learning.





Big Idea: A Place of Learning

UBC Vancouver in 2050... With a daytime population of over 100,000 people, the campus is a place of learning, showcasing UBC teaching, research and innovation. Collaboration, creativity and knowledge exchange, and Musqueam and Indigenous knowledge are prioritized 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.

i For more detailed descriptions of academic character, including building heights, see *Campus Design and Character*.

Diagram is for illustrative purposes only. Future design and layout of buildings, streets, open spaces and rapid transit are subject to more detailed planning.



KEY STRATEGIES

- Concentrate academic growth in the campus core
- Mix housing, academic/knowledge sharing space and amenities in Learning Hubs
- Line Learning Corridors with active ground floors and outdoor spaces that connect Learning Hubs and other centres of activity
- Encourage learning everywhere:
 - Academic land-based research and Campus as a Living Lab
 - Musqueam and Indigenous traditional knowledge exchange
 - Space for industry partnerships
- Provide flexible, accessible and inclusive teaching, learning and research spaces that are adaptive to future needs
- Locate formal and informal learning spaces to support grassroots community initiatives and showcase research and discoveries

LEGEND

- FUTURE ACADEMIC BUILDINGS
- LAND-BASED LEARNING
- LEARNING CORRIDOR
- INDIGENOUS KNOWLEDGE
- RAPID TRANSIT STATION
- RESEARCH PARTNERSHIPS



Industry and community partnerships encourage knowledge exchange. (Photo credit: Kristina Lerman, ASBMB Today)



Flexible, adaptable academic spaces that make interior activities visible to the outside. (Photo credit: Perkins & Will)



Quiet study space integrated into an academic building. (Photo credit: Sasaki Inc.)

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. Sites are identified for near-term capital priorities, including new or renovated facilities for the faculties of Medicine, Applied Science and Science, supporting research excellence and transformative learning, addressing deteriorating and seismically vulnerable facilities, and advancing UBC's climate action goals. Future planning will also explore the feasibility of retaining valued heritage buildings, landscapes and places.

New and renovated academic buildings will contribute to a livelier, accessible, pedestrian-oriented campus through more mixed-use developments, more efficient use of land, and buildings with engaging and inclusive ground floor programming fronting onto streets and the public realm. A new South Campus works yard will free up additional space in the academic core and provide a consolidated space for maintenance and campus service operations, including storage of equipment, supplies and materials.

More Learning Hubs



The Vision identifies sites for new Learning Hubs, which are developments that mix student and neighbourhood housing, academic/knowledge sharing space and amenities.¹ These hubs encourage connections between students, residents and people at various stages in their life, bring learning to the neighbourhoods, and maximize compatibility between different uses and users.

New neighbourhood Learning Hubs, such as the one envisioned for Wesbrook Place South, use ground floor "flex" spaces for learning and to seed grass roots community-based entrepreneurship and innovation.

Within each hub, upper-level floor space will provide housing. In both neighbourhood-based and academic campus-based hubs, lower floors will front new outdoor public spaces and adjacent streets and feature various combinations of academic, social and community space, child care, and other amenities. Hub designs will also consider adjacent academic facilities, including how to mitigate potential impacts (e.g., building fume hoods).

¹Some Learning Hubs are unique to the academic campus and mix student housing with academic uses. These are referred to as Mixed-Use Hubs.



Ponderosa Commons mixes housing with multidisciplinary academic space. (Photo credit: Martin Tessler)



Spaces that seed grass roots, community-based entrepreneurship and initiatives. (Photo credit: University of Auckland)



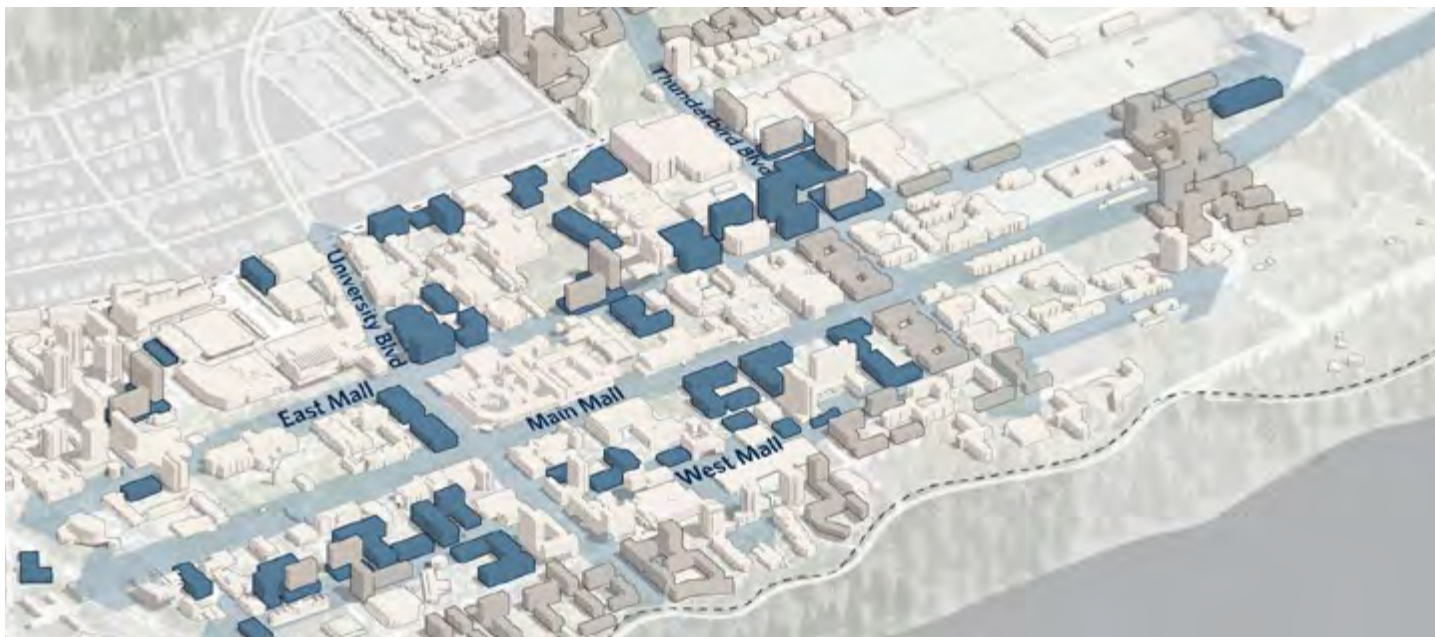
Lower floors provide social and community spaces that activate the public realm. (Photo credit: Bruce Damonte)



Active street edges with community oriented spaces along Railspur Alley, Granville Island. (Photo credit: Pendulum Magazine)



Outdoor spaces that support diverse ways of learning. (Photo credit: Loyola University Maryland)



Learning Corridors connect centres of activity on campus and provide a network of outdoor learning.

Learning Corridors

The Vision enables stronger, more defined connections between Learning Hubs and other 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 research partnership sites and housing opportunities. Along these corridors, academic spaces will invite collaboration, experiential learning and make interior activities and research visible to the outside. They will be complemented by ground-floor space that enables compatible retail and social enterprises. An integrated network of indoor and outdoor learning spaces will support diverse ways of learning (e.g., outdoor classrooms, demonstration projects, performance and public realm activation).

Learning Everywhere

While academic growth will continue to be concentrated in the campus core, along corridors and in Learning Hubs, the entire campus, including the neighbourhoods, continue to offer significant opportunities to support teaching, learning and research. For example:

- expanding UBC's Campus as a Living Lab initiative to foster innovative approaches to regional and global challenges, like the climate crisis and biodiversity collapse, such as by applying UBC's academic land-based research to enhance ecosystem services for the campus community;
- continuing to support green academic research at UBC Farm, Botanical Garden, Totem Research Field, Research Ponds and the landscape surrounding the Museum of Anthropology, including test beds for urban forestry and landscape resiliency, Musqueam traditional harvesting and stewardship practices, and knowledge exchange between western and Indigenous cultures and traditions;
- relocating the Department of Botany's greenhouse from West Mall to Totem Research Field, supporting ongoing land-based research on Totem Field and enabling space for additional academic uses or student housing close to the campus core on West Mall;
- expanding academic-research partnership areas at Technology Enterprise Facility (TEF) and TRIUMF to support innovation, knowledge-sharing and entrepreneurship;
- providing informal and flexible outdoor spaces to facilitate and showcase interdisciplinary learning and experimentation; and
- integrating Indigenous knowledge and practices into campus landscapes, public art and buildings to, for example, familiarize the campus community with hən̓q̓əmiñəm (the Musqueam language) and Musqueam history and traditions.



Wander Wood installation by UBC's SALA students uses cutting-edge robotic fabrication technology. (Photo credit: Meghan Murray)



Campus as a Living Lab helps solve global and regional challenges, engaging students in research and knowledge translation. (Photo credit: UBC Brand and Marketing)



Indigenous Health, Research and Education Garden at UBC Farm. (Photo credit: Alexander Suvajac)

More Housing and Expanded Affordability for UBC

Artistic rendering of a vibrant residential street in the new Acadia Neighbourhood, highlighting a diversity of housing types and tenures, including stacked townhouses, affordable mid-rise rental apartments and higher density options.





Big Idea: More Housing and Expanded Affordability for UBC

UBC Vancouver in 2050... More on-campus housing means more UBC community members have 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 child care, 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.

i For more detailed descriptions of student housing and neighbourhood character see *Campus Design and Character*.

Diagram is for illustrative purposes only. Future design and layout of buildings, streets, open spaces and rapid transit are subject to more detailed planning.



LEGEND

NEIGHBOURHOOD HOUSING

- EXISTING
- FUTURE (MID-RISE)
- FUTURE (TOWER)

STUDENT HOUSING

- EXISTING
- FUTURE
- T RAPID TRANSIT STATIONS

KEY STRATEGIES

- Double neighbourhood housing with a broad range of housing types and tenures, and unit types and sizes
- Increase the target for future rental housing to 40 per cent of new homes
- Provide at least 3,300 student housing beds as a priority, and create space for longer-term capacity
- Provide sites to pilot innovative home ownership options
- Continue to prioritize housing access for Indigenous, vulnerable and marginalized students
- Ensure anyone with physical accessibility requirements can live in student housing and neighbourhood rental housing
- Concentrate housing within walking distance of transit and amenities, including affordable food options
- Retain and renew existing residential buildings where possible
- Support fast, reliable and affordable access to off-campus housing via SkyTrain

Affordability at UBC

The Vision enables a significant expansion of UBC’s on-campus housing supply and increased financial resources to deliver more affordable housing, such as below-market student housing, faculty and staff rental housing and new home-ownership opportunities. It also provides opportunities to improve the affordability of other aspects of life on campus, including child care and amenities and services, as part of a complete community approach to planning.

Housing Action Plan

The following pages of the Vision identify the sites where new housing will be built over the next 30 years, as well as how new housing will be integrated with the surrounding context, its character and form, and the space needed for amenities and services.

How the university will deliver on its commitments to improve housing affordability is outlined in the Housing Action Plan (HAP). Recognizing that affordable housing is a top concern and priority for the UBC community and an integral part of the future vision for the campus, in 2023 the HAP was reviewed and updated with community input alongside the development of the Vision. The updated HAP is a bold response to the affordability challenge currently facing the UBC community, including providing on-campus rental homes for nearly 30,000 people who study or work on campus and their families by 2050, more than 80 per cent of which would be below market rates.

HAP policies that will support the Vision’s big idea to deliver substantially more on-campus housing and affordability for the UBC community include:

- increasing on-campus student housing to 17,300 beds by targeting at least 3,300 new beds and 1,000 replacement beds as a priority, with timing and project delivery subject to demand, prioritization, financing and funding capacity;
- increasing the target for future rental housing from 30 per cent of new homes to 40 per cent, resulting in more than 5,900 rental units for people who work and study on campus;
- as part of this new rental, increasing the portion of below-market faculty/staff rental homes to 25 per cent of new housing; and
- expanding eligibility and spaces in UBC’s rent-geared-to-income program for moderate-income faculty and staff.

The HAP is reviewed and updated every five years and will continue to provide regular opportunities for the university to consider how it can do more to meet the housing needs of the UBC community, while balancing financial sustainability and other university priorities.

Defining Affordability in the UBC Context

The HAP focuses on balancing three components to support the UBC community’s housing need:

- **Improving Affordability:** UBC’s housing is considered affordable if it costs less than 30 per cent of a household’s before-tax income (including rent, strata fees, property taxes and utilities). This is an appropriate measure for many in UBC’s community, but it can also be a challenging concept to apply. Students, for example, often have limited household income and the 30 per cent measure may not be appropriate. As a result, housing choice is a key component in assessing how UBC is meeting housing need.
- **Expanding Housing Choice:** UBC’s most impactful housing initiatives involve directly increasing on-campus supply for students, faculty and staff. The vast majority of this is below-market rental, including student housing, making it the most affordable choice for UBC’s community. Other on-campus market rental and ownership options provide additional housing choices for the community—this includes the active exploration of an expanded faculty home-ownership program. Together, UBC’s housing choice initiatives are a significant component of addressing the community’s housing need.
- **Ensuring Financial Sustainability:** UBC can only provide affordable housing and increase housing choice if the funding and financing is sustainable for the university. This will enable UBC to effectively meet the community’s housing need today and in the future.

Affordable Services and Amenities

In addition to the high cost of housing, people in the community are contending with rising costs of food, transportation and other necessities, and while significant progress has been made to reduce child care costs, spaces remain limited across the region. The Vision will lead to the development of complete, compact communities, where people have access to a variety of affordable amenities and services in close proximity to where they live, work and play.¹

This includes:

- more permanent spaces for student- and UBC-operated food hubs, providing access to low-cost groceries and other necessities;
- more child care spaces, integrated in mixed-use developments, keeping pace with the growing community;
- more spaces and opportunities for roof-top and other community gardens along with Community Supported Agriculture programs;
- accessible and free “third spaces” (i.e., places other than home or work/class where people spend time, develop relationships and build community); and
- expanded public transit and other improvements making it easier and more affordable to get to, from and around campus (e.g., new zero-emission local transit service routes, a fully accessible and well-lit network of pedestrian pathways, and protected cycling facilities suitable for people of all ages and abilities).

¹This is further explored in the Community of Communities big idea.

Student Housing

The Vision supports the HAP target of building 3,300 more student housing beds as a priority, plus 1,000 beds to replace aging facilities and address seismic deficiencies, and identifies sites for even more student housing, with timing and project delivery

subject to demand, prioritization, financing and funding capacity. The Vision also allocates replacement sites for student housing affected by future neighbourhood development in Acadia and through an expansion of the Hawthorn Neighbourhood.



Proposed redevelopment of Place Vanier Residence

Place Vanier Expansion

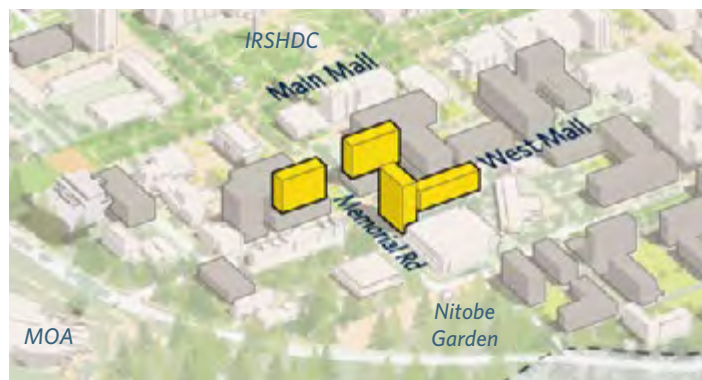
The expansion of Place Vanier will significantly increase undergraduate student housing capacity, address seismic deficiencies and create a more active and vibrant pedestrian environment through building design and ground-floor programming. Thoughtful location of buildings and open spaces will maintain the tranquil forest character that is a defining feature of the western campus edge.



Expansion of St. John's College and Graduate Commons

St. John's College (SJC) Expansion and Graduate Commons

The expansion of SJC will create more housing opportunities for graduate students, post-doctoral fellows, faculty and visiting scholars. Combined with the expansion of Place Vanier, additional capacity for first-year residents and upper-year undergraduates will create a vibrant community with social spaces and dining hubs that unite students of every type.



Proposed Arts and Culture District Learning Hub

Arts and Culture District Mixed-Use Hub

A new Mixed-Use Hub in the Arts and Culture District (at Armouries Commons) will combine student housing with consolidated and expanded space for the Faculty of Arts and will include a range of amenities such as local retail, collegia and child care.

Ritsumeikan-UBC House and Lower Mall Research Station Expansion

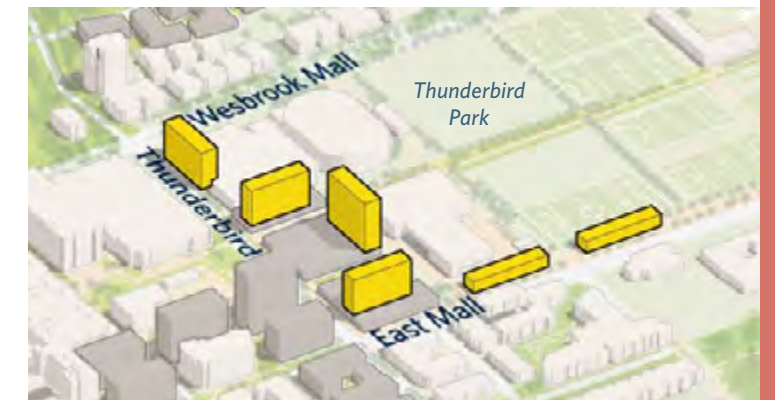
Future redevelopment and expansion of Ritsumeikan-UBC House and Lower Mall Research Station will accommodate more student housing over the longer term, in addition to replacement capacity for nearby Thunderbird Residences, whose buildings will be replaced and/or renewed over time to enable faculty and staff rental housing near the academic core.



Redevelopment of Ritsumeikan-UBC House and Lower Mall Research Station

Additional Sites

Additional student beds can be accommodated at several sites across campus including Thunderbird Mixed-Use Hub; along East Mall, within the new Thunderbird Stadium; an expansion of Marine Drive Residence; and potential new Mixed-Use Hubs enabled through parkade redevelopment in the campus core.



Future Learning Hub on Thunderbird Boulevard and East Mall, one of several additional future student housing sites

The Thunderbird Mixed-Use Hub will replace aging buildings at the Osborne Centre. Replacement of the UBC Tennis Bubble will be incorporated into the design of the new Hub, along with other academic programming to be determined.

Acadia Park Student Family Housing

Student family housing affected by Acadia Neighbourhood development (see page 61) will be accommodated through future redevelopment of the current student family housing in the Acadia Park townhouse area. New mid-rise courtyard buildings will provide a family-oriented environment with a range of outdoor spaces for play, community gardens, natural areas and social gathering. Student families will benefit from easy access to nearby amenities and services, including child care, retail, community facilities and Norma Rose Point School.



Acadia Park Student Family Housing

Neighbourhood Housing

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. In alignment with the Housing Action Plan, at least 40 per cent of all new neighbourhood housing will be rental and at least 25 per cent of

all new housing will be discounted rental for faculty and staff. Housing will include a mix of mid-rise and taller buildings, prioritizing mid-rise wood-frame construction where possible, to maximize affordability, carbon sequestration and a ground-oriented neighbourhood feel.



Wesbrook Place South conceptual layout and massing. Detailed planning and design of the neighbourhood will be subject to a future neighbourhood planning process.



An Alternative Approach to the Design

These massings for the neighbourhood are for illustrative purposes only and the detailed design will be subject to a future neighbourhood planning process. This alternative massing scheme shows the same density achieved as the plan above with a revised road alignment, larger central green space, fewer courtyards and taller towers.

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. (120,800 sq. m.) 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 Wesbrook Place Neighbourhood Plan and through a more intensive use of land to the south.

Wesbrook Place South will continue the form of towers and mid-rise buildings found throughout Wesbrook Place Neighbourhood. 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 on 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.

Acadia

Acadia will be a major new neighbourhood within walking distance to rapid transit, providing approximately 3.6 million sq. ft. (335,900 sq. m.) of new housing, or about 3,600 units, and dovetail with the existing mixed-use neighbourhoods of University Village and Musqueam-owned leləm in the University Endowment Lands (UEL). A new Thunderbird Boulevard mixed-use “main street” will offer a range of amenities for the community within a pedestrian oriented environment.

Acadia will include a range of building types, with an emphasis on mid-rise wood-frame buildings (four to six storeys), with towers set back from a major central open space. It will be a walkable neighbourhood, reminiscent of older cities, with small blocks and narrow streets that prioritize pedestrians. Predominantly mid-rise buildings will frame internal courtyards and public spaces to support a human-scaled experience. Taller mid-rise buildings will front Thunderbird Boulevard and open spaces. Slender towers (ranging from 18 to 35 storeys and with 6,500 to 7,000 sq. ft. (600 to 650 sq. m.) floorplates) will be placed to minimize shadowing and overlook on neighbourhood public spaces and reduce visual impact at the campus scale.

Additional student family housing and child care not affected by new Acadia Neighbourhood development will also be considered for redevelopment in future Land Use Plan updates. A portion of existing student housing will be affected by new Acadia Neighbourhood development and will be rebuilt in new locations (see student Housing on p. 59). Future planning will also consider redeveloping the current site of emergency services into a mixed-use development that includes emergency services and housing.

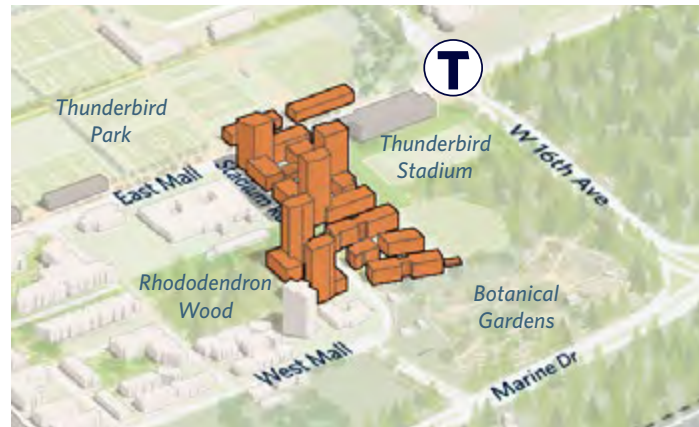


Acadia Neighbourhood conceptual layout and massing. Detailed planning and design of the neighbourhood will be subject to a future neighbourhood planning process.



An Alternative Approach to the Design

These massings for the neighbourhood are for illustrative purposes only and the detailed design will be subject to a future neighbourhood planning process. This alternative massing scheme shows the same density achieved as the plan above with the layout of the building blocks shaped to frame the central open space.



Stadium Neighbourhood conceptual layout and massing. Detailed planning and design of the neighbourhood will be subject to a final Stadium Neighbourhood Plan, per the draft concept developed between 2017-19.



Stadium Neighbourhood and new Thunderbird Stadium, illustrative bird's eye view, looking north.

Stadium Neighbourhood

Stadium Neighbourhood will be a new compact residential development. It will include 1.63 million sq. ft. (151,500 sq. m.) 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. (15,900 sq. m.) of mid-rise, wood-frame housing along East Mall, while maintaining the neighbourhood building height and density limits established with the community in 2019.³

Stadium Neighbourhood will provide a mixed-use community hub that reflects and respects the character of surrounding uses such as the Botanical Garden, UBC Farm and forest and Thunderbird Park.

An emphasis on ground oriented, human scaled buildings combined with active street level uses will support social exchange and community building. 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. Additional student housing could potentially be integrated into the east side of the new Thunderbird Stadium building.

³Future planning of East Mall will address transportation and parking / drop-off needs, functionality of athletics fields, and appropriate interface with adjacent residential uses.

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 neighbourhood, maintaining the existing mid-rise form of development, by 590,000 sq. ft. (54,800 sq. m.), 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.

Hawthorn Place North will be characterized by simple, mid-rise buildings, respecting the scale of the rest of the Hawthorn Neighbourhood. Front doors will address and activate the street, while courtyards will provide a sense of enclosure to the shared social space behind.

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.

Future neighbourhood planning will explore the feasibility of renewing and adapting some of the existing buildings to reduce embodied carbon and improve affordability.



Hawthorn Place North conceptual layout and massing. Detailed planning and design of the neighbourhood will be subject to a future neighbourhood planning process.



Mid-rise scale housing with front doors onto the public realm. (Photo Credit: Mariko Reed)

A Community of Communities

Artistic rendering of the new Arts and Culture Mixed-Use Hub, which will include new academic space, student housing and amenities, and create an anchor of activity in the northern part of campus.





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 welcome and presence—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, green space and amenities (e.g., corner stores, cafes,

child care) that allow people to meet their daily needs conveniently. Destination features draw people in to each community from across the campus and the region. Each new development contributes to a complete, compact, sustainable and resilient campus.

Diagram is for illustrative purposes only. Future design and layout of buildings, streets and open spaces are subject to more detailed planning.



KEY STRATEGIES

- Create complete, compact communities, where people can access daily needs within a close walking and rolling distance from where they study, work and live
- Create distinct but connected communities, each with their own amenities, unique identity, sense of place and time, and expression of Musqueam presence
- Deliver amenities and services to keep pace with daytime and nighttime population growth
- Distribute and cluster amenities and services to support local needs and enhance campus life including:
 - **Community Hearts** - Major anchors serving and attracting the campus-wide population
 - **Mixed-Use Hubs** - Smaller clusters mixed with student housing serving the surrounding population
 - **Local Nodes** - Individual places serving the surrounding population
- Design buildings and open spaces using accessible design principles that commit to inclusiveness and foster community building and social interaction
- Closely coordinate with internal and external agencies and partners on planning for child care, schools, health, police and fire services

Complete, Compact Communities

As the campus population grows and evolves, amenities and services will be located to support the distinct needs of local communities, foster community wellbeing and enhance campus life.



Norman MacKenzie Square in the heart of Wesbrook Neighbourhood
(Photo credit: UBC Properties Trust)

Community Hearts are major anchors of amenities and services serving the campus-wide population. University Boulevard is the key gateway to UBC and the heart of the academic campus. Wesbrook Place has evolved as the primary commercial area for neighbourhoods on campus. New Community Hearts in Stadium and Acadia Neighbourhoods will provide grocery stores, locally serving retail, community facilities (fitness, meeting spaces, etc.) and child care.



Hubs co-locate academic, housing, retail, food and public space.
(Photo credit: Don Erhardt, UBC Brand and Marketing)

Mixed-Use Hubs are smaller clusters of amenities within the same buildings as student housing and academic uses. New Mixed-Use Hubs within the Arts and Culture District and along Thunderbird Boulevard and East Mall will support new amenities such as corner stores, coffee shops, child care and prayer spaces, as well as multi-functioning academic spaces that enable community use, spaces for commuter students, galleries, maker spaces, outdoor seating, and play grounds.



Coffee shop in Hawthorn Place Neighbourhood.
(Photo credit: Bean Around the World)

Local Nodes are individual places serving the surrounding population. New Local Nodes throughout the academic core, within student housing areas and within neighbourhoods will include amenities such as cafeterias, coffee shops, bike repair and covered outdoor study space.

Accessibility for All





UBC is committed to ensuring that everyone is welcomed and supported in their daily activities on campus and in the neighbourhoods. In alignment with the new provincial Accessible BC Act, and reflecting current and future recommendations from people with diverse disabled experiences, UBC will incorporate accessibility and inclusion into all spaces across campus. This means designing spaces without barriers, that are welcoming, adaptable and that facilitate effective access and choice to people of all ability levels.



Public spaces on campus designed to accommodate various accessibility needs. (Photo credit: Paul Joseph, UBC Brand and Marketing)

Designing for Accessibility

Well-designed buildings and open spaces that are accessible and welcoming will foster community building and social interaction while ensuring communities feel connected. Design considerations for multiple abilities need to be taken into account to reflect the distinct needs of different users, including those with diverse cognitive, mobility, hearing and visual abilities.

 <h3>Cognition</h3> <ul style="list-style-type: none"> ▪ Simple and clear lines ▪ Recessed or natural light ▪ Low noise ▪ Muted colours ▪ Low sensory environments 	 <h3>Mobility</h3> <ul style="list-style-type: none"> ▪ Barrier-free pathways ▪ Continuous seating ▪ Accessible main entries ▪ 5% slope or less ▪ Even surfaces ▪ Wide pathways ▪ Soft corners
 <h3>Hearing</h3> <ul style="list-style-type: none"> ▪ Wide pathways ▪ Soft corners ▪ U-shaped spaces ▪ Movable furniture ▪ Colour and light ▪ Reflective surfaces ▪ Line of sight ▪ Transparency 	 <h3>Vision</h3> <ul style="list-style-type: none"> ▪ Wide pathways ▪ Orthogonal corners ▪ Recessed light ▪ Tactile paving ▪ Defined edges ▪ Multi-sensory ▪ Acoustic landmarks ▪ Visual contrast ▪ Continuous seating ▪ Recessed entries ▪ Use of technology

Elements of a Complete Community

Complete communities at UBC foster social connection, physical activity and recreation, while supporting mental health and resiliency, safety and harm reduction, anti-racism, Indigenous visibility, and a strong Musqueam cultural presence.



Accessible features across campus (e.g., accessible entrances that keep people together), including better accessibility within pedestrian priority areas of the campus.



Open, shaded and weather-protected outdoor spaces to maximize human comfort.



Amenities and programming tailored to suit local character and identity.



"Me spaces" — private spaces for quiet contemplation and where people gather and build individual and community identity.



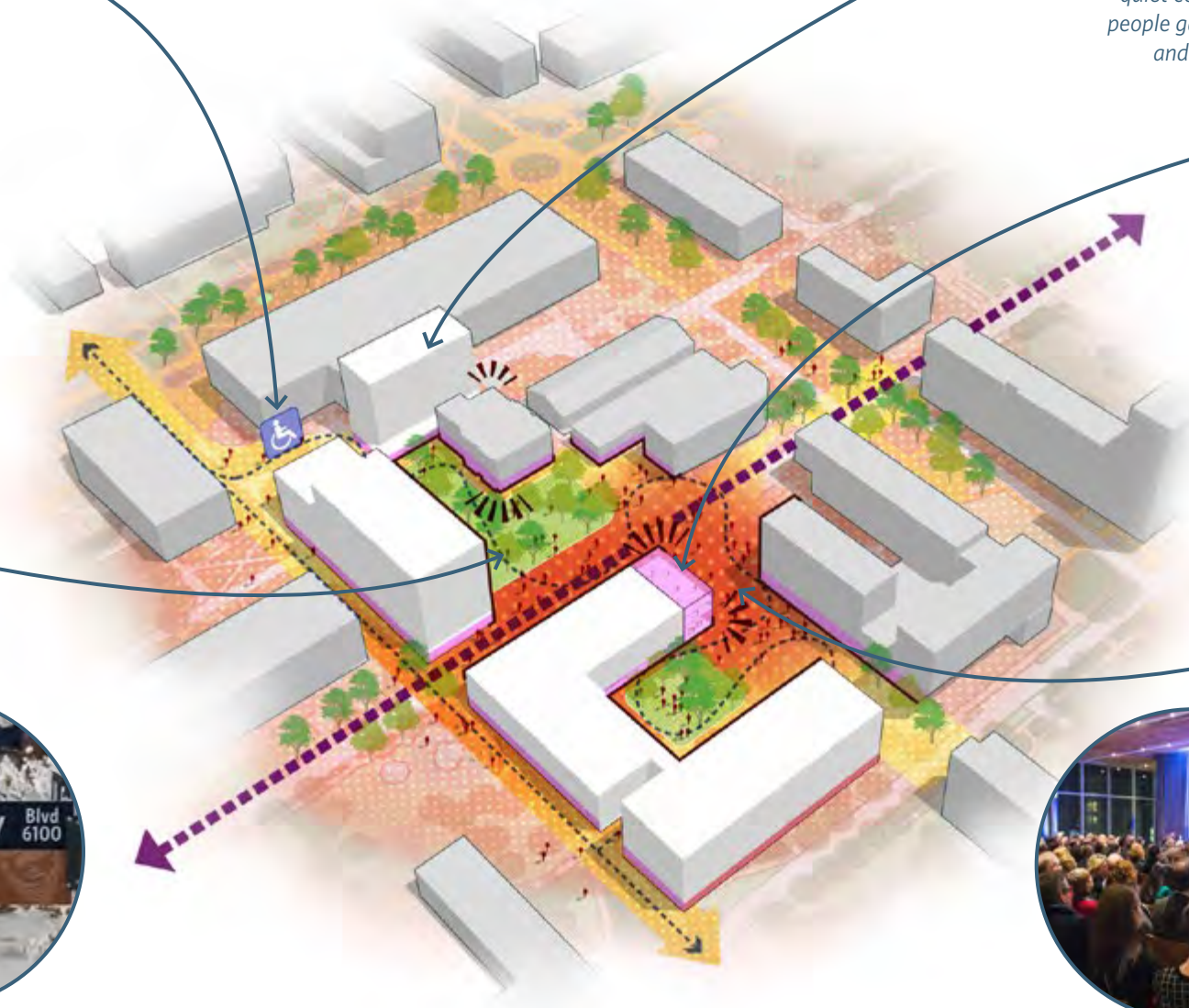
"We spaces" — where multiple UBC communities interact and integrate.



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 they belong.



A stronger Musqueam presence and sense of belonging, welcoming others to their territory, with Musqueam-specific spaces and place names that incorporate Musqueam building design, art and iconography, sharing the history and culture of the land across campus.



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.



Co-developed flexible, multi-functional spaces with opportunities for shared Musqueam community use, including meeting and dialogue spaces, places for ceremony and outdoor performances.

Note: Diagram is a conceptual example of a Complete Community, for illustrative purposes.

Coordinated Delivery of Complete Communities

The Vision establishes the framework to deliver community amenities to keep pace with population growth, support local needs, create a vibrant and accessible campus and reinforce neighbourhood vitality. This will involve close coordination with on-campus groups and external service providers and include industry, community-run and partnership delivery models.

UBC Child Care

The UBC Child Care Expansion Plan (CCEP) provides the framework to deliver on UBC's child care commitments and addresses both long-range institutional needs for child care and projected neighbourhood demand. The CCEP also establishes a long-term child care growth target, aimed at meeting 20 per cent of unmet child care demand. Continuing to honour this commitment while accounting for growth over the next 30 years, the Vision will deliver additional child care centres beyond the current CCEP targets. The CCEP will also be updated to reflect the Vision.

Schools and Community Facilities

UBC residents will be served by schools and community facilities in both UBC and surrounding neighbourhoods, including two primary schools, one secondary school, and a third site for a future primary school located in Wesbrook Place. Schools are the responsibility of the Vancouver School Board and the Government of BC. UBC will continue to coordinate closely with the Vancouver School Board to ensure current and future capacity for schools is sufficient to meet anticipated growth.

Access and benefits to UBC recreational, social and cultural facilities will be provided to residents and student families through coordinated programming. Learning opportunities through integration of academic unit programming and community facilities and schools will be encouraged in future delivery of amenities.

Coordination

Operations and management models, along with sustainable funding for community amenities and facilities, will be developed through implementation of the Vision and involve multiple parties, including: UBC Campus + Community Planning, Student Housing and Community Services, Athletics and Recreation, the University Neighbourhoods Association, UBC Properties Trust, and external partners and services providers, such as Vancouver Coast Health, Vancouver School Board, Vancouver Fire and Rescue Services and the Government of BC.

Image: Annual Harvest Festival at University Commons—an example of public space activation at UBC
Photo credit: Jarek Tan



Restorative and Resilient Landscapes

Artistic rendering of Main Mall and Flag Pole Plaza, re-imagined to express the cultural values of Musqueam and enhance biodiversity and ecological resilience.





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 that embody Musqueam values 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.



KEY STRATEGIES

- Protect and enhance existing high-value ecological areas (e.g., UBC Farm forested area) and habitat for wildlife
- Working with Musqueam, identify areas of campus with significant cultural value and create campus gateways and landscapes with a strong Musqueam welcome and presence
- 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 nature on campus, emphasizing accessible walking, rolling and cycling paths

Musqueam Values and Connection to the Land

Situated within Musqueam territory, there is significant historic and cultural importance of this land to Musqueam. 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.



Forested habitat surrounding the university has high cultural and ecological value. (Photo Credit: Vancouver Trails)



s7i:4qəy qeqən, the double-headed serpent post, provides a strong Musqueam welcome at University Boulevard. (Photo credit: Hover Collective, UBC Brand and Marketing)

The entire Point Grey peninsula, including the UBC Vancouver campus, is culturally and ecologically important for Musqueam people. Musqueam and UBC will continue to work together to identify areas having significant value, enhance these places and Musqueam access to them, and will work together with Metro Vancouver to find ways to safeguard and enhance the health of the Pacific Spirit Regional Park ecology. Campus gateways and landscapes with a strong Musqueam welcome and presence will be integrated into plantings, design, art, architecture and public realm.

This is also an opportunity to educate the campus population about Musqueam’s reciprocal relationship with the land and how to interact with and respect water, land, plants, wildlife and sites of Musqueam cultural uses.

Strategies for Enhancing Musqueam Values on Campus

Through ongoing work in the public realm and on capital projects, the following strategies were co-developed with Musqueam as an emerging framework for increasing Musqueam presence in campus landscapes.

- **Planting of this Place:** Increase native, ethnobotanical and informal planting
- **Reveal & Respect Water:** Identify lost streams and reveal rainwater systems
- **Indigenous Ways of Knowing:** Create learning landscapes that highlight traditional and experiential knowledge
- **Musqueam Art, Architecture and Craft:** Provide opportunities for Musqueam artists to showcase and collaborate
- **Harvesting Practices:** Allow space to create collective memory, strong community bonds and sense of belonging
- **Musqueam Welcome:** Welcome people to Musqueam traditional, ancestral and unceded territory and create a greater sense of Musqueam belonging on campus
- **Recalling the Importance of Historic Peninsula Pathways:** Design routes and places of learning and demonstration
- **Musqueam Places of Significance:** Highlight Musqueam places as educational points and improve and restore important areas for Musqueam community building



Indigenous planting with multilingual signage at tə šxʷhələləm tə kʷaʔkʷəʔaʔkʷ (Photo Credit: Xwi7xwa Library)



Traditional Musqueam art and craft can provide inspiration for increased Musqueam presence on campus (Photo Credit: Alina Ilyasova)



Native edible plants such as salmonberries create opportunities for harvesting within the landscape (Photo Credit: Richard Droker)

Peninsula Ecology and Biodiversity

Surrounded by Pacific Spirit Regional Park, UBC is part of a broader ecological and open space system within the region. As the campus grows and evolves, UBC's open spaces will play a critical role in achieving ecological connectivity, supporting healthy and resilient natural systems and serving the needs of a growing population.



Terrestrial Ecological Value	Aquatic Ecological Value
■ High	■ High
■ Moderate	— Watercourses
■ Low	- - - - Historic Streams

Map of existing ecological value on Point Grey peninsula.
(Sources: UBC Campus Lidar, Diamond Head Consulting)

UBC Vancouver is surrounded by areas of high ecological value on the Point Grey peninsula, including forests, watercourses and coastal areas. The peninsula is also located within the Pacific Flyway, a major north-south migratory route for birds that follow the water and favour access to both forest and aquatic habitat.

Within the UBC campus there are many green areas valued by UBC and Musqueam communities, but the vast majority are manicured landscapes that currently provide low ecological value (e.g., Main Mall and the Bosque). One notable exception is the UBC Farm research forest. Climate change poses risks for the peninsula's biodiversity and ecology, including warmer temperatures, longer dry spells, wetter fall and winter seasons, more extreme precipitation, and more frequent and intense extreme weather events, which may alter where plants and animals can thrive.

UBC will work with Musqueam and UBC researchers to identify, protect, enhance and connect green areas on campus with surrounding forests and watercourses. This will elevate some current low-value habitat areas on campus to higher-value habitat and reinforce key ecological connections. The Vision also supports understanding and planning for climate change impacts on indigenous plants and natural assets at UBC Vancouver.

Strategies for Enhancing Ecology and Biodiversity on Campus

The Vision prioritizes the creation of new campus green spaces and seeks to preserve and enhance existing ones to maintain healthy, biodiverse ecosystems. In determining where future development will take place, special attention will be paid to natural conditions, such as topography, wildlife habitat and soil conditions.

Strategies and initiatives for enhancing ecology and biodiversity on campus include:

- baselining and monitoring existing biodiversity and creating a new biodiversity strategy as part of the 10-Year Campus Plan and future neighbourhood plans;
- establishing a system of landscape corridors to support ecological connectivity and biodiversity, and enhance lower-value ecological areas;
- implementing nature-based solutions for rainwater management that address green space and climate adaptation needs;
- increasing tree canopy to mitigate the urban heat island effect;
- encouraging more naturalized landscapes, including working with Musqueam to develop an indigenous plant list to protect from invasive species and increase biodiversity and climate resilience; and
- integrating habitat for native species, including pollinators, with edible landscapes where possible.



Natural rainwater management and habitat creation through diverse planting areas. (Photo credit: Dean Gregory)



Bat habitat boxes integrated within naturalized plantings next to Beaty Biodiversity Museum. (Photo credit: Simone Levy)



Bird-friendly building design on the windows of the CIRS building, integrating artwork from student Lora Zosia Moon, deters bird collisions. (Photo credit: Simone Levy)

Landscape Corridors

The Vision establishes a system of landscape corridors that will extend the surrounding forest into and throughout the campus. Primary landscape corridors will provide major opportunities for ecological connectivity, rainwater management and movement of wildlife and people. Secondary corridors will connect and revitalize smaller green and open spaces within the campus core.



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 and 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 the Salish Sea, and increase the accessibility of the northern parts of the campus. Indigenous landscape qualities will prevail as Main Mall connects south to the planned ecological park in Stadium Neighbourhood and towards Wesbrook Place South.



Diagonal Connector

This new ecologically rich landscape will draw in the surrounding forest, linking leləm, UBC and Wreck Beach. New wetland and climate adaptive plantings will capture, clean and manage rainwater on site. This connector will provide people and wildlife passage across campus that is surrounded by nature.

West 16th Avenue

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

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.



East Mall

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



University Boulevard

The University Boulevard corridor will increase Musqueam presence at this prominent gateway to the campus, building on the successes of the natural rainwater feature and double-headed serpent house post, sʔi:4qəy qeqəṇ. Landscapes along the corridor will feature indigenous plantings, Musqueam presence, native ecology and visible rainwater features.



A Network of Open Spaces

The Vision ensures that everyone on campus will be within easy walking or rolling distance to a network of open spaces that knit the campus together. Varying in size,



Artistic rendering of a revitalized Bosque as seen from East Mall. (Photo credit: PFS Studio, Leckie Studio)



UBC Farm, a productive landscape where land-based research takes place. (Photo credit: Martin Dee, UBC Brand and Marketing)



Artistic sketch of new Thunderbird Stadium field and pedestrian promenade in future Stadium Neighbourhood. (Image credit: Cal Srigley)

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 and ecological health and increase Musqueam presence.

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 urban forestry, horticulture, ecosystem services, biodiversity and 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.

Recreation Fields

Outdoor recreation, sport and fitness are central to the health and wellbeing of students, faculty, residents and staff. UBC's 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, which will serve as a hub for athletic, recreation and residential community sport and engagement.

function and character, these spaces will enhance health and wellbeing, community resiliency and biodiversity, and support new and innovative ways of learning.

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. Community-focused open spaces include:

- **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 feature public art and be co-located near active commercial areas and amenities. 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.

These spaces offer opportunities to educate people about the land, including Musqueam history and traditions, as well as opportunities to familiarize the campus community with hən̓q̓əmin̓əm̓.



Buchanan courtyard accommodates a range of activities, including a stage for performances. (Photo credit: Public Architecture)



Residential courtyard with naturalized planting. (Photo credit: Gerry McGeough)



University Commons, featuring The Shadow artwork by artist Esther Shalev-Gerz. (Photo credit: Robert Keziere)

Connected Campus

Artistic rendering of Thunderbird Boulevard passing through the vibrant mixed-use centre of the new Acadia Neighbourhood, featuring separated cycle paths, generous sidewalks and transit priority.





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 nighttime safety.

Diagram is for illustrative purposes only. Future design and layout of transit alignments, station locations, buildings, streets and open spaces are subject to more detailed planning and decision-making by UBC and/or government partners.



LEGEND

- T POTENTIAL SKYTRAIN STATIONS
- UNDERGROUND SKYTRAIN LINE
- NEW ON-CAMPUS TRANSIT
- ACTIVE TRANSPORTATION
- COMPLETE STREETS (PRIMARY)
- COMPLETE STREETS (LOCAL)
- PEDESTRIAN PRIORITY

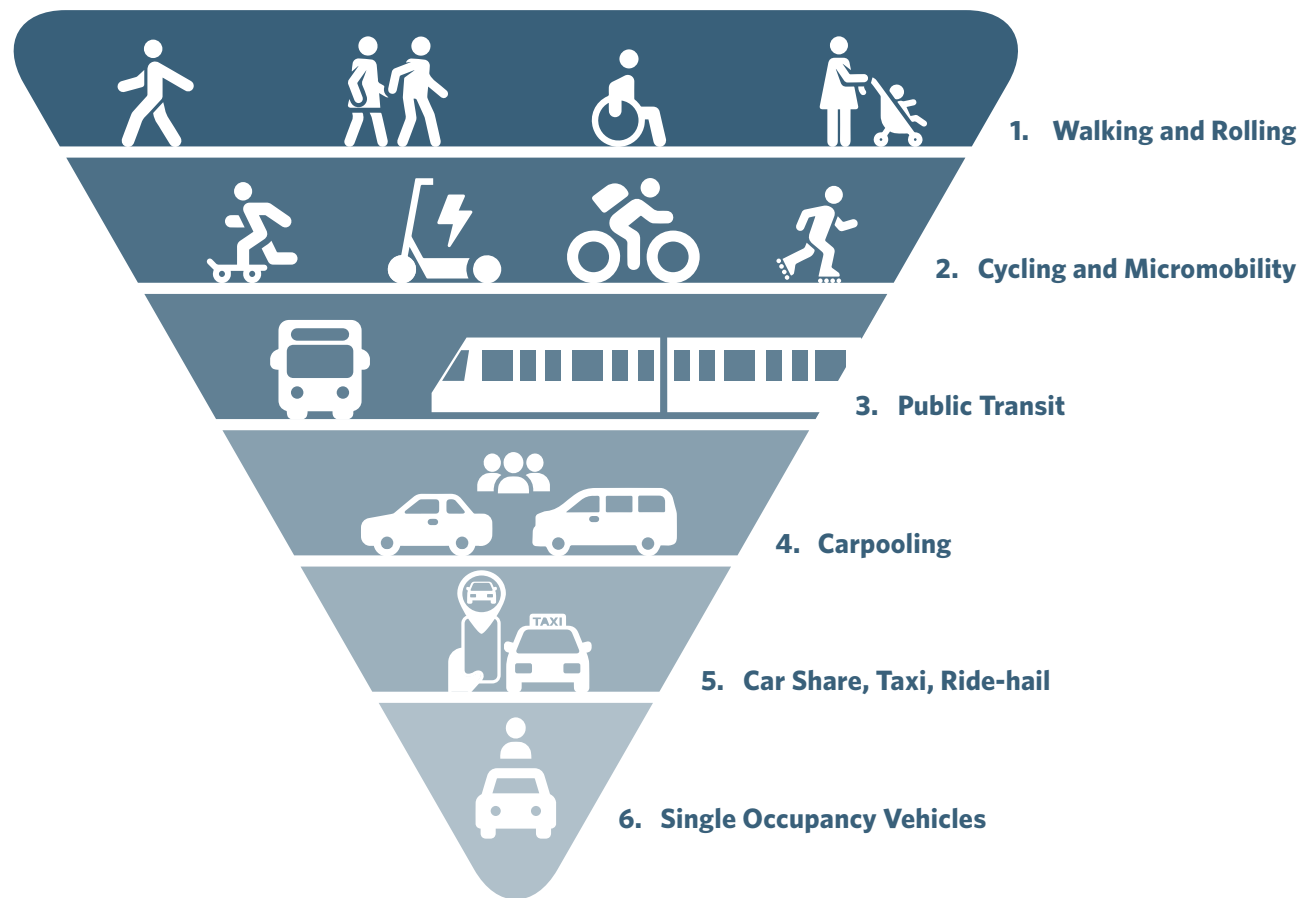
KEY STRATEGIES

- Prioritize sustainable modes of transportation, including walking, rolling, cycling and micromobility
- Enable the extension of SkyTrain to campus with a central station on University Boulevard and a south campus station to serve Westbrook Place, Stadium Neighbourhood and Hawthorn Place
- Expand the pedestrian priority zone in the campus core, while preserving access for essential services and accessible parking users
- Create a safe, legible and efficient cycling and micromobility network to accommodate users of all ages and abilities
- Build a network of zero-emission local transit/shuttle routes that integrate with regional services, including SkyTrain
- Design streets and intersections to prioritize the safety and comfort of vulnerable road users, manage congestion and maintain access
- Reduce the supply of parking, and increase multi-modal transportation infrastructure for both commuters and residents as parking demands decline with more transportation choices

Prioritizing Sustainable Modes of Transportation

Consistent with UBC's Transportation Plan and Climate Action Plan 2030, the Vision prioritizes more active and sustainable modes over less sustainable modes (single occupancy vehicles, ride-hailing, taxi, etc.), while ensuring the safety and comfort of more vulnerable road users, such as people walking, rolling, biking or using another form of micromobility.

Travel Mode Hierarchy



2050 Active Transportation Network Concept

Walking, rolling and cycling will continue to be the dominant modes of travel for trips around campus in 2050. Cycling and other forms of active transport will become increasingly attractive for trips to and from campus as off-campus infrastructure improves and adoption of e-bikes and other forms of electric micromobility expands. On-campus corridors that form part of or provide key links to the Regional Cycling Network will be the focus of investment in cycling facilities for all ages and abilities. A fine-grained, fully accessible and well-lit network of pedestrian pathways will be provided 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 major active transportation corridors to, from and around campus
- A new major cycling hub is envisioned at the central campus SkyTrain station, with state-of-the-art secure parking and end-of-trip facilities and amenities to facilitate seamless intermodal connections and to complement smaller, more distributed bicycle facilities across campus
- Incorporate multi-modal transportation hubs into community hearts, mixed-use hubs and local nodes, including shared micromobility, transit facilities, accessible parking and pick-up and drop-off areas as applicable
- Expand shared micromobility options on campus, integrating with systems in neighbouring communities where possible
- New pedestrian and cycling routes in the future Acadia Neighbourhood, subject to refinement through a future Neighbourhood Plan process



An expanded pedestrian priority zone (shown in the yellow highlighted area) connects to a fine-grained pedestrian network across the campus.



Mixed use paths for walking, cycling and rolling. (Photo credit: Martin Dee, UBC Brand and Marketing)



Major cycling hub provides covered bike parking. (Photo credit: Shinagawa City)



Future proposed rapid transit and new on-campus transit routes.



UBC Bus Exchange.
(Photo credit: Paul H. Joseph, UBC Brand and Marketing)



New intra-campus local transit routes.
(Photo credit: Jessica Vernone, Sacramento State)

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 extension of the Millennium Line SkyTrain by the early 2030s; electrification of bus services; changes to roadways to and from campus to improve transit priority and introduce protected cycling facilities; and, eventually, a new rapid transit line connecting the campus to Metrotown via Southwest Marine Drive, 41st and 49th Avenues. 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 Millennium Line SkyTrain to campus, with stations in the centre of campus near the Robert H. Lee Alumni Centre and UBC Bus Exchange and in south campus near Stadium and Wesbrook Place Neighbourhoods¹
- 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 the new Learning Hub in the Arts and Culture District and Acadia Neighbourhood 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 rapid transit along 41st and 49th Avenue between UBC and Metrotown²

¹Assumed alignment, station location(s), and phasing are subject to change pending ongoing planning work.

²Technology, 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 services, 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
- 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-kilometre delivery to reduce vehicle volumes on local streets and pedestrian-only areas, leveraging new tools, such as automated and/or electric delivery devices
- Consolidate neighbourhood parking underground to minimize conflicts with pedestrians and cyclists, support a vibrant public realm 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 redevelopment into mixed-use hubs³
- Explore reduced parking pricing for people without alternatives to driving (e.g., accessibility, off-hour shifts, etc.)

³Timing and viability of parkade redevelopment will be coordinated with parking demand decline expected as a result of a SkyTrain connection, and may include some replacement underground parking.



Illustrative section showing a complete street with a diverse range of uses.



Slow traffic neighbourhood street designed for pedestrian priority.
(Photo credit: Payton Chung)



Generous space for walking and cycling along active building fronts.
(Photo credit: Perkins & Will)

Climate Mitigation and Adaptation

Artistic rendering of the new park in Stadium Neighbourhood, including new forested areas, community gardens and a meadow area that doubles as a rainwater management feature, becoming a major ecological and social feature of the campus and a model for climate resilience.



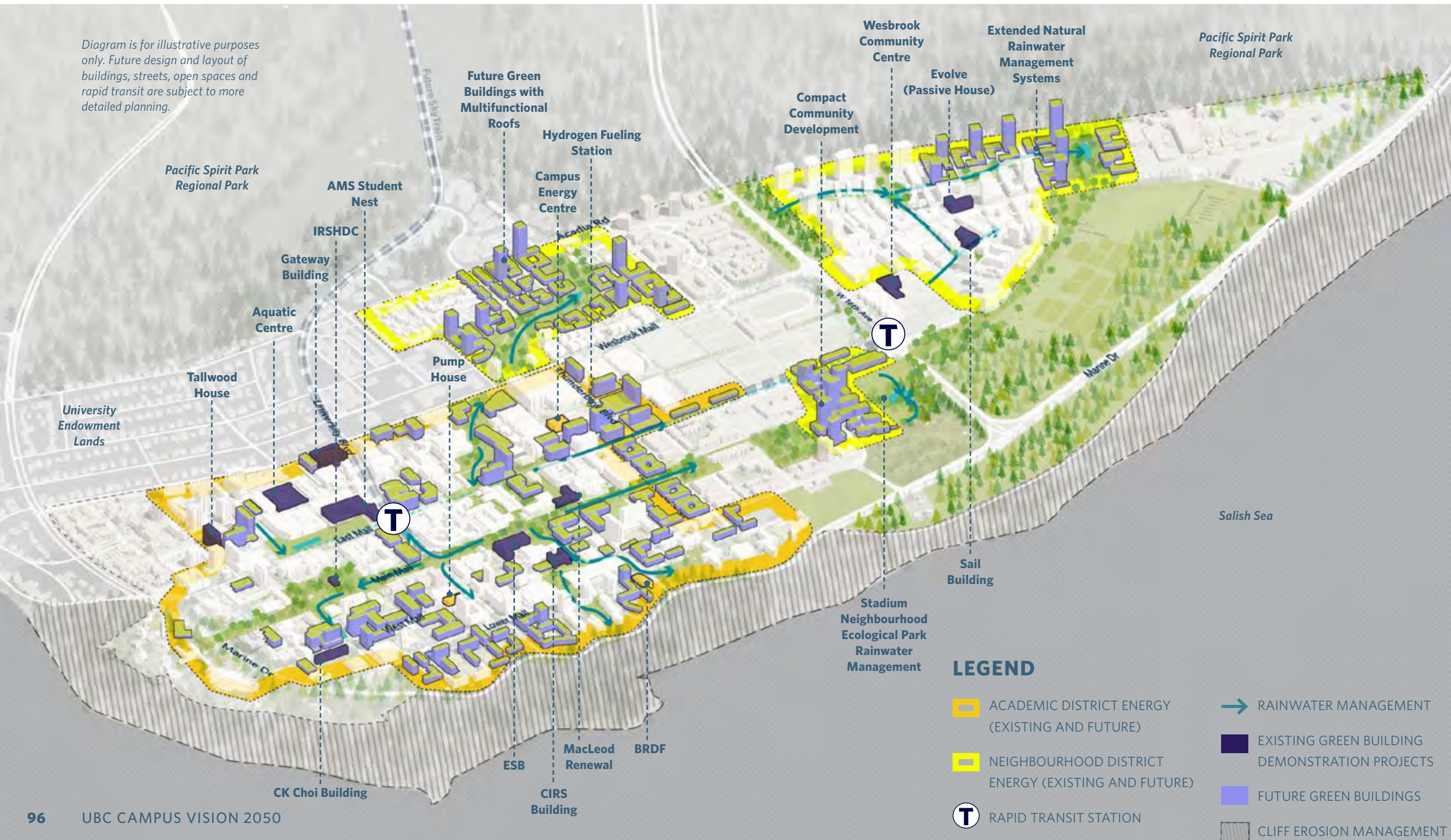
Big Idea: Climate Mitigation and Adaptation



UBC Vancouver in 2050... Building upon UBC community and Musqueam expertise, research and activism, UBC continues to advance excellence and innovation to address the climate emergency. Through Campus as a Living Lab, new approaches in climate science, building technology and city planning are tried, tested and refined at UBC and exported for application around the world. A global role model for decarbonization, UBC eliminated virtually all conventional fossil fuel use on campus and is on an accelerated path to net-zero emissions from all sources, including commuting, business

air travel, food, waste and materials, and embodied carbon. Buildings and infrastructure work together to provide critical climate adaptation benefits to address warming temperatures and more intense and frequent storms. Campus infrastructure has helped the community to be more resilient and adaptable to uncertain and changing conditions.

Diagram is for illustrative purposes only. Future design and layout of buildings, streets, open spaces and rapid transit are subject to more detailed planning.



LEGEND

- ACADEMIC DISTRICT ENERGY (EXISTING AND FUTURE)
- NEIGHBOURHOOD DISTRICT ENERGY (EXISTING AND FUTURE)
- EXISTING GREEN BUILDING DEMONSTRATION PROJECTS
- FUTURE GREEN BUILDINGS
- RAPID TRANSIT STATION
- RAINWATER MANAGEMENT
- CLIFF EROSION MANAGEMENT

KEY STRATEGIES

- Leverage Campus as a Living Lab to deliver globally scalable solutions for the climate emergency
- Achieve net-zero greenhouse gas emissions by:
 - Implementing and continually updating the Climate Action Plan and Neighbourhood Climate Action Plan
 - Developing compact, complete communities supported by sustainable mobility, including access to rapid transit
 - Completing a campus-wide fuel switch to clean energy
 - Reducing embodied carbon in new buildings
 - Increasing operational efficiency in new and existing buildings
- Design and retrofit buildings and green space to be climate-ready
- Implement a natural systems approach to climate adaptation, including rainwater and cliff erosion management
- Identify places of refuge that enable the UBC community to adapt to and recover from environmental shocks and stresses
- Provide infrastructure to enable circularity in food and waste systems

Climate Action

UBC will continue be a leader in climate action and greenhouse gas emissions reductions, through just and equitable policies that guide campus development and applied research in areas such as energy systems, building technology, design and construction, and community planning. UBC will also prepare the campus to be adaptive to a changing climate, supporting the health, wellbeing and safety of the campus community and surrounding ecosystem.

Climate Action Plan 2030 (CAP2030)

Launched in 2021, CAP2030 puts the university on an accelerated path to net-zero emissions for buildings and energy supply as well as to significantly reduce overall greenhouse gas emissions. UBC is already on track to reduce its emissions by 55 per cent compared to 2007 levels—implementing CAP2030 will enable UBC to continue this trajectory.

Key CAP2030 targets:

- Reduce operational emissions by 85 per cent by 2030 on the academic campus
- Achieve a 100-per cent reduction in operational greenhouse gas emissions by 2035, 15 years ahead of UBC’s original net-zero target (2050)
- Reduce extended emissions (i.e., emissions from commuting, business air travel, food, waste and materials, and embodied carbon) by 45 per cent¹

¹This is in line with the UN Climate Change Conference (COP21) Paris Agreement to limit the global average temperature increase to 1.5°C above pre-industrial levels.

Neighbourhood Climate Action Plan (NCAP)

The NCAP, which will be developed with community input beginning in 2023, extends the university’s commitment to climate action with a comprehensive plan for the residential neighbourhoods on the Vancouver campus. This builds on the Community Energy and Emissions Plan (CEEP), which was developed in 2013 and has guided climate action initiatives in the neighbourhoods. Similar to CAP2030, the NCAP will develop an accelerated pathway to net-zero emissions, but with specific considerations to meet the unique conditions and needs of the university neighbourhoods.

The NCAP will address both the reduction of greenhouse gas emissions in the neighbourhoods (mitigation) and preparing for the effects of climate change (adaptation). It will provide policy directions and build a roadmap for targets and actions, including a timeline for achieving them. This includes identifying an approach for low carbon energy supply for new construction in the neighbourhoods and implementing design strategies to mitigate the impacts of extreme temperatures and weather.

Campus as a Living Lab

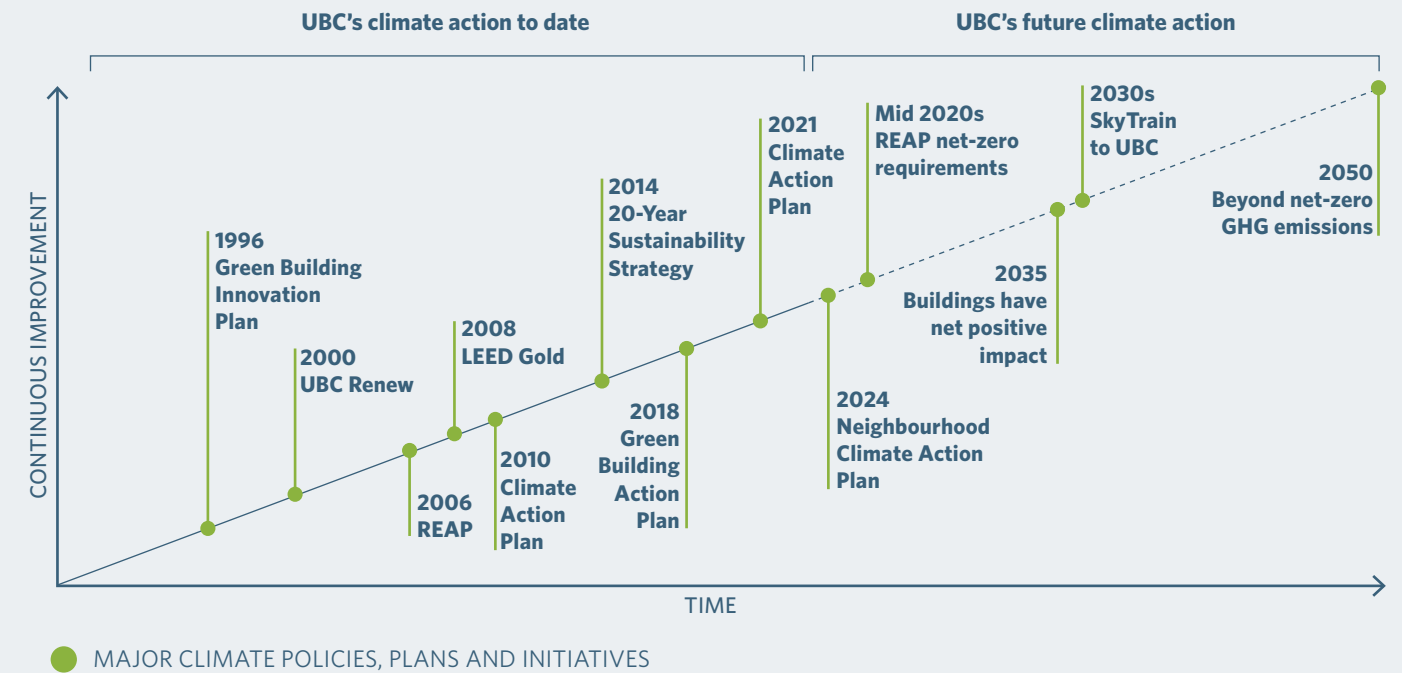
Campus as a Living Lab brings research, teaching and learning together on campus to explore and test innovative approaches to the climate crisis. Campus as a Living Lab projects empower learning, trial and error, and discovery in real-time, enabling opportunities to experiment, fail and learn from mistakes not possible in other environments. Discoveries, advancements and lessons learned are shared around the world, propelling the climate conversation forward.



UBC was one of the first to test mass-timber hybrid construction in a high-rise building with Tallwood House, built in 2017. (Photo credit: KK Law)

Recognizing Climate Justice

UBC recognizes that the ability to partake in sustainable actions may be constrained by lack of privilege and inequality. Identification and removal of barriers to choosing alternatives will be integral to shifting cultural norms, while ensuring an equitable approach.

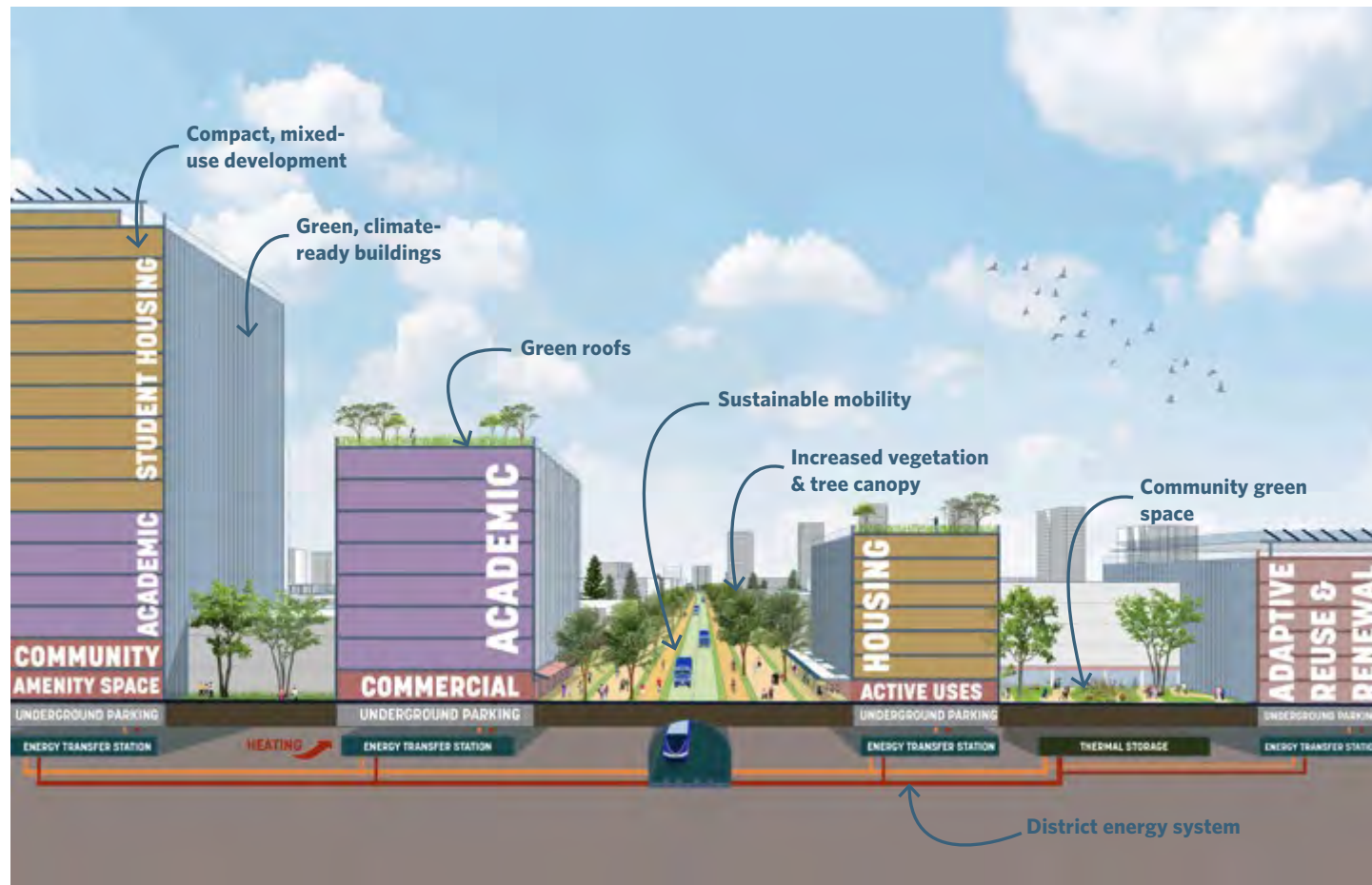


Climate Mitigation

The Vision enables UBC to mitigate contributions to climate change from campus operations—reducing greenhouse gas emissions through approaches to land use, mobility and building construction and operations.

Sustainable Land Use and Mobility Strategies

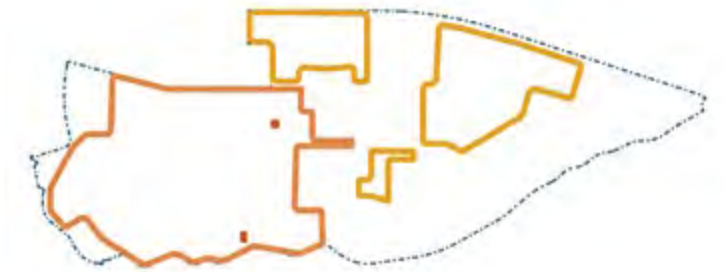
- Design compact communities that allow people to meet their basic needs within walking distance
- Decarbonize transportation by supporting green mobility (e.g., walking and rolling), providing access to fast and reliable on- and off-campus transit—including two on-campus SkyTrain stations—and supporting the transition to electric vehicles
- Enable evolving sustainable mobility technologies (e.g., diesel fuel storage, EV charging, fast-fill stations and fleet maintenance for compressed natural gas vehicles)
- Support safe and sustainable operational practices that reduce food and waste related emissions (e.g., introduce closed-loop composting)



Cross-section illustrating sustainable land use strategies and transportation strategies

Strategies to Reduce Operational Carbon and Improve Energy Efficiency in Buildings

- Fully convert academic and neighbourhood district energy systems to a low carbon energy supply, including upgrading supporting infrastructure for compatibility with low carbon systems and connecting new buildings
- Supply new and existing buildings with low carbon energy sources, such as electricity, if not connected to the low carbon district energy system
- Reduce operational carbon and improve energy efficiency through ambitious building performance targets (e.g., higher performance building envelopes, more efficient low carbon operations) in new buildings and retrofits to existing buildings



Academic district energy areas
Neighbourhood district energy areas



Existing building
Existing green building (LEED and REAP)
Future green building

Strategies to Reduce Embodied Carbon in Buildings

- Avoid new construction through adaptive reuse and renewal of existing buildings including historic structures, assessing the viability of existing buildings for renewal through academic and neighbourhood planning processes
- Reuse existing materials and reduce embodied carbon in new materials through evolving design and construction technology and practices (e.g., wood construction, low carbon concrete)
- Design for flexibility, to serve a variety of needs and lengthen the lifespan of renewed and new spaces



The Undergraduate Life Sciences Teaching Labs Renewal Project is an example of a project resulting from the UBC Renew policy. (Photo credit: Andrew Latreille)

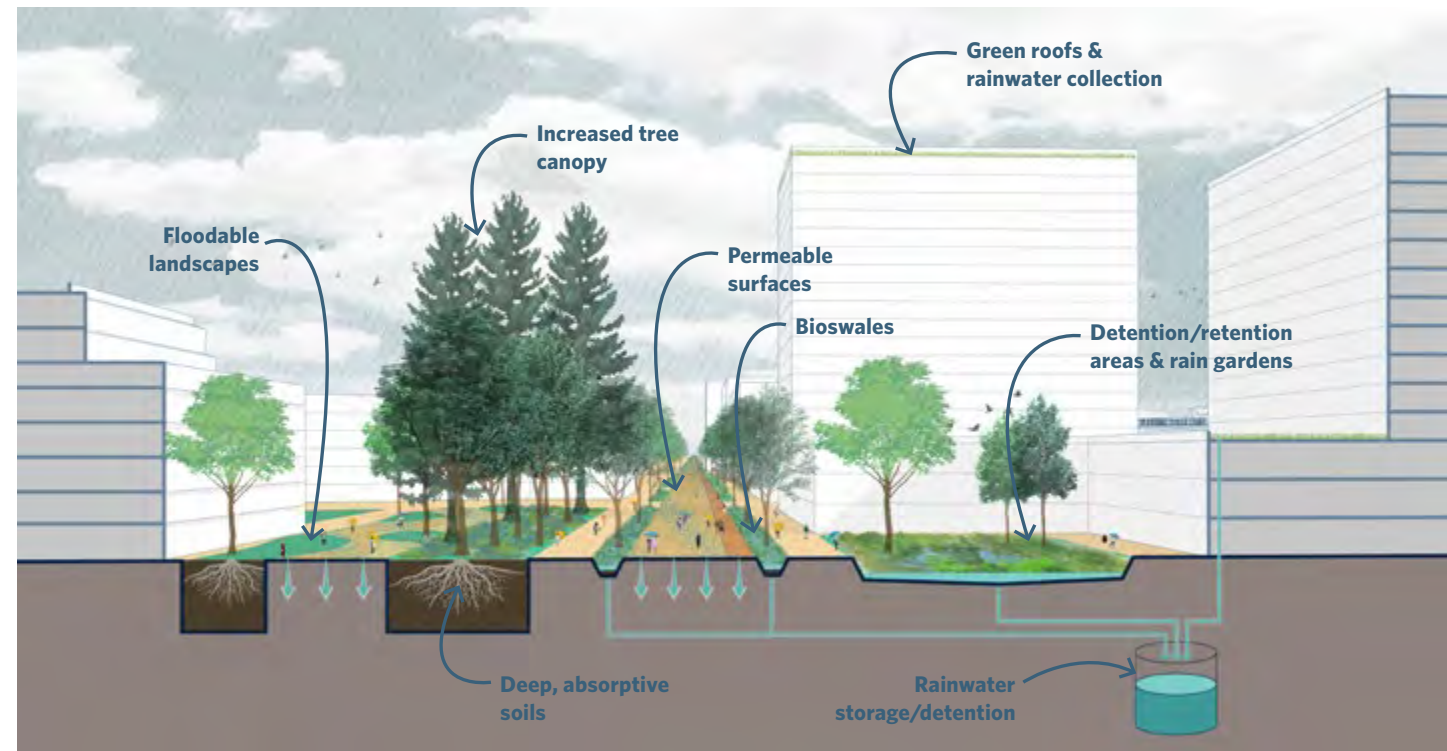
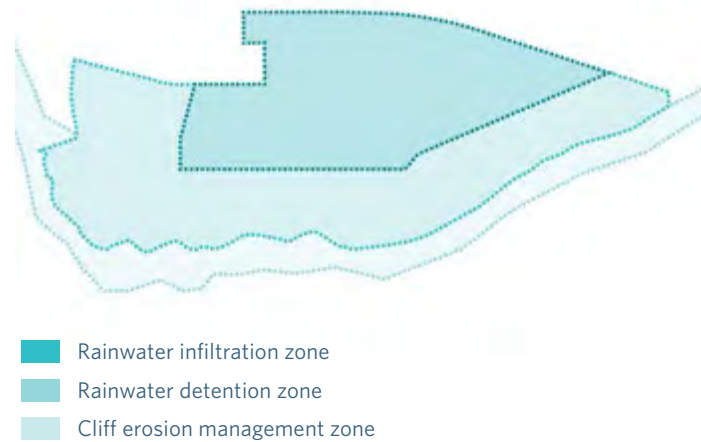
Climate Adaptation

The response to climate change further requires the development of just and equitable adaptation strategies that reduce impacts associated with the increasing frequency and severity of climatic events. As the temperature warms, the campus will face more intense and frequent heavy-rain and heat events, increased drought,

and smoke from larger and more frequent wildfires. The Vision promotes UBC's use of whole-systems thinking and nature-based approaches, supporting the health, wellbeing and safety of the UBC community.

Rainwater and Cliff Erosion Management Strategies

- Expand the use of green infrastructure (e.g., green roofs, bioswales, raingardens) across the campus to enhance water quality, protect against flooding, and reduce disruption at outflows
- Leverage rainwater management features to provide a range of co-benefits, such as amenities for the campus where the community can learn from and engage with the natural environment and to support emergency response (e.g., water supply for fires)
- Limit cliff erosion by requiring and site- and district-scale rainwater management to reduce net run-off
- Work with regional partners to protect the cliffs against sea level rise



Cross-section demonstrating a range of rainwater management strategies.

Climate-Ready Buildings and Open Space Strategies

- Design and retrofit buildings to protect community and infrastructure from a changing climate (e.g., comfort indoor temperatures in living and work spaces)
- Maintain and enhance urban biodiversity as a tool for climate action through nature-based solutions, such as increased tree canopy and green roofs to reduce the impacts of increased and extreme heat
- Design open space for co-benefits, including for sustainable food systems through farming and research at UBC Farm and community gardens across campus

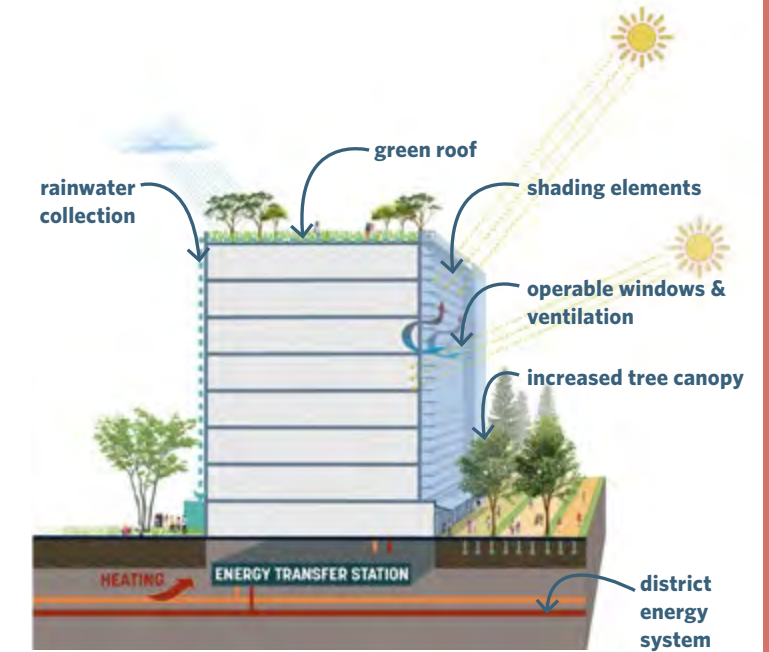


Diagram of a climate-ready building.

Places of Refuge

- Provide healthy, comfortable environments that protect against wildfire smoke, extreme heat and cold, and rain and snow storms through resilient building design (e.g., energy efficient cooling and heating, passive design, air filtration and green roofs)
- Provide places to gather in response to emergencies, and to build community resilience in preparation for emergencies (e.g., build emergency kits, practice earthquake safety)
- Strategically site critical infrastructure to support emergency management



One of the many air conditioned public spaces on campus, used for refuge during heat waves. (Photo credit: Paul H. Joseph)

Campus Design and Character

The design of the physical campus responds to and embraces the Vision's big ideas as well as UBC's unique natural context and historic structure. Open and green spaces, streets and buildings interact at different scales with diverse uses, activities and programming, informing the character and experience of the campus.

Artistic rendering of the primary welcome to campus at the intersection of University Boulevard and Wesbrook Mall

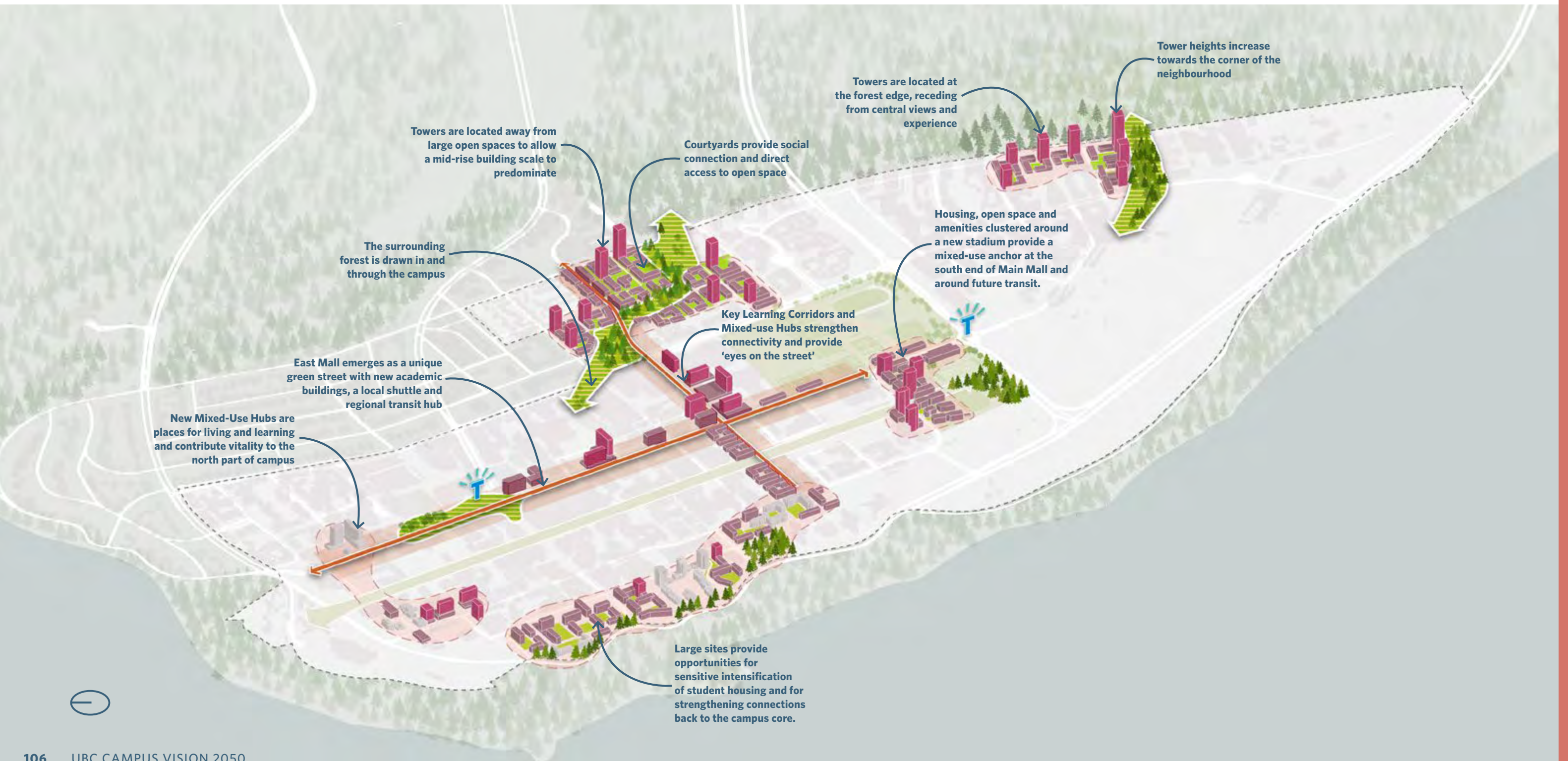


Campus Design Intention

Areas of future growth are thoughtfully distributed to weave the campus together and integrate nature into and across the campus. New academic and neighbourhood development is concentrated around mixed-use activity centres, corridors and future rapid transit stations, making

the campus more livable, walkable and easier to navigate. The academic core is strengthened with new Learning Corridors along East Mall and Thunderbird Boulevard, connecting neighbourhoods, Mixed-Use Hubs and student housing areas. Existing housing areas will expand to

meet the needs of the UBC community while responding thoughtfully to their local context. Taller buildings will be located near each other or the forest edge, while mid-rise buildings—the predominant form of neighbourhood housing—will frame streets and large open spaces.

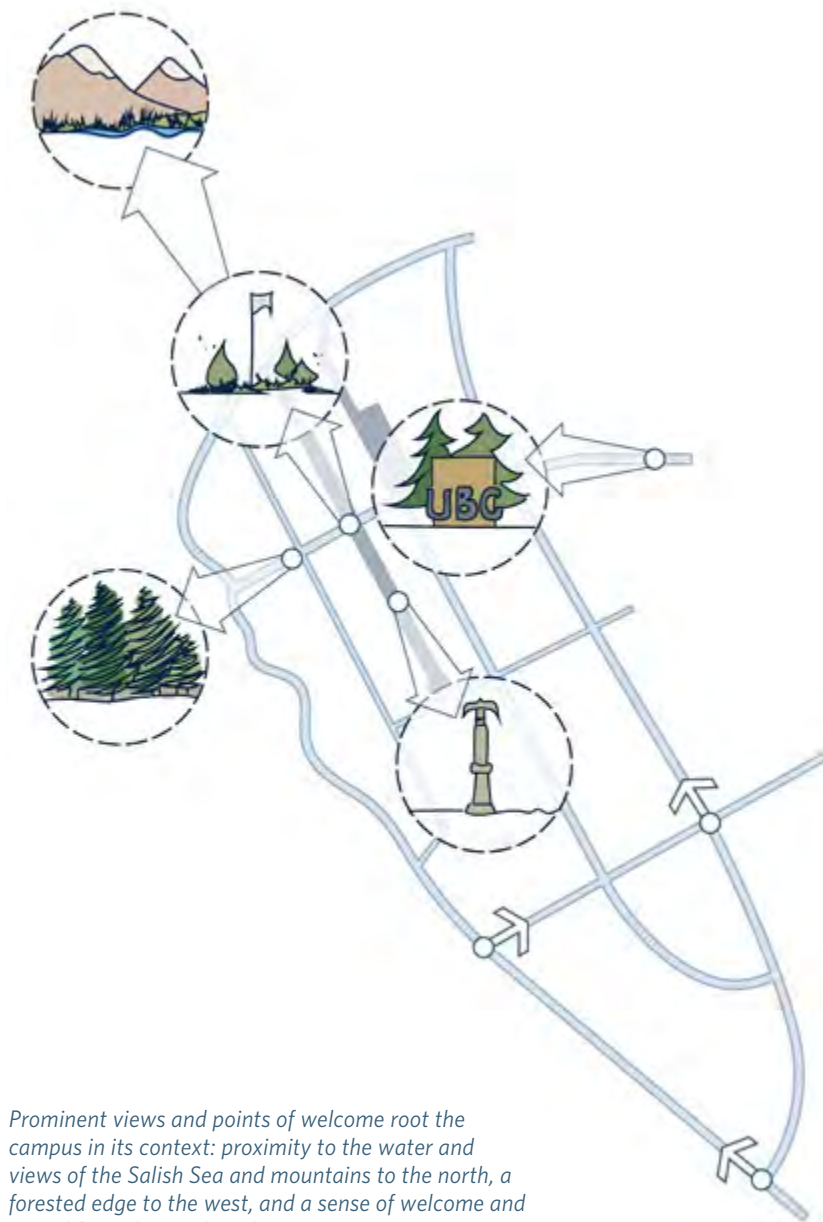


Points of Welcome and Historic Views

Elevated on the Point Grey peninsula, UBC enjoys spectacular views of the coastal mountains and the Salish Sea. These views are particularly important for connecting the community with the surrounding natural setting, and for Musqueam use of land and places of cultural value. UBC will work with Musqueam and Metro Vancouver to explore enhancing and restoring these cherished views from Main Mall, University Boulevard, East Mall and West Mall.

The view at the north end of Main Mall is culturally significant to Musqueam and will be enhanced by a reimagined landscape that replaces parts of the formal lawns with a more naturalized landscape using indigenous plants and design elements. There is the potential to extend this space via a land-bridge that spans Northwest Marine Drive.

A memorable and welcoming arrival experience to campus will be strengthened at key gateways. Working with Musqueam Indian Band and other partners, gateways will be unique to each context, and express the cultural values of Musqueam through a combination of distinctive architecture, indigenous landscapes and features, public art, street design and lighting.



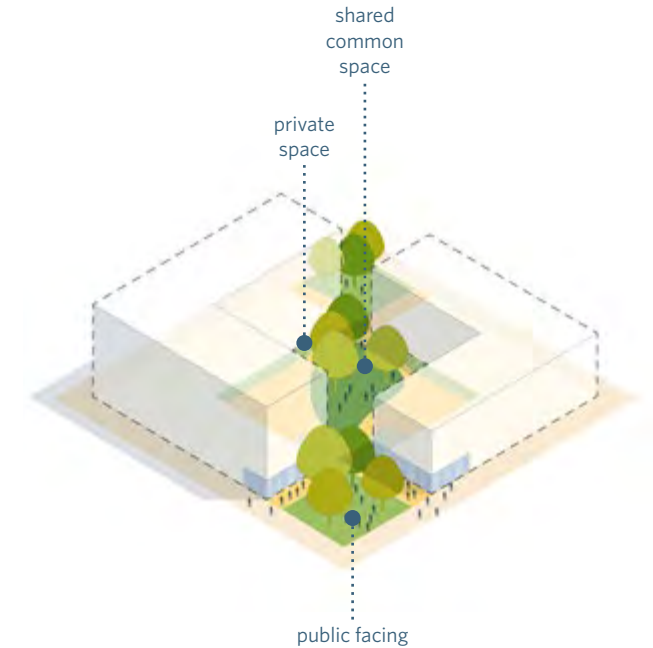
Prominent views and points of welcome root the campus in its context: proximity to the water and views of the Salish Sea and mountains to the north, a forested edge to the west, and a sense of welcome and arrival from the south and east.

Campus Design Elements

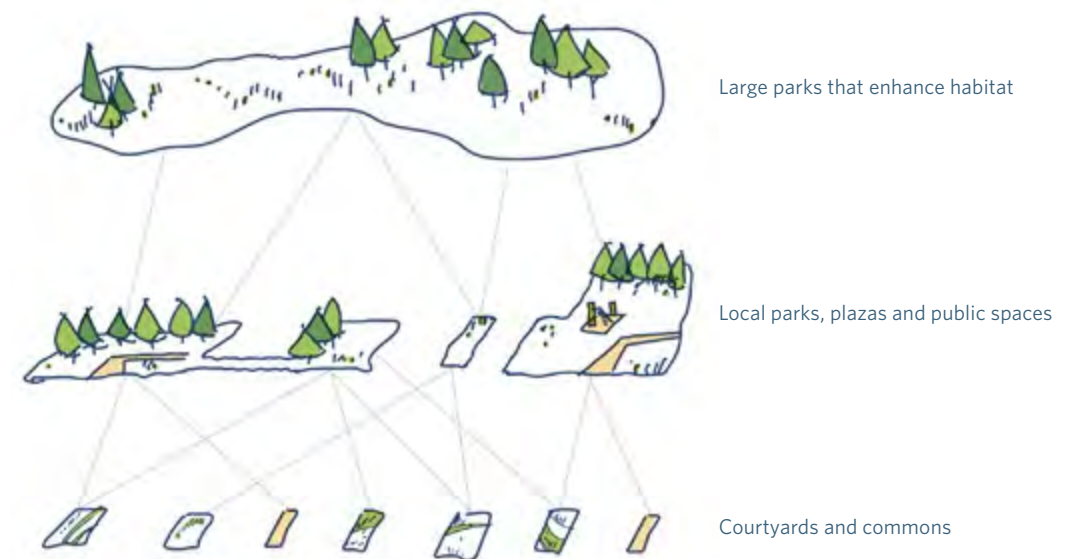
Courtyards and Open Spaces

Open space shapes and organizes neighbourhoods, providing places for people to gather and socialize, relax and recreate, and engage with nature. In urban communities, public space should be accessible to all and convenient to use. The Vision anticipates a variety of open space throughout the campus, each with a different character and role, use and size.

- Courtyards will help build a strong community through a variety of outdoor spaces that are separate from, but connected to, the more public facing streets and public spaces
- Large, centralized open spaces and commons will accommodate outdoor learning, larger events and green infrastructure systems, and support increased biodiversity, habitat and access to nature
- Dispersed local parks, plazas and public spaces will provide more immediate and direct places for social connections



Courtyards will provide both 'me' and 'we' spaces to support the needs of the surrounding residents with a range of private and semi-public outdoor areas.



Different types and scales of open space across the campus support a range of activities and help create vibrant communities.

Streets as Places for People

Streets will serve as additional public spaces while supporting the functional needs of moving people and goods. Streets will be scaled to their intended roles, uses, and functions—some will be narrower and focused on comfortable walking and rolling, while others will include bicycle lanes and surface transit.

In new neighbourhoods, streets will be designed to connect to public spaces, allow for easy access to larger parks and open space, and create variation and visual interest along their length. Streets will be framed by buildings that relate to their width and use, and include edges that engage with and bring vibrancy to the street. Residential buildings will include front doors and patios that bring 'life' to the street. In commercial areas, shops will have windows and exteriors that make interior activities visible and include places for people to sit and socialize outside.



Streets will be appropriately sized to accommodate the necessary pedestrian and transportation functions and provide space for public activities to safely co-exist.

Streets will be designed as convenient, safe, safe and comfortable places for people to travel along and as social spaces where people can gather.



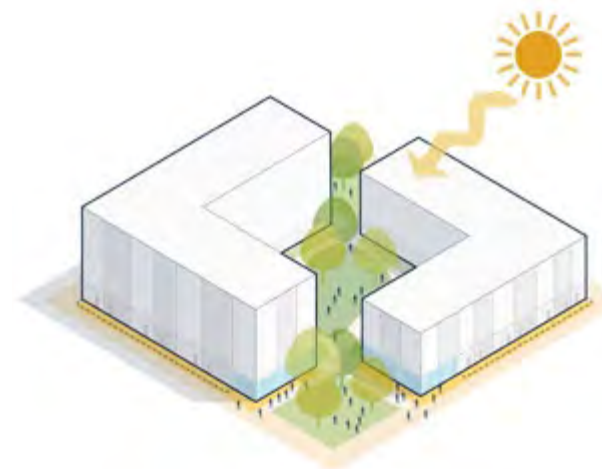
- trees and landscape provide a soft edge to the street
- multi-modal streets designed for walking, rolling, cycling, transit and local traffic
- local plazas help identify and reinforce places for community gathering, local services and amenities
- setbacks along street provide places for activities such as outdoor seating for cafes
- wide, connected and well lit sidewalks accommodate safe walking routes
- pedestrian walkways as secondary public spaces
- outdoor amenity space

Buildings that Contribute

Both new and existing academic and neighbourhood buildings will help create a rich environment for people. While new buildings will showcase innovative design and contribute to a coherent campus experience, retention and rehabilitation of valued historic buildings, landscapes, and places can nurture an understanding of the relationships between place and time in the life of the campus.

Mid-rise buildings will help to create human-scaled neighbourhoods and be prioritized to establish the prevailing height for the campus. Residential buildings will have engaging front doors visible to surrounding streets while academic and commercial buildings will have active edges that showcase the activities within.

Courtyard buildings (sometimes referred to as quads) will continue to be a prominent form of development on campus, combining public, outward facing spaces with more intimate spaces in their centre courtyards, and helping to establish a network of outdoor green spaces for learning and wellbeing.



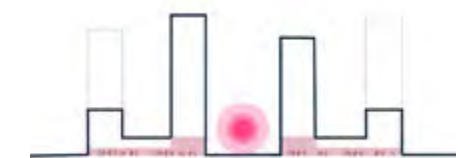
Courtyard buildings will have public and private sides, with active edges, entries and front porches contributing to street activation and interior spaces providing more social, shared spaces.

Residential towers allow many people to live on a smaller footprint than low buildings. This efficient use of land creates opportunities for parks and open spaces to be integrated throughout the neighbourhood. The higher concentration of residents also supports mixed-use nodes and centres of activity.

Towers will be located discreetly and where they can best respond to their immediate context. In Acadia, towers will be integrated with lower courtyard buildings and set back from major open spaces so they are less visually prominent. In Stadium Neighbourhood, they will be integrated with lower podium buildings so the pedestrian scale remains the most prominent. In Wesbrook Neighbourhood, towers will be situated adjacent to Pacific Spirit Regional Park and the forest, where the taller buildings match the scale of the forested edge. Towers here may be built on podiums or free-standing to reflect the character of taller buildings already found in the neighbourhood.



Towers will be located where they can respond to neighbourhood context: adjacent to the forest and where other towers already exist.



Community uses and retail space at the base of towers will create centres of activity.

Campus Character Areas

Academic

The character of the academic campus will celebrate and showcase UBC as a place of learning, innovation and the exchange of ideas. Building locations and forms will reinforce outdoor spaces as places for people, with building entries and ground floor spaces designed to invite interaction and display the culture and learning activities inside. A network of smaller open spaces will enable outdoor learning and experiential education and will be supported with infrastructure such as covered seating, lighting, electrical power and charging stations. Courtyards and pedestrian pathways between buildings will be extended to provide informal “backyards”—spaces for discovery, experimentation, innovation and local expression.

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. Heights along the western edge of campus will reflect the scale of the adjacent forest and avoid excessive view impacts on Wreck Beach.



- Existing academic buildings
- Future academic buildings

1. pedestrian paths linking academic courtyards
2. outdoor seating and places for socialization
3. transparent ground floor brings academic functions and activities outward
4. open space adjacent to academic buildings as areas of respite and interaction
5. clear entries to academic buildings, showcasing movement and activities within
6. taller academic buildings carefully located among mid-rise buildings to be as discrete as possible and sensitive to open spaces on campus



1. Photo Credit: James Dow



2. Photo Credit: Z+T Studio



3. Photo Credit: James Dow



4. Photo Credit: Stammers Kontor, SLA



5. Photo Credit: HCMA



6. Photo Credit: Stammers Kontor, SLA

Student Housing Areas

The student housing areas on campus will foster safe and comfortable homes for students and include the services and amenities to make student life successful. New student housing will continue to be located close to the campus core, and intensify and enliven existing student housing areas along the western parts of the campus to create distinct but connected communities.

New student housing will be comprised of a combination of mid-rise buildings (up to eight storeys) and towers (up to 22 storeys) in Mixed-Use Hubs. Heights along the western edge of campus will reflect the forest character and avoid excessive view impacts on Wreck Beach.

New family-oriented student housing, including replacement of some student family housing units within the Acadia area, will be provided through shorter, smaller scale buildings compared to other student housing on campus, incorporating safe places for children and families. Housing will be designed with large and flexible semi-private green space within courtyards with units overlooking and facing these spaces to create a community feel and reinforce safety and security. These

courtyards will be designed with a combination of spaces for play, community gardens, natural areas and social gathering spaces for families. Student family housing will be located adjacent to the future Acadia Neighbourhood and leləm̓ community and provide easy access to services and amenities like child care, grocery, community facilities and Norma Rose Point School .

Mixed-Use Hubs are focused places for student housing, amenities, services and academic uses. They are dispersed throughout the campus core and are characterized by taller student housing buildings, animated ground floors, food services that are integrated with student study spaces, and accessible green space that allows for active and passive outdoor uses.

New Mixed-Use Hubs will co-locate key community features to ensure the day-to-day needs of students are met. Unique food services, lounge facilities, collegia and academic support will make the hubs core to student health and wellbeing, and provide a vibrant campus life experience.



- Existing student housing buildings
- Future student housing buildings

1. mid-rise scale for student housing at tə šxʷhələləm̓s tə kʷaʔkʷəʔaʔt
2. collegia with flexible lounge spaces and shared kitchen in the ground floor
3. communal dining areas and meeting/study space
4. mixed-use commons with generous green space for outdoor gathering and informal activities
5. courtyards in student family housing areas provide outdoor space for children to play
6. balconies provide social areas and eyes on outdoor gathering places



1. Photo Credit: Suzanne Rushton



2. Photo Credit: P. Roberge



3. Photo Credit: UBC



4. Photo Credit: Nic Lehoux



5. Photo Credit: Daniel Pearl



6. Photo Credit: Schemata Workshop

Neighbourhood Areas

The character of new neighbourhoods will foster social interaction and community connections. Open space, streets and buildings all play a critical role in achieving this.

Residential buildings will feature front doors, semi-private porches and stoops that present a friendly face to the street. Interior courtyards will provide more intimate spaces that function as outdoor rooms, framed by the buildings around them, and provide visible connections to surrounding streets and open spaces. Each outdoor space will be designed and programmed to suit the unique needs of the residents it serves, include community gardens, outdoor cooking and dining areas, covered seating and lounging areas and areas for play.

A range of housing types will support community and social diversity, between students, faculty, residents and staff of all ages. Building locations and heights will seek to maximize access to sunlight and outdoor human comfort throughout the year. Mid-rise buildings will frame narrow local streets lined with trees to provide summer shade and cooling, while allowing sun in the winter months. Towers will be set back from and frame wider streets and open spaces.



- Existing neighbourhood buildings
- Future neighbourhood buildings

1. primarily mid-rise building scale with thoughtful tower placement
2. residential building courtyards provide semi-private open space with community amenities
3. opportunities to eat outside in shared space
4. opportunities to grow food in building courtyards
5. active ground floor along mixed-use corridors
6. front stoops animate the pedestrian realm
7. individual doors off the sidewalk with places to sit, and vibrant building materiality



1. Photo Credit: Gerry McGeough



2. Photo Credit: Gerry McGeough



3. Photo Credit: Wolbert van Dijk



4. Photo Credit: Rufus de Vries



5. Photo Credit: Built Work Photography



6. Photo Credit: Anatoliy Shostak



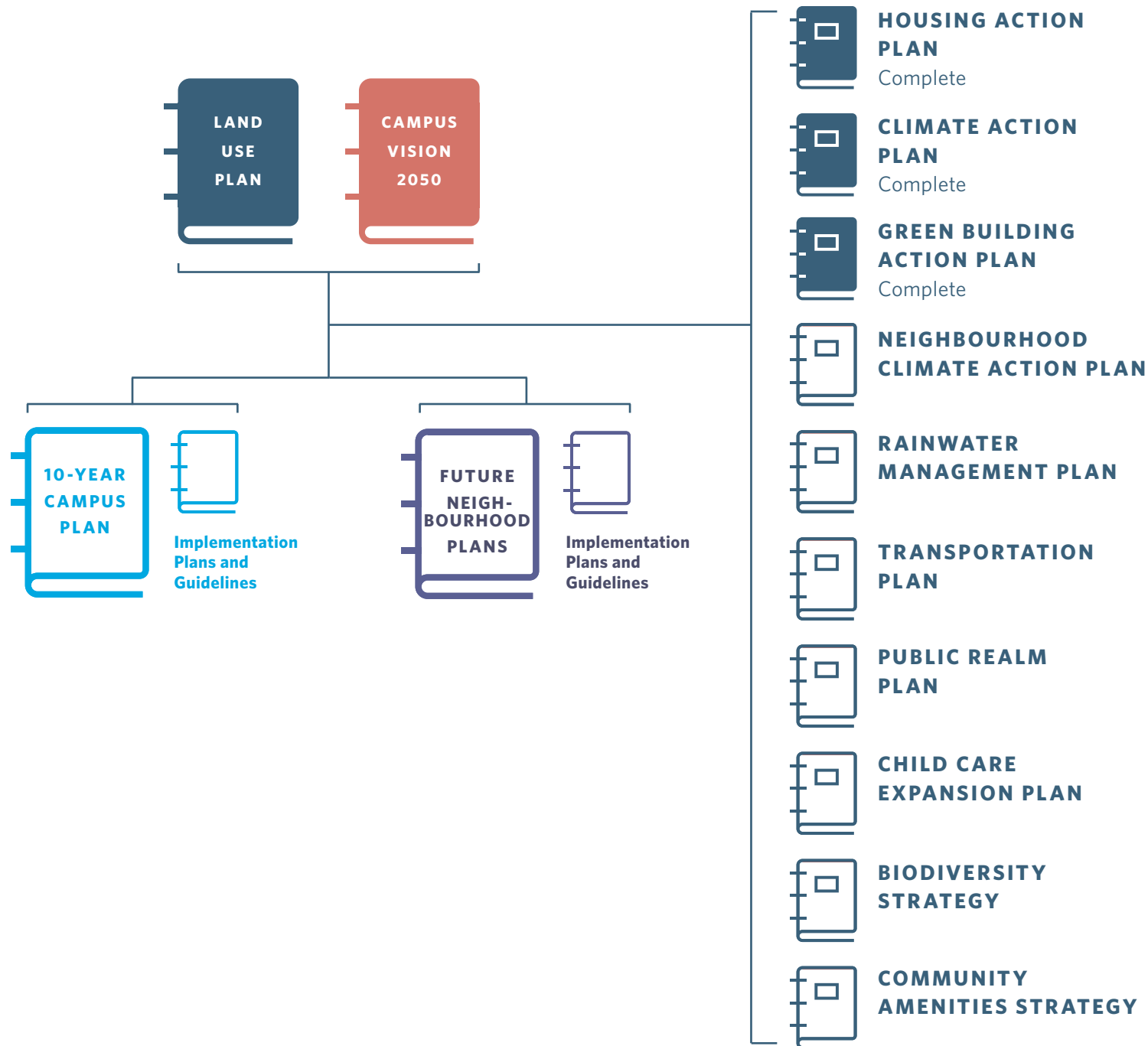
7. Photo Credit: Mariko Reed



Implementing the Vision

Plans and Policies

The Vision supports the academic mission, values and priorities of the university by providing a long-term, aspirational framework for physical growth and change on the campus. Implementing the Vision will involve many UBC policies and plans aligned with its priorities.



Relationship to Other Plans and Policies

Land Use Plan

The Vision will be implemented through UBC's Land Use Plan, the long-term regulatory guide for Vancouver campus land use. The Province approves UBC's Land Use Plan. Like Official Community Plans, the Land Use Plan states the objectives and policies that guide planning and land use management, outlines long-term development plans, and must be consistent with regional plans and policies. The Land Use Plan will be updated to implement the Vision, including policies like the amount of development in different areas of campus. Future Land Use Plan updates will take place approximately every 10 years.

10-Year Campus Plan

The updated 10-Year Campus Plan will focus primarily on academic lands and guide how academic facilities, student housing, transportation systems, green and open space, and community amenities are accommodated over the next decade. It will also include high-level guidance on the interface between future neighbourhood development and academic lands and inform the creation of detailed neighbourhood plans as set out below.

Future Neighbourhood Plans

Detailed Neighbourhood Plans will be developed in collaboration with UBC Properties Trust and through engagement with Musqueam, the UNA and the UBC community for all new neighbourhood development outlined in the Vision. This includes amendments to the Wesbrook and Hawthorn Neighbourhood Plans, finalizing Stadium Neighbourhood Plan and developing a Neighbourhood Plan for Acadia. The Neighbourhood Plans will contain detailed policies and guidelines for aspects such as the location of housing and commercial uses, individual building heights, street connectivity and access, public realm and open space, architecture and building character, infrastructure provision, and services and amenities. The Neighbourhood Plans will reflect the principles, big ideas and strategies contained in the Vision and be consistent with specific policies set out in the Land Use Plan.

Other Plans and Strategies

Several other plans and strategies will be developed that will update existing commitments and policies to align with and support the Vision.

- The Neighbourhood Climate Action Plan**
 The Neighbourhood Climate Action Plan will update the existing UBC Community Energy and Emissions Plan to reduce energy use and GHG emissions in UBC's neighbourhood housing areas, on par with the institutional Climate Action Plan.
- Rainwater Management Plan**
 An updated Rainwater Management Plan will model and identify strategies for future development to support the natural hydrological cycle, support climate resilience, prevent cliff erosion, and identify opportunities to achieve multi-benefit amenity for the campus community.
- Transportation Plan**
 An updated Transportation Plan will describe how UBC will enable sustainable, healthy and affordable travel choices in support of the Vision and UBC's Climate Action Plan commitments to a 45-per cent reduction in extended impact GHG emissions, including trips to and from the campus, compared to 2010 levels. Transportation-related targets and strategies are also anticipated to emerge from the Neighbourhood Climate Action Plan.
- Public Realm Plan**
 An update to the Public Realm Plan will articulate programming, design and engagement objectives and high level phasing for implementing near-term public realm investments.

- **Child Care Expansion Plan**

An update to the Child Care Expansion Plan will identify objectives and opportunities for the delivery of child care spaces in the academic and neighbourhood lands to keep pace with a growing community.

- **Biodiversity Strategy**

Working with Musqueam and subject matter experts, strategied and guidelines will be developed for enhancing and protecting ecology and increasing biodiversity, including through indigenous planting, tree retention and increased understory planting.

- **Community Amenities Strategy**

A Community Amenities Strategy will identify priorities and opportunities for delivery of community and recreation facilities on academic and neighbourhood lands. In collaboration with multiple parties, it will include a sustainable funding model built on the success to date to deliver the necessary range of amenities and facilities across campus.

Academic Capital Planning

Projects on academic land will be implemented through coordinated planning and decision-making by a range of university departments through the university's capital prioritization process, in line with the Vision, Land Use Plan and 10-Year Campus Plan and through close engagement with faculties and academic units.

Academic and Enrolment Planning

Implementation of the Vision will be closely aligned with academic and enrolment planning to support and adapt to alternative academic approaches and opportunities, and ensure UBC remains at the forefront of teaching, learning, research and innovation.

Working with Musqueam

This Vision document represents the broad intention of the university. Through subsequent, more detailed planning, Musqueam and UBC will work together to manage existing and potential impacts of growth on local services and ecology on the peninsula.

UBC and Musqueam Indian Band are working together to transform their long-standing relationship with a Relationship Agreement. This is an important part of UBC's institutional commitment to deepening the university's relationship with Musqueam and to reconciliation more broadly. Through the Relationship Agreement, UBC and Musqueam are co-developing a comprehensive framework for engaging Musqueam on land use initiatives to better understand and incorporate Musqueam values, needs and interests into planning.

Working with the UNA

The University Neighbourhoods Association (UNA) has been a key stakeholder in Campus Vision 2050 and is an important partner for UBC's current and future neighbourhoods. UBC will continue to collaborate with the UNA through the Neighbours' Agreement, UBC-UNA Liaison Committee, and regular UNA Board engagement. UBC is also committed to formal UNA involvement in planning for future neighbourhoods, the review of future neighbourhood development proposals, and the handover of future neighbourhood facilities and amenities for UNA service delivery.

Working with Other Agencies

UBC will continue to work with the province, TransLink, the City of Vancouver, Metro Vancouver, Vancouver Fire and Rescue Services, the RCMP, the Vancouver School Board, Vancouver Coastal Health, and other partners to deliver on areas of shared interest including: housing affordability, rapid transit, roads, public safety, schools, and infrastructure. This includes making sure services are in place to respond to growing community needs and collaborating with Musqueam Indian Band to engage other agencies on areas of shared interest. It also includes working together with the University Endowment Lands and Metro Vancouver to respect the character of the surrounding neighbourhoods, protecting the sensitive ecology of Pacific Spirit Regional Park, and mitigate potential development impacts on downstream habitats and the adjacent cliffs.

Phasing

While specific timing, financing and servicing needs for future growth will be determined through supplementary plans and policies, development activities are generally expected within these timeframes.

Next 10 Years

- Implement projects from UBC's Capital Projects Priority List, including planning for replacement facilities such as Chemistry, Applied One, Medicine One and Math, and planning for seismically vulnerable facilities.
- Begin implementing 3,300 new and 1,000 replacement student beds and supporting amenities and services like child care.
- Amend the Neighbourhood Plan for Wesbrook Place with an expanded boundary and development allocations, and complete Wesbrook Place development.
- Finalize the plan for Stadium Neighbourhood.
- Identify which neighbourhood(s) will be built next and work with the community to develop and/or amend Neighbourhood Plan(s).
- Deliver services and amenities in tandem with growth in population.

Years 10 - 30

- Develop remaining neighbourhood plans.
- Deliver subsequent academic and neighbourhood development.
- Update the Land Use Plan in alignment with future updates to the Housing Action Plan and other relevant policies, including consideration of new areas for additional development and redevelopment.
- Update the 10-Year Campus Plan, including planning for replacement facilities.

Future Potential Housing Opportunities

The Vision identifies future sites that could provide additional housing over the longer term, subject to future Land Use Plan and neighbourhood plan processes:

- Housing along 16th Avenue to the south of the Thunderbird Park sports fields and on the University Hill Secondary School surface parking lot, as part of a transformation of this major thoroughfare into a more human-scaled, urban street and green connector
- Housing integrated along the edge of the future elementary school site in Wesbrook Place
- In the remaining Acadia area, including a full replacement strategy for student family housing and Acadia child care as those facilities reach their end of life



Future potential housing sites along 16th Avenue and within Wesbrook Place.



Acadia Park Student Family Housing (left) and Acadia Child Care (right).

Monitoring and Updating the Vision

The Vision was developed through Musqueam, university and community engagement and in response to current and future needs and aspirations. Implementing the Vision will involve working with faculty experts and others to test and innovate solutions to complex and urgent societal challenges such as housing affordability and climate change. This includes monitoring the environmental, climate, financial, and socio-economic impacts of implementation through ongoing reporting to ensure UBC is adapting to rapidly changing conditions and learning from new information. The Vision may also be amended to respond to changing needs, conditions and opportunities in tandem with the Land Use Plan, 10-Year Campus Plan, and other plans, as necessary.

Engagement Through Implementation

UBC is committed to implementing the Vision in ways that contribute to the livability and sustainability of the broader Point Grey peninsula, working in partnership with the Musqueam Indian Band, the University Neighbourhoods Association, campus communities (students, faculty, residents, staff, alumni), UBC Properties Trust, neighbouring jurisdictions, and other levels of government and partners.

Ongoing engagement will continue to reflect the diverse experiences, knowledge and perspectives of the university communities, including:

- Deepening engagement with Musqueam on land use planning and the planning and design of specific projects
- Continuing to reach and engage with marginalized and underrepresented communities
- Employing a variety of interest-based and participatory planning and design methods in the design and programming of community spaces to reflect local needs

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Advisory Urban Design Panel

Alma Mater Society

Campus Biodiversity Initiative: Research and Demonstration

Climate Crisis in Urban Biodiversity

Emeritus College

Faculty Association

Graduate Student Society

President's Advisory Committee on Campus Enhancement

Property and Planning Advisory Committee

School of Architecture and Landscape Architecture

School of Community and Regional Planning

Senate Academic Building Needs Committee

Senate Budget Sub-Committee

UBC Properties Trust

University Neighbourhoods Association

Musqueam

The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of the Musqueam people.

Musqueam Indian Band staff and community

30-Year Design Charrette, Technical Specialists

Birmingham & Wood Architects Planners

DIALOG

Hapa Collaborative

Human Studio

Jane Bird

Patricia French

PFS Studio

RWA Group Architecture

SALA Students and Digital Fabrication Workshop

Seriously Planning Consulting

Graphic Design and Branding

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Arlene Cotter

UBC Student, Faculty, Staff and Neighbourhood Resident Groups

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Alma Mater Society Council
Graduate Student Society Council
Acadia Park Residents
Agronomy Garden
AMS Foodbank
AMS Peer Support
Arts Undergraduate Society
Beyond Tomorrow Scholars Program for Black Canadian Scholars
Black Caucus
Black Graduate Student Network
Black Student Union
CAPACity Planning Student Group
Catalyst Program (Sustainability Hub)
Climate Hub
Collegia Student Advisors
Design League
Disabilities United Collective
Disabled Graduate Students Association
Engineers for a Sustainable World
Equity Student Advisory Council
Feminists for a Feminist Architecture
First Generation Student Union
First Nations House of Learning Indigenous Student Lunch
Forestry Undergraduate Society
Free Periods UBC
Geography Students' Association
Global Lounge
Global Resource Studies Students
Hillel BC
IDEAS@UBC for IBPOC students at UBC's School of Information
Indigenous Graduate Student Group
Indigenous Students' Collegium
Islamic Relief Canada @ UBC
Kinesiology Undergraduate Society
Law Disability Alliance
Land & Food Systems Undergraduate Society
Mastercard Foundation Scholars Program
Muslim Students Association
National Organization for Minority Architects
Peer Health Educators
Physics Society
Planning Equity Coalition
Planning Student Association
Population and Public Health Students Association

Point Grey Islamic Society
Queer BIPOC Student Group
Residence Advisors
School of Community and Regional Planning BIPOC Caucus
Science Undergraduate Society
Seri Malaysia Club
Sexual Violence Prevention and Response Office
Smart Cities Club
Student Ambassadors
Student Sustainability Council
Sustainability Ambassadors
Tandem Language Club
Third Quadrant Design Team
Wastenaut
Zero Waste Squad

Faculty

Black Caucus
Department of Geography
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 of Education
Faculty of Forestry
Faculty of Graduate and Post-Graduate Studies: Graduate Council
Faculty of Land & Food Systems
Faculty of Law: Faculty Council
Faculty of Medicine: Department Heads and School Directors
Faculty of Pharmaceutical Sciences
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 and Landscape Architecture
School of Community and Regional Planning
School of Music
School of Public Policy and Global Affairs

Neighbourhood Residents

University Neighbourhoods Association:

- Board of Directors
- Community Engagement Advisory Committee

- Land Use Advisory Committee
- UBC-UNA Liaison Committee

Argyle East Strata Council
Corus Strata Council
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 Pre-Teen Leadership Club
UTown @UBC Youth Leadership Club
University Hill Elementary Parent Advisory Council
University Hill Secondary Parent Advisory Council

Staff

Athletics & Recreation Department
Belkin Gallery
Black Caucus
Botanical Garden
Campus Security
Centre for Accessibility
Centre for Community Engaged Learning
Ceremonies and Events Office
Chan Centre
Climate Hub
Collegia Staff
Communicators Network
Community Engagement Office
CUPE 2950
Development & Alumni Engagement
Disability Affinity Group
Equity & Inclusion Office
Finance & Operations:

- Custodial Services Shift Workers
- Extended Leadership Team
- Facilities' Managers
- Finance & Operations Managers
- Municipal Services
- Safety & Risk Services

First Nations House of Learning
Government Relations
Indigenous Strategic Plan Executive Advisory Committee
Indigenous Strategic Plan Implementation Committee

Indigenous Working Group
Institute for Critical Indigenous Studies
Interdepartmental Climate Committee
Library Operations
Mastercard Foundation Scholars Program
Museum of Anthropology
Pacific Museum of the Earth
School of Public Policy and Global Affairs
St. John's College Hot Lunch
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- Leadership Team
- Child Care Services
- Conferences and Accommodations
- Facilities and Building Services Managers
- Food Services Managers
- Food Services Shift Workers
- Residence Life Managers
- Safety Team

Sustainability Hub
UBC Farm
University Multifaith Chaplains Association

External Groups

Pacific Spirit Park Society
Wreck Beach Preservation Society

Special Thanks

Gratitude is extended to the many groups and individuals who contributed their valuable time, perspectives and insights into shaping Campus Vision 2050. UBC is committed to strengthening these relationships and building further collaborations as part of implementing the Vision.



Appendix 2



UBC Housing Action Plan

10-Year Update (2023)

Vancouver Campus



The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of the x^wməθk^wəy̓əm (Musqueam) people.

sʔi:4qəy̓ qeqən (double-headed serpent post) by Musqueam artist Brent Sparrow. Photo credit: Paul H. Joseph, UBC Brand and Marketing.



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Executive Summary

The Housing Action Plan details how UBC uses its land and financial resources to support housing choice and affordability for the UBC Vancouver Campus. Its goal is to *support 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.

UBC's Vancouver campus is located in one of the world's least affordable regions. This is a critical challenge for the University. The Housing Action Plan is UBC's response. While the University cannot solve the housing affordability crisis on its own, it has a crucial role to play in meeting housing needs for UBC faculty, staff, students, and other employees on campus.

UBC's Board of Governors adopted the first Housing Action Plan in 2012. This updated Housing Action Plan reflects an extensive review that took place from early 2022 through early 2023. The review included community and stakeholder engagement, technical work, research, and integration with Campus Vision 2050—UBC's 30-year plan for how the campus lands change and grow.

To meet the UBC community's housing needs, the Housing Action Plan focuses on the balance between improving affordability, expanding housing choice, and delivering financially sustainable housing initiatives. There are four focus areas for the Housing Action Plan:

1. More Rental Choice

Growing on-campus below-market rental housing for faculty and staff, and market rental housing for those who study or work on campus, along with additional policies to improve affordability for lower income groups and through off-campus housing choices.

2. Attainable Ownership

Increasing resources to support faculty home ownership, along with innovative initiatives and advocacy to create on-campus ownership opportunities for UBC faculty and staff.

3. Student Housing Opportunities

Committing to at least 3,300 new student housing beds (in addition to replacing 1,000 replacement beds) as a priority, with timing and project delivery subject to demand prioritization and financing and funding capacity, along with affordability and advocacy commitments to enable future growth.

4. Strategic Initiatives

Continuing to explore innovative approaches to meet housing needs, including improved access for IBPOC groups and people with disabilities, along with ensuring regular Housing Action Plan reviews to adjust UBC's approach over time.



Below-market faculty-staff housing in Hawthorn Neighbourhood.
Photo credit: UBC Brand and Marketing.

1.0 Introduction

1.1 The Challenge and the Opportunity

The University of British Columbia's Vancouver campus is located in one of the world's least affordable regions. This is a critical challenge for UBC. Good quality, affordable housing within a desirable commute is crucial for recruiting and retaining world-class faculty, staff and students. Unaffordability increases financial stress and impacts the UBC community's wellbeing. It requires people to live further and further from campus, spending extended time commuting instead of with their family, researching, or studying. It makes it difficult for other campus employers to provide the services that support a thriving community and make UBC a great place. And unaffordable housing is inequitable, disproportionately affecting UBC's lower-income and historically-marginalized groups.

This updated Housing Action Plan describes how UBC uses its land and financial resources to improve housing choice and affordability as a crucial part of recruiting and retaining the faculty, staff, students, and other employees that make UBC a great place. This 30-year plan complements UBC's strategic and land use plans. It focuses on ways to provide more rental, ownership and student housing choice on- and off-campus for the UBC community.

UBC developed this updated Housing Action Plan through community engagement from early 2022 to early 2023 as part of Campus Vision 2050, a 30-year plan for how the Vancouver campus lands change and grow.

1.2 Housing Action Plan

UBC cannot solve the housing affordability crisis on its own. But as a major public institution, the University has a crucial role to play. UBC's housing initiatives have developed over many years. Today, UBC is one of North America's largest student housing providers and one of Canada's largest workforce housing providers. These efforts are crucial for UBC's recruitment and retention of faculty, staff and students.

UBC's housing affordability commitments accelerated with the Board of Governors' initial Housing Action Plan in 2012. The 2017 review confirmed the value of UBC's housing programs while also introducing new initiatives, including for lower income staff and faculty. That review also resulted in improved program administration and updated policies to reflect community feedback.

The current ten-year review of the Housing Action Plan is a response to the many changes facing the university community over the last decade, namely:

- Worsened affordability, with the Metro Vancouver regional benchmark home price index¹ increasing nearly 90% and regional rents increasing 55% from 2012-2022.
- Persistent extremely low rental vacancy rates at UBC and in the City of Vancouver.

¹The Home Price Index measures how regional housing prices change over time based on typical housing types, such as apartments or townhouses. More detail is available [here](#).

- New resources and opportunities for on-campus faculty, staff and student housing through Campus Vision 2050—UBC’s 30-year plan for how the campus lands change and grow.
- An increase in the competition for talent, with individuals making employment choices to support their wellbeing through reduced commute times and staying closer to home.
- Growing public engagement calling for UBC to boldly address the affordability crisis.
- Recently-approved local and regional housing affordability strategies, along with intensifying debate around housing development and neighbourhood growth.
- Renewed provincial and federal support and funding for housing policy and affordability.
- Regional Mayors’ Council approval of a concept for the Millennium Line UBC SkyTrain extension, providing an eventual opportunity to increase housing choice for UBC’s community.
- UBC’s increased off-campus presence in areas such as Surrey.

All of these factors make it clear: housing affordability is a growing challenge to UBC’s recruitment and retention. In response, this updated Housing Action Plan introduces more ambitious policies for UBC’s Vancouver campus to expand housing choice and affordability, including rental housing growth, ownership opportunities, student housing growth, and renewed advocacy and innovation. Other crucial affordability and housing issues—child care needs, climate action, health and wellbeing, transportation, and more—are addressed in related UBC plans and policies. UBC Okanagan housing affordability will be addressed through a UBCO-specific housing review aligned with an updated Okanagan Campus Plan.

The Housing Action Plan’s second section describes UBC’s context and the ten-year review process, including community engagement. The third section summarizes what UBC learned from engagement, research and analysis to inform this update. The fourth section describes how the Housing Action Plan fits within UBC’s strategic plans and policies, and provides principles to guide housing initiatives. The final section details Housing Action Plan policies to improve housing choice and affordability, and to guide implementation over the coming years.



Student housing above resturant at Ponderosa Commons.
Photo credit: Don Erhardt, UBC Brand and Marketing.

2.0 UBC's Context and the Ten-Year HAP Review

2.1 Campus Context

The University's 402-hectare campus is comparable in size to downtown Vancouver or Stanley Park. On a typical school day, there are 80,000 faculty, staff, students, other employees, and residents on campus, roughly the population of New Westminster or Prince George.

Approximately one-quarter of UBC's land is used to create a vibrant residential community that supports the University's academic mission. This includes the things that make the campus a great place to be—community centres, grocery stores, child care, and more. It also includes rental and ownership housing for the UBC and broader community. This generates revenue that UBC uses to support Housing Action Plan initiatives, including building new student housing, providing below-market faculty and staff housing, and supporting faculty home ownership.

2.2 Affordability Context

UBC is a public post-secondary institution. The vast majority of the University's revenue comes from tuition, donors, and public funding—provincial operating grants, research funding, and more—to support the research, teaching and learning mission. The University and its community are also fortunate to have land that provides housing opportunities and financial resources to support affordability. The Housing Action Plan is how UBC leverages this significant opportunity, using its land and financial resources to support housing choice and affordability.

Current housing affordability initiatives are highly valued by the UBC community. These include on-campus rental housing for those who work or study at UBC, rent-geared-to-income housing for low- and moderate-income faculty and staff, student housing, and ownership programs for faculty. UBC's market land development makes these initiatives possible (see Appendix One for more details on current Housing Action Plan programs).

Still, the housing affordability challenge is growing. The region faces significant affordability and supply challenges. Ownership is out of reach for many in UBC's community, especially staff and tenure-track faculty with families. Rental vacancy rates are almost zero, rents are rapidly increasing, and there is a limited supply of family-sized homes. The region's most affordable housing is very far from campus, costing the UBC community significant time and money, impacting health and wellbeing, and making it harder to recruit and retain the necessary talent to provide services to the UBC community.

In addition to these regional challenges, there are specific legal and financial barriers to UBC's housing affordability initiatives:

1. Student housing financing: Unlike private housing providers, due to provincial policy UBC is not able to borrow money externally to build new student housing. Since 2011, UBC has financed student housing with the proceeds of campus market leasehold development via the Student Housing Financing Endowment (SHFE). Until UBC can secure other financing, resources are limited to grow student housing.
2. Taxable benefits: In Canada, unlike universities in the United States, employee housing benefits are taxable. This reduces the affordability impacts of UBC's faculty and staff housing programs. This impact can be significant for initiatives like below-market on-campus home ownership.
3. The *Real Estate Development and Marketing Act (REDMA)*: REDMA is a provincial law to protect purchasers of new housing. It requires property developers to provide disclosure statements to all prospective buyers. If UBC were to build its own on-campus housing to sell to the community, REDMA would require UBC's Board of Governors to file disclosure statements along with associated personal liability risk. This is a significant challenge for a volunteer Board. UBC has advocated for the province to exempt public sector employers from REDMA to enable affordable home ownership options.

These challenges all affect UBC's ability to recruit and retain faculty, staff, students, and other employees that make the campus a great place.

2.3 Ten-Year Review Process

UBC's Board of Governors first approved the Housing Action Plan in 2012. It introduced policies to improve housing choice and affordability for the recruitment and retention of faculty, staff and students. These included home ownership programs, market and faculty/staff rental targets for campus neighbourhoods, continuing student housing growth, advocacy, and Housing Action Plan implementation.

The ten-year Housing Action Plan review assessed these existing initiatives and explored opportunities to do more to address the growing affordability challenge. The comprehensive review process took place from early 2022 through early 2023 and included:

- Integration with Campus Vision 2050: a 30-year vision for how the UBC Vancouver campus lands change and grow, resulting in new resources and opportunities for on-campus faculty, staff, and student housing.
- Community Engagement: targeted discussions with stakeholder groups including faculty, staff and students, and with residents including the University Neighbourhoods Association, along with broad public engagement through the Campus Vision 2050 process.
- Faculty/Staff Housing Needs Assessment: a consultant-led review of faculty/staff demographics, housing needs, and affordability challenges.
- Faculty/Staff Housing Programs Evaluation: a consultant-led review of current faculty/staff housing choice and affordability programs, focused on areas such as program administration and eligibility.
- Student Housing Policy Analysis: ongoing engagement with the Alma Mater Society, Residence Hall Association, Graduate Student Society, and UBC Board of Governors student representatives.

- Internal UBC Steering Committee direction: senior representatives from across UBC including the Provost’s Office, Human Resources, Treasury, Campus + Community Planning, Student Housing and Community Services, and UBC Properties Trust.
- UBC Board of Governors direction: regular engagement through the Advisory Committee on Campus Vision 2050 and Rapid Transit, the Property Committee, the Finance Committee, and the full Board of Governors.

2.4 What’s Happening Elsewhere?

Universities, other major employers, governments, and various organizations are all developing measures to address housing affordability. The ten-year Housing Action Plan review involved a scan and case studies of these examples. This included UBC’s participation in the Council on Academic Workforce Housing, discussions with BC Housing, staff research, and consultant studies.

This work provided insight on a number of different tools for affordable housing initiatives. For academic workforce housing, many American universities—Stanford, University of California-Irvine, Columbia, and others—use their land and financial resources to directly develop ownership and rental housing programs, primarily for faculty. Unlike UBC, however, these programs are not usually considered taxable benefits and therefore can have more significant affordability benefits. For student housing, many Canadian and American universities have partnered with private developers to access capital, giving up some control of land and projects in exchange for external financing to increase housing choice.

Most local governments also have housing policies and programs. Inclusionary housing policies, for example, provide incentives for new development to provide a portion of affordable units in new market housing projects. Other models, such as the Whistler Housing Authority, collect fees from market housing to build and manage a portfolio of below-market units for workforce housing. There are parallels between these leading municipalities and UBC, as well as differences in terms of land ownership, taxable benefits, and housing operations.

The Provincial and Federal governments also play a significant role in housing affordability. Specific provincial policy choices provide UBC with housing opportunities, including approval of UBC’s Land Use Plan and the recent fund to finance new student housing across BC. They also present challenges, like UBC’s inability to borrow for student financing. BC Housing, the provincial Crown Corporation responsible for a range of housing options, provides other lessons for UBC. For example, an innovative opportunity is available through the HousingHub program, which provides financing for affordable home ownership and rental construction. Similarly, Canada’s federal housing agency—Canada Mortgage and Housing Corporation (CMHC)—provides affordability programs, including rental construction financing UBC has accessed.

Student housing unit at Exchange Residence.
Photo credit: UBC Brand and Marketing.



3.0 What We Learned

3.1 Key Themes

The community engagement, technical work, and research for the ten-year Housing Action Plan review provided a rich understanding of what is working well and where more needs to be done for housing choice and affordability. The key themes included:

Housing is crucial for recruitment and retention.

- UBC's geographic location and Metro Vancouver's unaffordable housing market are significant challenges to finding and keeping world-class faculty and staff.
- Faculty are highly mobile and can live in many different places.
- Staff are increasingly living further away from campus to access more affordable housing, significantly increasing commuting times.
- Students report high levels of wellbeing in on-campus housing.

Current programs are highly valued...

- There is widespread support for UBC's existing housing programs.
- Faculties and university leadership place tremendous value on faculty home ownership options. In particular, the Prescribed Interest Rate Loan is invaluable for providing affordability and flexibility.
- On-campus below-market faculty/staff rental is the most affordable type of workforce housing UBC can provide. People who live on campus report high levels of satisfaction and wellbeing, with some specific areas for improvements.
- UBC student housing is the most affordable choice for students, has expanded significantly, and provides a positive experience for students. On-campus rental housing provides another important housing choice.

...and bolder action is needed to confront a growing affordability crisis.

- All groups call for more UBC resources for ownership programs, and there is widespread support for new ownership options (e.g., co-housing, work-live studios, etc.).
- There is significant support for increased on-campus rental housing for those faculty, staff and students who need it most, including more student housing growth.
- Many call for UBC to explore innovative options such as off-campus housing opportunities and different financing and funding approaches to housing.
- High demand and restrictive eligibility mean not all people who want to access current programs are able to do so.

- There is a growing call to expand housing choices to non-UBC employees who make the campus a great place to be—retail workers, hospital staff, University Neighbourhoods Association staff, Vancouver School District employees, and more.

There is limited understanding of how UBC uses its land and financial resources to improve housing choice and affordability.

- UBC needs to improve how it communicates to faculty, staff, students, residents and other groups the importance of campus land development to support the University’s housing initiatives.
- Many groups have limited knowledge of financial and legal barriers for UBC’s housing programs.
- Decisions to improve housing choice and affordability draw on the same land and financial resources as other UBC priorities. UBC must be clear about the tradeoffs in these decisions.

On-campus housing for faculty, staff and students builds community.

- Faculty and staff living on campus appreciate the opportunity to connect with neighbours and the high proportion of families in UBC neighbourhoods.
- Students living on campus appreciate the convenience and vibrancy of on-campus student life.
- All groups value the wellbeing benefits from campus amenities such as restaurants or child care, recreation facilities, and the reduced transportation time and costs of living on campus.

Marginalized and lower income groups must be better served by UBC’s programs.

- Recruitment and retention for some staff groups is particularly challenging, including child care workers, food services staff, and operations workers.
- The University should consider prioritizing housing for some traditionally underrepresented groups, such as the IBPOC community.

Barriers exist for UBC’s housing choice and affordability measures.

- As an employer and public sector organization, UBC faces significant financial and legal challenges to improving housing choice and affordability (described in detail above).
- The University needs to accelerate its advocacy with all levels of government to resolve these barriers.

Family in shared residential outdoor space in Wesbrook Place Neighbourhood.
Photo credit: UBC Brand and Marketing.



4.0 Strategic Direction and Principles

4.1 UBC's Academic Mission

UBC's land supports the University's research, teaching, learning, and people. The Housing Action Plan is a policy approved by UBC's Board of Governors. It directs how UBC uses its campus lands and financial resources to support the academic mission by improving housing choice and affordability to recruit and retain faculty, staff and students. This advances the goals in *Shaping UBC's Next Century*, the University's Strategic Plan, along with other direction including UBC's *Indigenous Strategic Plan*, *Wellbeing Strategy*, *Anti-Racism and Inclusive Excellence Final Report*, *Inclusion Action Plan*, *Climate Action Plan* and *Student Affordability Task Force Report*.

4.2 Board of Governors Direction

UBC's Board of Governors adopted the first Housing Action Plan in 2012. The Board reviewed the Housing Action Plan and adopted amendments in 2017. The Board of Governors is reviewing its direction for housing choice and affordability through Campus Vision 2050, UBC's 30-year land use planning process. Campus Vision 2050 is guided by key principles and strategies, including *Confront the Affordability Crisis*. This 2023 Housing Action Plan provides policy direction for UBC to address this challenge.

4.3 Housing Action Plan Principles

The Housing Action Plan includes updated principles to guide UBC's housing choice and affordability policies. These updated principles build on the past decade of Housing Action Plan experience, Campus Vision 2050, community engagement, and Board of Governors' direction, and reflect the balance and tradeoffs required for Housing Action Plan initiatives.

Maximize housing choice to support UBC's people, academic mission, and communities.

- Prioritize different types of campus neighbourhood housing for UBC faculty, staff and students.
- Expand on-campus student and rental housing to increase housing choice and affordability, and to strengthen campus community and wellbeing.
- Explore innovative off-campus housing opportunities for UBC faculty, staff and students.

Deepen affordability by focusing resources on the most affordable housing choices.

- Grow on-campus student and rental housing to increase housing choice and affordability, and to provide transportation cost savings.
- Use UBC's finite resources to widen housing choice and affordability benefits to the UBC community while minimizing financial impacts, including taxable benefits.

- Optimize affordable housing sites, forms and materials through UBC plans and policies.
- Continue to build complete communities to complement housing with amenities, services and recreation to improve community wellbeing and happiness.

Provide housing choices to meet different community needs.

- Develop a diverse range of on-campus unit sizes, types and housing tenures for different communities.
- Expand home ownership opportunities for the UBC community and advocate with senior governments to address tax and regulatory barriers.
- Honour the UBC community's choices about where they want to live by growing both on-campus housing and regional opportunities.

Prioritize housing for those who need it most.

- Expand housing programs for lower income groups and households with children through measures to improve housing choice and affordability.
- Support the recruitment and retention of traditionally underrepresented groups such as the IBPOC community.

Use the campus as a test bed for innovation and partnerships.

- Take an integrated approach to housing to achieve affordability, reconciliation, and accessibility.
- Apply UBC's Campus as a Living Lab initiative to demonstration projects, including innovative home ownership concepts.
- Explore partnerships with housing agencies and providers specializing in financing, design and delivery of affordable housing.
- Explore housing opportunities for non-UBC employers essential to the campus community

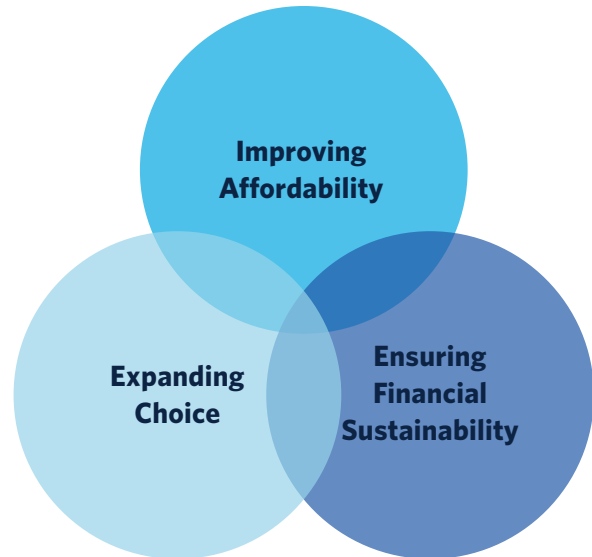
Balance financial needs to address affordability.

- Reflect the range of UBC priorities in funding and financing housing choice and affordability initiatives, including student housing, community infrastructure, and academic needs.
- Ensure housing choice and affordability initiatives benefit faculty, staff and students in this and future generations.
- Be flexible to respond to changing circumstances—such as SkyTrain to UBC—to recognize we cannot know what the future will hold.

4.4 Defining Affordability in the UBC Context

Reflecting the principles above, the Housing Action Plan focuses on balancing three components to support the UBC community's housing need:

- **Improving Affordability:** Reflecting CMHC's national definition, UBC's housing is considered affordable if it costs less than 30% of a household's before-tax income (including rent, strata fees, property taxes, and utilities). This is an appropriate measure for many in UBC's community. But it can also be a challenging concept to apply. The University has individual—not household—income data for faculty and staff. Some higher income earners, especially faculty, may choose to spend more than 30% of household income and not be in housing need. Students often have limited household income and the 30% measure may not be appropriate. As a result, housing choice is a key component in assessing how UBC is meeting housing need.



- **Expanding Housing Choice:** UBC's most impactful housing initiatives involve directly increasing on-campus supply for faculty, staff, and students. The vast majority of this is below-market rental—including student housing—making it the most affordable choice for UBC's community. Other campus housing—market rental and ownership options—provide important housing choice options. Together, UBC's housing choice initiatives are a significant component of addressing the community's housing need.
- **Ensuring Financial Sustainability:** UBC can only provide affordable housing and increase housing choice if the funding and financing is sustainable for the University. This will enable UBC to effectively meet the community's housing need today and in the future.

Students walking on a residential street in Hawthorn Place Neighbourhood.
Photo credit: UBC Brand and Marketing.



5.0 Policies

UBC’s Housing Action Plan policies play a significant role in supporting 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 the University to do more.

5.1 More Rental Choice

On- and off-campus rental housing is currently the most affordable choice for UBC’s community. For faculty, staff, students and residents, secure, primary rental housing provides affordability and contributes to wellbeing and community-building. For UBC, owning and operating rental housing is the most flexible and financially sustainable tool for improving community housing choice. It is also a crucial tool for recruitment and retention, including for historically marginalized groups. Through the following policies, UBC will do more to expand rental housing choice and affordability.

Policy 1. Increase UBC’s target for future rental housing to up to 40% of new campus neighbourhood development (including below-market faculty/staff rental and market university rental), subject to rental market demand and project financing.

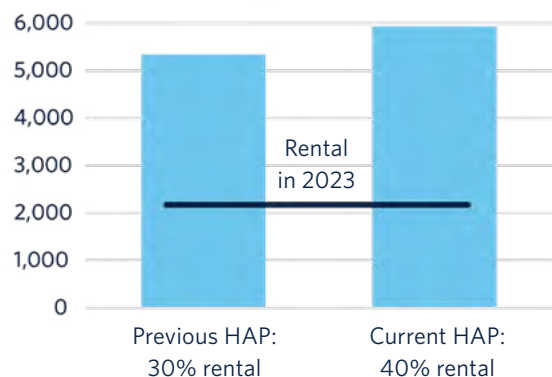
Policy 2. Increase the portion of future below-market faculty/staff rental housing to up to 25% of new campus neighbourhood development. Rents will reflect project costs and be approximately 25% below rents charged for comparable buildings and unit types on Vancouver’s west side. This commitment is subject to rental market demand and project financing.

Policy 3. Increase the portion of future market university rental housing to up to 15% of campus neighbourhood development from 2023, subject to rental market demand and project financing.

Policy 4. Prioritize UBC faculty, staff and students for access to market university rental housing, and expand eligibility to non-UBC on-campus employees (e.g., retail workers, University Neighbourhoods Association staff, Vancouver School Board staff, and hospital employees).

Policy 5. Make permanent the Rent-Geared-to-Income (RGI) pilot program for low to moderate-income staff; **increase income eligibility limits** and expand the staff and faculty RGI programs; continue to monitor and evaluate the faculty RGI pilot program; and evaluate further RGI expansion

Total Neighbourhood Rental Units in 2050: Comparing Two Options



in the next Housing Action Plan update. These commitments are subject to rental market demand and program funding opportunities.

Policy 6. Reduce rental construction costs, financing needs, and rents by requiring a maximum of one level of underground parking in new faculty/staff and university rental buildings.

Policy 7. Continue to develop a range of neighbourhood unit sizes to meet different needs, including a minimum of 30% 3-bedroom or greater units in faculty/staff rental buildings, subject to market demand and project financing.

Policy 8. Explore innovative opportunities for off-campus rental housing for faculty, staff and students, aligned with UBC's priorities (e.g., Millennium Line UBC SkyTrain extension partnerships, UBC's Surrey presence, and Great Northern Way), and **on-campus rental housing with partners** such as major employers.

5.2 Attainable Ownership

Metro Vancouver's housing market has put home ownership out of reach for many in UBC's community. The University can play a role supporting this challenge and helping to make ownership more attainable. For individuals, home ownership provides significant community, wellbeing, family, and financial benefits. For UBC, well-designed ownership programs can be a financially sustainable tool for recruitment and retention that strengthen the campus community. Through targeted programs, UBC can support home ownership and meet other goals, including the recruitment and retention of historically marginalized groups. Through advocacy, the University can seek provincial support for pushing even further in the future. With the following policies, UBC will support home ownership opportunities.

Policy 9. Increase UBC's Prescribed Interest Rate Loan program for tenure-stream faculty to purchase a primary residence anywhere in Metro Vancouver to \$20 million annually, subject to program eligibility.

Policy 10. Continue UBC's forgivable interest-free Down Payment Assistance loans of \$50,000 for eligible faculty and senior management staff; explore increasing the loans in future UBC budgets as Housing Action Plan implementation proceeds.

Policy 11. Commit to innovative projects for affordable on-campus faculty and staff ownership (e.g., BC Housing partnership, co-housing, etc.), subject to demand and project financing. Evaluate the experience to potentially expand the program to future projects.

Policy 12. Work with the Province on changes to the *Real Estate Development and Marketing Act (REDMA)* to enable UBC to develop on-campus ownership options for faculty, and potentially staff. When this is successful, lead a Housing Action Plan review to reconsider policies for attainable ownership and develop ownership programs in consultation with the campus community.

Policy 13. Continue providing faculty and staff early access to on-campus leasehold sales before the general public. This is a non-financial benefit.

5.3 Student Housing Opportunities

UBC has one of the largest supplies of purpose-built student housing in North America, along with thousands of neighbourhood homes housing students. Student housing has significant wellbeing, community-building, and affordability benefits and is a financially sustainable investment in campus vibrancy and student success. Student housing is also one of UBC's most significant contributions to regional housing affordability; students living on campus equal more than 10% of the City of Vancouver's rental housing supply. Still, evidence is clear that housing access and affordability remains challenging, and students are clear that significantly more needs to be done. Through these policies, UBC will continue to grow its support for student housing.

Policy 14. Increase on-campus student housing to at least 17,300 beds (from nearly 14,000) as a priority, with timing and project delivery subject to demand, prioritization, and financing and funding capacity.

Policy 15. Identify sites in UBC's land use plans to go beyond 17,300 student housing beds with an aspiration to house at least one-third of UBC's degree-seeking full-time student population on campus, subject to demand and financing opportunities. This includes undertaking an assessment of student housing demand along with the UBC SkyTrain extension completion.

Policy 16. Work with the Province to enable UBC to access financing to grow student housing more quickly and affordably. When successful, lead a Housing Action Plan review to reconsider policies for student and other campus housing, in consultation with the campus community.

Policy 17. Set student housing rental rates based on:

- Maintaining rates at or below peer universities and below the local rental market based on CMHC data.
- Ensuring a self-supporting student housing portfolio that covers all student housing operating costs including debt servicing and capital maintenance.
- Varying prices between older and newer student housing to reflect different housing choices, by implementing variable rate changes over time.
- Capping annual rent increases at the annual Consumer Price Index (CPI) plus 2%.

Policy 18. If UBC Student Housing generates **surplus revenue after all costs, explore using a portion to support student services and other affordability measures.**

Policy 19. To respond to diverse undergraduate, graduate, and student family needs, **undertake regular Student Housing Demand Studies** focused to inform a continued expansion of the range of student housing unit types, sizes, and choice through efficient site planning and through complete neighbourhood design that is welcoming and accessible to students.

Policy 20. Continue to advocate on students' behalf for a **higher housing allowance in provincial financial aid programs** for lower income students on student loans.

5.4 Strategic Initiatives

To be successful, the Housing Action Plan requires coordinated, comprehensive implementation reflecting UBC's strategic priorities. This includes improving housing choice and affordability for groups that have historically been underrepresented or marginalized in housing, including IBPOC individuals and those with disabilities. Through these policies, UBC will implement the Housing Action Plan to support faculty, staff, students, and residents.

Policy 21. Prioritize housing access for marginalized groups by continuing UBC's commitment of priority housing access for Indigenous students, and by prioritizing faculty and staff housing connected to UBC's recruitment and retention needs.

Policy 22. Ensure anyone with physical accessibility requirements can live in student housing and neighbourhood rental housing by funding and implementing physical accessibility improvements in response to faculty, staff, and student needs.

Policy 23. Explore donor opportunities to diversify funding support for on-campus housing choice and affordability, such as a new Affordable Housing Endowment.

Policy 24. Ensure Housing Action Plan policies inform UBC's Land Use Plan, Vancouver Campus Plan, and Neighbourhood Plans, as well as UBC Properties Trust's business planning.

Policy 25. Ensure housing program recipients bear taxable benefits, if any, from UBC's housing programs.

Policy 26. Develop a new plan for communicating UBC's Housing Action Plan initiatives to faculty, staff, students, and non-UBC on-campus employers, where appropriate.

Policy 27. Update UBC's eligibility guidelines as necessary to administer Housing Action Plan programs to reflect University priorities.

Policy 28. Maintain an ongoing administrative implementation committee to deliver and monitor Housing Action Plan programs.

Policy 29. Report annually to UBC's Board of Governors on Housing Action Plan implementation.

Policy 30. Review the Housing Action Plan at least every five years, while making targeted changes sooner as opportunities and constraints evolve. Undertake an earlier comprehensive review if UBC succeeds in its advocacy efforts to resolve barriers to on-campus home ownership and/or student housing financing.

Appendix One. Current Housing Action Plan Programs

A range of housing support program options are available on campus for faculty, staff, and students, and are collectively relied upon by the University as means to achieve the HAP policy targets. Current housing options that are available to faculty, staff, and students include:

Rental Housing

BELOW-MARKET PRICED OPTIONS:

Restricted Rental (Below-Market Faculty Staff Rental)

Restricted rental units for full-time faculty and staff at lower rents, targeting on average a rate 25% below market across the portfolio.

Rent-Geared-to-Income Pilot Program

A pilot program launched Spring 2018 through which up to 100 eligible staff and 10 eligible faculty members are assigned rents at 30% of their household income. Participants must have incomes below the eligibility thresholds for this program (benchmarked to BC Housing eligibility thresholds for 1, 2, and 3-bedroom units), and annual means testing to demonstrate continued eligibility. The ten faculty spaces are reserved for those with children who came to UBC from outside the Lower Mainland. These faculty members must be sponsored by their department in addition to having a household income below the specified threshold. Faculty members can remain in the program for up to 2 years.

MARKET PRICED OPTIONS:

University Rental Housing

Limited-access market priced rental units operated by Wesbrook Properties of UBC Properties Trust. Access to these units is restricted to university affiliated tenants such as students, faculty, staff or other employees working on-campus. While available to faculty and staff, take-up in these buildings has been largely student oriented.

Market Rental Housing

General market priced rental units operated by Wesbrook Properties of UBC Properties Trust or third-party rentals available to the public. Faculty and staff can receive priority on the Wesbrook Properties waitlist, ahead of the general public, upon request.

Home Ownership

Prescribed Interest Rate Loan (PIRL) Program

Launched in 2017, a loan option that provides approved tenured or tenure-track faculty a one-time loan from the University typically ranging from \$50,000 to \$250,000 at the discretion of the Office of the Provost, to assist with the purchase of a new or resale home. The loan can be used towards the purchase of a principal and only residence, anywhere in Metro Vancouver including UBC campus and is repayable in 15 years.

Down Payment Assistance (DPA) Program

Established in 2009, an assistance program to support full-time tenure-stream faculty in the purchase of a principal residence anywhere in Metro Vancouver. The assistance is a forgivable interest-free loan of up to \$45,000 for those hired before July 1, 2017 or \$50,000 for those hired after July 1, 2017, that is forgiven over a five-year period. Eligible faculty can only receive financial assistance from the University for the purchase of housing for the first and only time and must purchase the home within a ten-year period following the date of appointment to the University or six months prior to the start date.

Market Leasehold Purchase Units

99-year lease units on campus available to the general public. These units are sold at market prices.

Advance Purchase Access Opportunity

All full-time employees with a UBC Card are able to gain advance access to new project sales on campus, before sales to any other realtors, public or friends and family of developers. This is not a discount opportunity but does allow UBC employees a chance to see and consider purchase opportunities first.

Student Housing

Student Housing

Student Housing and Community Services (SHCS) administers accommodation for over 13,000 students across 15 residences at the Vancouver campus. Among these 15 residences, SHCS offers a range of student housing types, including traditional first-year dormitories, upper year suite-style residences, student family housing, and graduate colleges.

Acknowledgments

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THE UNIVERSITY OF BRITISH COLUMBIA

UBC campus vision 2050



30-Year Vision

ENGAGEMENT SUMMARY REPORT

SEPTEMBER 2022 - FEBRUARY 2023 | REVISED AUGUST 2023



Land Acknowledgment

The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of Musqueam. For millennia, Musqueam have been stewards and caretakers of these lands, and have passed their history, traditions and culture on from one generation to the next. UBC strives toward building meaningful, reciprocal and mutually beneficial partnerships with Musqueam and learning from their traditional relationship with the land. Through Campus Vision 2050, UBC is committed to deepening its relationship with Musqueam to ensure that the future direction of the campus builds on what makes UBC a special place, enhances the livability, sustainability and character of the lands and advances the university's broader commitments to reconciliation through the Indigenous Strategic Plan.



Double-Headed Serpent Post by Brent Sparrow Jr., Musqueam
Photo credit: Paul H. Joseph, UBC Brand and Marketing

How are we defining the UBC community?

- **Campus or the Vancouver campus** refers to the academic and neighbourhood areas on the Vancouver campus. In some instances, specific references may be made to the neighbourhoods to highlight concerns that pertain to those areas, and are intended to be more inclusive of residents who may not see themselves as part of the campus or believe that the term refers to the academic areas only.
- **UBC community, university community, campus community, community and community members** are used interchangeably and are intended to include students, faculty, residents, staff, emeriti and alumni at the UBC Vancouver campus.
- **Campus residential areas or neighbourhoods** refer to the neighbourhood housing areas located on the Vancouver campus.



Martha Piper Plaza

Photo credit: Hover Collective

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Credit | The engagement activities and findings detailed in this report were designed, implemented and analyzed by UBC Campus + Community Planning staff.

*This section was revised in August 2023

Executive Summary

Introduction

On January 17, 2023, UBC released a Draft 30-Year Vision for the Vancouver campus—an ambitious, long-range plan for how the physical campus will change and grow to support the needs of the university, its community and Musqueam.

The Draft 30-Year Vision was developed as part of Campus Vision 2050, a multi-year, comprehensive planning and engagement process. The process will result in a long-term plan that supports the needs of the university and balances the multiple interests of the university, the UBC community, Musqueam and the broader region.

This report summarizes findings to date from community engagement on the Draft 30-Year Vision and its major features (the Big Ideas), as well as key proposed updates to the Housing Action Plan (HAP) and key recommendations for updating the Land Use Plan (LUP) that are needed to realize the Vision. This engagement began in Fall 2022 and will continue until the UBC Board of Governors approves all three documents. Engagement includes meetings with stakeholders and committees and two focused rounds of work with the community:

1. September 21, 2022 to October 14, 2022:

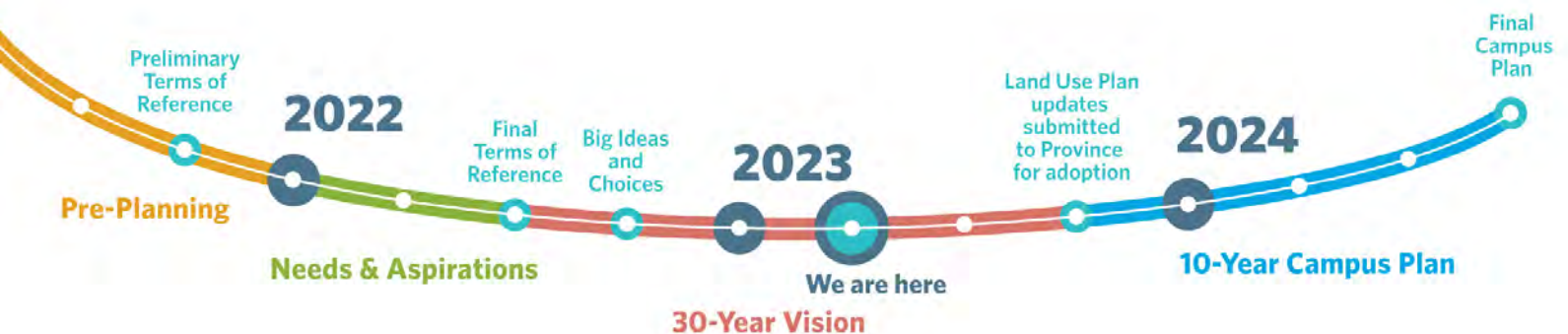
Reflecting the UBC Board of Governors' [Terms of Reference for Campus Vision 2050](#), UBC sought feedback on an initial set of five Big Ideas that would go on to form the major cross-cutting components of the Draft 30-Year Vision, as well as two development scenarios with different approaches to building heights, open space and mixing of academic and neighbourhood lands, and initial direction on updates to HAP.

2. January 17, 2023 to February 7, 2023:

UBC sought feedback on the Draft 30-Year Vision, anchored around six Big Ideas, as well as key proposed updates to HAP and key recommendations for updating the LUP.

Feedback from public engagement in the fall and winter has been, and will continue to be, critical to forming and refining the Draft 30-Year Vision, updating the HAP and amending the LUP.

This phase of Campus Vision 2050 community engagement follows previous work to learn from the community and Musqueam about needs and aspirations for the future of the campus and neighbourhoods, which resulted in the Campus Vision 2050 Terms of Reference.



Overview of What We Heard

Overall, public engagement included over 8,900 touchpoints across all campus communities (students, faculty, residents, staff, emeriti, alumni) through a variety of methods and feedback continues to reveal broad community support for the direction of the 30-Year Vision—an average of 78% really like or like most aspects of the Vision.

Most people engaged in the process support the Big Ideas and believe they will help meet the needs of the community in the future. Some are skeptical that UBC can achieve all six Big Ideas at once, and there continues to be tension between some of the major drivers of the Vision particularly between advancing housing affordability/supply and supporting livability, climate action and ecology. Many are excited about big changes being proposed and are eager to see progress being made faster than the 30-year timeline of the Vision.

While there is less agreement on whether the approach in the Draft 30-Year Vision is the best way for UBC to deliver more housing, there is broad consensus that housing affordability is a challenge UBC should be tackling and indeed taking a leadership role on. Other aspects of the Draft 30-Year Vision that are almost uniformly supported include a SkyTrain connection and improved intra-campus mobility strategies, as well as flexible teaching, learning, research and community spaces that can meet a variety of needs. More amenities tailored to the diverse needs of various communities are also widely supported, and seen as essential to match population growth.



Workshop participants and graphic notetaker
Photo credit: Macy Yap

Musqueam Engagement

Engagement with the Musqueam community and leadership, which is ongoing, has revealed a range of views on growth and change; affirmation of the importance of strengthening the Musqueam/UBC relationship through collaborations and a strong Musqueam presence on campus; concern around the potential impacts of growth, including on Pacific Spirit Regional Park, and for traffic and parking issues; and a need to coordinate and manage the impacts of development on the Point Grey Peninsula. Support for enhancing Musqueam presence on campus and ensuring that campus is welcoming for Musqueam and Indigenous community members is widespread among the rest of the UBC community, and has been a consistent thread throughout Campus Vision 2050 engagement.

Campus Growth

Growth of the campus neighbourhoods continues to be the most contentious topic of engagement. Many in the community have been clear that the need for more affordable housing is paramount—the one challenge that that the Vision must address above all else. Expectations in this area are very high for many, and the community continues to press for more affordability measures—more student housing, more rental housing and a greater expansion of faculty and staff assistance programs, to be implemented through HAP. Furthermore, there continue to be calls for UBC to tackle other unaffordable aspects of life on campus, such as food.



Musqueam community dinner event

Photo credit: Macy Yap

Support for these bold actions is contrasted with consistent concerns that growth may come at the expense of livability, climate action and ecology. In Fall 2022, that concern was expressed by some as opposition to development generally, but particularly in the form of towers until additional research on their climate impacts can be done. In January and February 2023, concerns about growth were apparent throughout discussions on the topics of climate mitigation and adaptation, protection and enhancement of ecology and green space, and delivery of community amenities and services, and there continues to be some disagreement with the university's approach to funding critical needs, including affordable housing, through residential development. Regardless of concern or support for campus growth, the community highly values the preservation of campus green spaces.

Regarding form of development (i.e., building types, sizes, heights), engagement in the fall revealed mixed responses on taller vs. mid-rise buildings. There were many positive responses to taller buildings on the basis that they provide more affordability and protect green spaces and forests. Mid-rise forms of development were favoured by many due to potential benefits related to character, community building and accessibility and avoiding the embodied carbon impacts of taller, concrete buildings. Many see the value in both approaches and prefer a mix. In the second round of engagement, an approximate mix of two-thirds mid-rise and one-third taller buildings, prioritizing affordable and sustainable wood-frame construction where possible, was presented to the community. Overall, the community supports the mix, but many still prefer one approach or the other—keeping towers below the current 22-storey maximum or prioritizing more tall buildings.

Climate Change

In January, a more precise focus on climate mitigation and adaptation was presented through a sixth Big Idea, which was well received and established climate action as foundational to future campus planning. There are strong calls for this Big Idea to be more aspirational, to enable UBC to take an even greater leadership role in confronting climate change and building net-zero communities. There is tension between this Big Idea and campus growth, and how the university will ensure climate action advances while floorspace is added, and a strong desire for community participation in future climate policy development.

Process

With regard to the Campus Vision 2050 process itself, people from all parts of the UBC community expressed gratitude and excitement for the way they have been engaged in planning for the future of the campus and neighbourhoods and that they felt their voices were heard. There continues to be a desire for more information and more detail—in many cases people are eager to better understand what the Vision will mean for their day-to-day life on campus and how it will be implemented. There is a strong sentiment that success will require sustained engagement with campus communities, flexibility to change, and continued investment in supporting systems, policies and infrastructure that may not be fully articulated in the Draft 30-Year Vision.



Public workshop
Photo credit: Macy Yap

How We Reached People

Over 8,900 touchpoints resulted from the Campus Vision 2050 engagement process from September 2022 to February 2023.

UBC engaged with a wide range of communities, units, departments, clubs and organizations across the campus. Input was gathered using a variety of methods, including information sessions, in-depth workshops, facilitated community conversations, pop-up information booths, presentations to various campus departments and groups and online and printed surveys. Input was also generated through targeted engagement activities with community and technical advisory committees, and sessions with Musqueam staff and community members, including a community dinner and meetings held with Musqueam to gather their feedback and input.

Engagement Activity Summary (September 2022 to February 2023)



SPEAKER EVENTS

162 participants
over **2** events



SURVEYS

3754 responses



ROADSHOWS

2749 participants
over **82** sessions



TARGETED ENGAGEMENT MEETINGS¹

224 participants
over **22** meetings



WORKSHOPS²

290 participants
over **13** events



INFORMATION SESSIONS

85 participants
over **4** events



COMMUNITY CONVERSATION

682 participants
over **45** sessions



POP-UPS

950 participants
over **16** events



WALKING TOURS

40 participants
over **3** tours

For more detailed information about the groups that were reached, please see Appendix 1.

¹ Includes Advisory Committee, Targeted Stakeholder and Technical Expert Meetings

² Includes Public, Staff and Faculty workshops

Next Steps

Engagement on the Draft 30-Year Vision, LUP amendments and HAP update will continue through the spring before being further refined and presented, for support-in-principle, to the UBC Board of Governors.

Following a Public Hearing specific to the LUP amendments, the final 30-Year Vision, HAP and LUP will be presented to the Board of Governors for approval, and LUP will be submitted to the Province of BC for adoption.



Public workshop
Photo credit: Macy Yap

Introduction: 30-Year Vision Engagement

UBC is engaging the university community and Musqueam in a multi-year, comprehensive planning and engagement process called Campus Vision 2050 to shape how the physical Vancouver campus will change and grow over the next 30 years. The process will result in a long-term plan that supports the needs of the university and balances the multiple interests of the university, the UBC community, Musqueam and the broader region.

Three key outputs will emerge from Campus Vision 2050:

- 1. 30-Year Vision**—a bold, high-level description of how the campus and neighbourhoods will evolve over the next 30 years, including general look and feel and where and how much development will occur.
- 2. Land Use Plan (LUP) Amendment**—the Provincially-adopted long-term regulatory guide for Vancouver campus land use, which must be updated to enable implementation of the 30-Year Vision, including policies for building heights, neighbourhood densities and open space amounts.
- 3. 10-Year Campus Plan**—focuses primarily on academic lands and will guide how academic facilities, student housing, transportation systems, green and open space, and community amenities are accommodated over the next decade.

Other plans and strategies will be developed in parallel with the 10-Year Campus Plan to ensure existing commitments and policies align with and support the Vision (e.g., Neighbourhood Climate Action Plan), and detailed Neighbourhood Plans will be developed and/or amended for all new neighbourhood development.



Display boards at a speaker event

Photo credit: Macy Yap

Students, faculty, residents, staff and alumni have been deeply involved in multiple stages of the visioning process, working together with the university to define the process itself, assess community and university needs and aspirations, generate planning ideas and strategies and explore trade-offs and choices. An engagement process with Musqueam leadership and the Musqueam community has been co-developed with Musqueam and UBC and is ongoing.

The first phase of Campus Vision 2050 launched in early 2022 with broad public engagement to hear from the community and Musqueam about needs and aspirations for the future of the campus and neighbourhoods. Two rounds of public engagement, including sessions with Musqueam, as well as input from the UBC Board of Governors, research, analysis, and input from across the university, helped shape guiding principles for the process and define growth assumptions and space needs to be explored through the rest of the planning process. The [Needs and Aspirations Engagement Summary Report](#) summarizes the findings from the first phase of engagement, and the results of this work are reflected in the [final Terms of Reference](#) for Campus Vision 2050.

This report summarizes findings to date from community engagement on the Draft 30-Year Vision and its major features (the Big Ideas), as well as key proposed updates to the Housing Action Plan (HAP) and key recommendations for updating the Land Use Plan that are needed to realize the Vision. This engagement began in Fall 2022 and will continue until the UBC Board of Governors approves all three documents. Engagement includes meetings with stakeholders and committees and two focused rounds of work with the community:

4. September 21, 2022 to October 14, 2022:

Reflecting the UBC Board of Governors' [Terms of Reference for Campus Vision 2050](#), UBC sought feedback on an initial set of five Big Ideas that would go on to form the major cross-cutting components of the Draft 30-Year Vision, as well as two development scenarios with different approaches to building heights, open space and mixing of academic and neighbourhood lands, and initial direction on updates to HAP.

5. January 17, 2023 to February 7, 2023:

UBC sought feedback on the Draft 30-Year Vision, anchored around six Big Ideas, as well as key proposed updates to HAP and key recommendations for updating the LUP.

Feedback from public engagement in the fall and winter has been, and will continue to be, critical to forming and refining the Draft 30-Year Vision, updating the HAP and amending the LUP.

UBC is reporting back to the community after each phase of Campus Vision 2050 on what was heard from the community to ensure transparency throughout the process.

Engagement Approach and Analysis Methodology

Overview

UBC engaged with a wide range of people, communities, units, departments, clubs and organizations across the campus and in the neighbourhoods through broad public engagement on the Big Ideas and Choices from September 21 to October 14, 2022 and on the Draft 30-Year Vision, key HAP updates and LUP amendments from January 17 to February 7, 2023. Key advisory groups and subject matter experts also participated in ongoing targeted engagement meetings and workshops (see [page 13](#) for more details). Sessions with Musqueam staff and community members, a dinner and meetings were also held to integrate Musqueam interests and values in the Vision (see [page 19](#) for more details).

In total, engagement on the Draft 30-Year Vision (between September 2022 to February 2023) resulted in over 8,900 touchpoints with the campus community, including with students, faculty, neighbourhood residents, staff, emeriti, alumni and members of the broader community. Input was gathered using a range of methods, including public information sessions, in-depth workshops, facilitated community conversations, pop-up information booths, presentations to various campus departments and groups, and online and printed surveys. Input was also generated through targeted engagement activities with community and technical advisory committees (see [page 40](#) for more details).



Community conversation with the Newcomers Support Group

Engagement Approach

The Campus Vision 2050 engagement approach builds on UBC's [Engagement Charter](#), and includes fore-fronting principles of equity, diversity and inclusion, building trust, providing diverse ways to meaningfully engage and ensuring clear communication and transparency. The approach also involves co-developing an ongoing engagement process for integrating Musqueam interests and values into Campus Vision 2050 throughout the planning process (see [page 19](#) for more details).

Campus Vision 2050 is designed to support comprehensive and diverse engagement and intentionally seeks to lower barriers to participation. This includes building collaborative relationships with equity-seeking groups on campus, as well as meeting the community where they are by attending scheduled meetings and joining community events. Other approaches include, but are not limited to:

- providing honoraria to support participation of students in workshops and equity-seeking groups in community conversations,
- offering both in-person and online options to participate,
- offering childcare at evening and weekend events, and
- translating promotional and informational materials and having translators during events to reach broader ethnocultural communities in the neighbourhoods.



Public workshop
Photo credit: Macy Yap

Engaging with Equity-Seeking Groups

UBC has been engaging with equity-seeking groups across campus and in the neighbourhoods since the start of Campus Vision 2050. Some examples of this from the Big Ideas and Choices and Draft 30-Year Vision engagement periods include:

- Facilitated community conversations with Centre for Accessibility advisors and representatives from the Disability Affinity Group, the Disabilities United Collective, UBC Law Disability Alliance and the Disabled Graduate Students Association.
- Joined meetings of and hosted sessions with Indigenous groups across campus, including the Indigenous Strategic Plan Executive Advisory Committee, First Nations House of Learning, Institute for Critical Indigenous Studies, Indigenous Working Group and a group of Indigenous graduate students.
- Presented and facilitated discussions at shift worker meetings, including five custodial crew talks and six dining hall staff stand-up meetings (early morning, daytime and midnight sessions).
- Hosted sessions with the Beyond Tomorrow Scholars Program for Black Canadian Scholars and the Mastercard Foundation Scholars Program for students from Sub-Saharan Africa.
- Facilitated a community conversation with Queer BIPOC students.
- Facilitated community conversations with the Newcomers Support Group in the neighbourhoods, with support from a Mandarin translator.
- Joined meetings of the University Multifaith Chaplains Association and the Islamic Relief Club.

“It’s the first time that people with disabilities haven’t been an afterthought in a planning process.”

- Community conversation participant



Roadshow with Open Kitchen dining hall staff

The engagement approach has also considered not only who we reach but also how we engage, with a focus on creating opportunities for, and paying specific attention to those who have not traditionally participated in planning processes. The experiences and voices of those who have been systemically or historically marginalized bring insights from which the whole process can benefit. Rather than rushing towards the consensus of the majority, special effort was made to listen for the wisdom in criticism and resistance to the process and proposed ideas. Giving space for and acknowledging alternate viewpoints and strong feelings about them has surfaced insights of minorities to improve the Vision, and enables greater support and more durable solutions in the long term. More information on how this approach guided the data analysis process can be found in the Feedback Analysis Methodology section.

In order to increase community involvement in the Campus Vision 2050 process and reach a more diverse audience, UBC also piloted a “Community Connectors” program. A total of 17 Community Connectors comprised of students, staff and residents were trained, provided materials and facilitated roadshows and community conversations with campus and neighbourhood community groups. Sessions focused on convening equity-seeking groups who have been historically underrepresented in planning processes, including 2SLGBTQIA+, Black people, People of Color, people with disabilities, newcomers, student families, international students and religious groups.

A detailed list of the communities, groups and organizations that were reached can be found in Appendix 1.

“This is a massive project that will have a huge impact for generations. I appreciate the scale and dedication it takes.”

- Survey respondent



Community connector session at Acadia Park

Advisory Committees, Targeted Stakeholder Engagement and Technical Expert Engagement

The Campus Vision 2050 engagement approach also included targeted engagement with project advisory committees, faculty and technical experts and key interest groups on campus, including students, faculty, staff, residents, developers, and external community members and jurisdictions. These groups share diverse interests and feedback, and have provided ongoing guidance for Campus Vision 2050 public engagement process, plan development and recommendations since the beginning of the pre-planning process in Fall 2021.

These groups include:

ADVISORY COMMITTEES

- Community Advisory Committee (CAC)
- Administrative Advisory Committee
- External Advisory Committee
- Property and Planning Advisory Committee
- Senate Academic Building Needs Committee

TARGETED STAKEHOLDER ENGAGEMENT

- University Neighbourhoods Association (UNA)
- UBC Properties Trust
- Alma Mater Society (AMS)
- Graduate Student Society
- President's Advisory Committee on Campus Enhancement
- UBC Faculty Association

FACULTY AND TECHNICAL EXPERTS

- Faculty from the School of Community and Regional Planning and School of Architecture and Landscape Architecture
- Advisory Urban Design Panel
- Campus Biodiversity Initiative: Research and Demonstration



Ideas board at a charrette

Photo credit: Macy Yap

Findings from engagement with these groups are reflected throughout this report. Specific feedback from Advisory and Stakeholder Engagement is identified on [page 40](#) for cases when feedback is derived from publicly available documents, such as the minutes from CAC meetings and letters to the UBC Board of Governors from the UNA and AMS.

Summaries from the CAC meetings and correspondence from the UNA and AMS are also included in Appendices 2 and 3, along with official submissions and detailed takeaways from other advisory and stakeholder groups.

See the Campus Vision 2050 [Terms of Reference](#) for additional information about advisory guidance and external engagement.

Communication Outreach Strategy



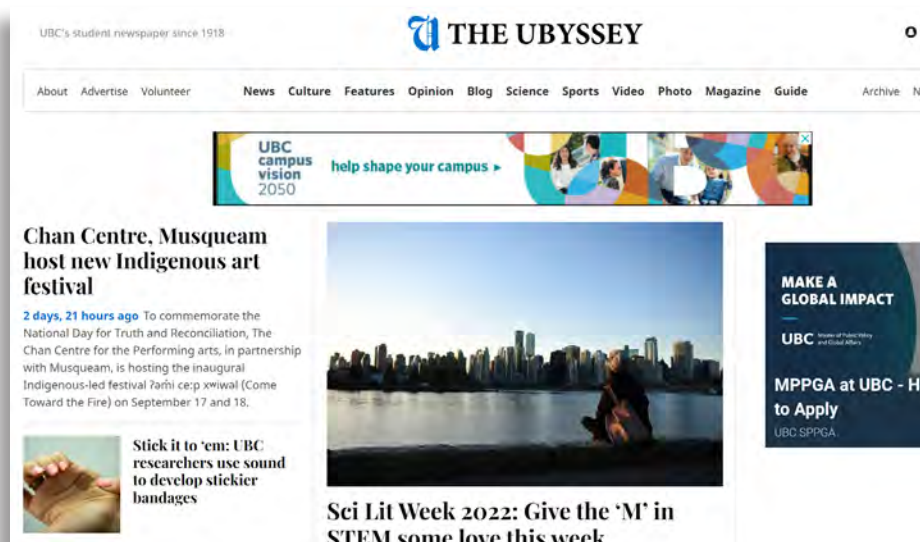
Decal installation across campus



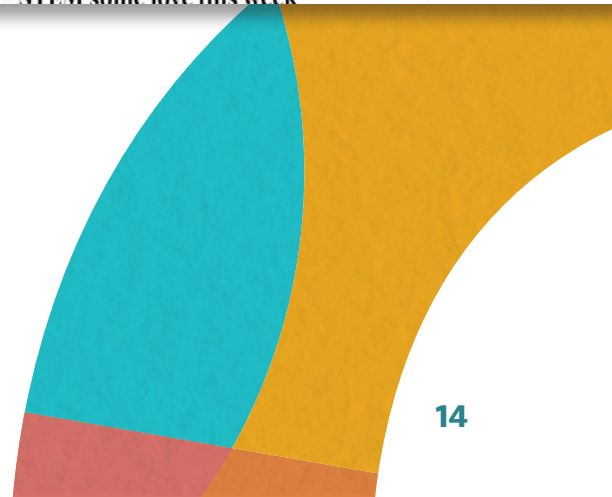
Postcard mailouts to residents

The following communication tactics were used to raise awareness about the opportunities to engage and provide feedback for Campus Vision 2050.

- Social and web advertising campaigns (paid and organic)
- Residential mailouts (postcards)
- Broadcast message
- Communication toolkits for campus partners
- Email updates to Campus Vision 2050 website subscribers
- Targeted outreach to campus groups
- Campus Vision 2050 videos
- Decals, posters and display boards across campus
- E-newsletters
- Campus digital signage



Web advertising



What Engagement Looked Like



FNHL student lunch session



Pop-Up at Acadia



Presentation at SJC Hot Lunch



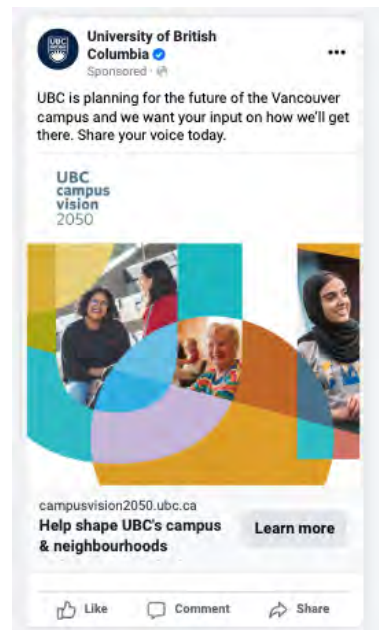
Community conversation with newcomers



Workshop



Walking tour



Social media ad



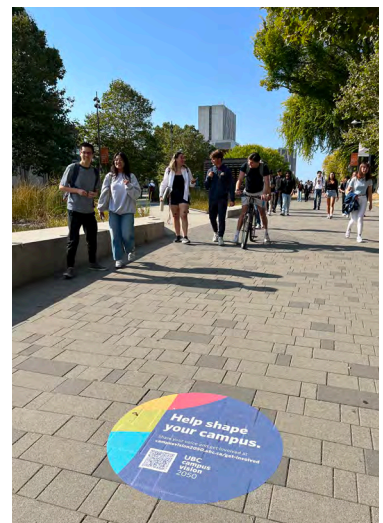
Pop-Up at Wesbrook



Midnight meeting with custodial staff



Session with dining hall staff



Decals around campus

Feedback Analysis Methodology

UBC staff reviewed and analyzed all comments, questions, ideas and notes generated during the 30-Year Vision engagement period, which covers two rounds of public engagement as well as ongoing engagement activities. This includes surveys, workshops, roadshows, community conversations, pop-ups, information sessions, email submissions and advisory committees, targeted stakeholder and technical expert meetings.

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. Frequently heard themes were then summarized for both rounds of engagement. Quantitative data from the online and printed surveys were aggregated directly through survey software and in Microsoft Excel.

In addition, staff aimed to identify the insights, attitudes and emotions expressed by community members who have been systemically or historically marginalized, bringing an equity lens to the analysis process. Special attention was paid to input from marginalized and underrepresented communities, whose feedback may not have arisen as the most frequently heard, but still represented valuable insights. The goal was to ensure the diversity of perspectives, interests and concerns from the UBC community are integrated into the final 30-Year Vision. To that end, staff strived to supplement quantitative metrics by surfacing the underlying sentiments behind a comment and reflecting the breadth of views that were heard.

See Appendices 2 and 3 for the detailed takeaways heard in Fall 2022 and Winter 2023 engagement, including all qualitative and quantitative survey data and themes heard across public engagement activities.



Public workshop
Photo credit: Macy Yap

Engagement Activity Summary

Over 8,900 touchpoints resulted from the Campus Vision engagement process from September 2022 to February 2023.

How We Reached People: Big Ideas & Choices (September to October 2022)



ROADSHOWS
760 participants
over 24 sessions



COMMUNITY CONVERSATIONS
404 participants
over 23 sessions



WALKING TOURS
40 participants
over 3 tours



SURVEYS
2573 responses



WORKSHOPS¹
133 participants
over 6 events



POP-UPS
685 participants
over 10 events



INFORMATION SESSIONS
50 participants
over 2 events



TARGETED ENGAGEMENT MEETINGS²
116 participants
over 11 meetings



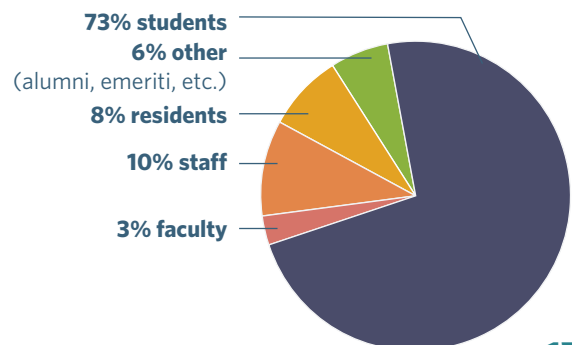
SPEAKER EVENT
60 participants

For more detailed information about the groups that were reached, please see Appendix 1.

¹ Includes Public, Staff and Faculty workshops

² Includes Advisory Committee, Targeted Stakeholder and Technical Expert Meetings

Fall 2022 Survey Demographic Breakdown



How We Reached People: Draft 30-Year Vision (January to February 2023)



SPEAKER EVENT

102 participants



ROADSHOWS

1989 participants
over **58** sessions



COMMUNITY CONVERSATIONS

270 participants
over **22** sessions



POP-UPS

265 participants
over **6** events



SURVEYS

1181 responses



WORKSHOPS¹

157 participants
over **7** events



INFORMATION SESSIONS

35 participants
over **2** events



TARGETED ENGAGEMENT MEETINGS²

108 participants
over **10** meetings

For more detailed information about the groups that were reached, please see Appendix 1.

¹ Includes Public, Staff and Faculty workshops

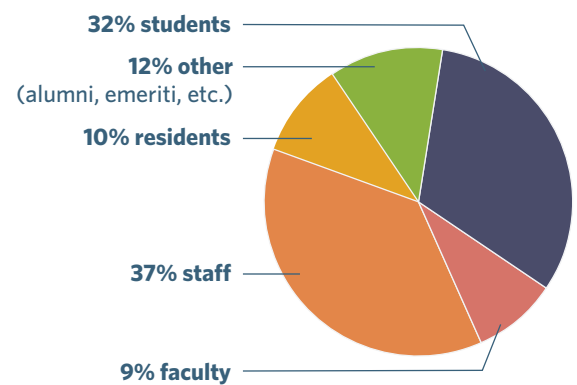
² Includes Advisory Committee, Targeted Stakeholder and Technical Expert Meetings



Public workshop

Photo credit: Macy Yap

Winter 2023 Survey Demographic Breakdown



Musqueam Engagement

Musqueam and UBC are working towards a deeper and enduring relationship. Part of this is changing the way the university plans the campus, including deeper engagement with Musqueam and co-developing how to engage Musqueam in Campus Vision 2050.

Engagement with Musqueam on Campus Vision 2050 thus far has included regular meetings between senior administration from UBC, updates to Chief and Council and community-wide engagement. Community-wide engagement consisted of sessions with Musqueam staff and community members, a community dinner event and a survey specific to Musqueam. The Draft 30-Year Vision also incorporates learnings from current projects that Musqueam have been involved in, such as the Gateway Health Building under construction and landscape planning underway at the Museum of Anthropology. A Musqueam-UBC Peninsula Coordination workshop also shaped the Draft 30-Year Vision. The workshop established a deeper understanding of the cultural and ecological importance of the entire Point Grey Peninsula, including the UBC Vancouver campus, for Musqueam people.

Through engagement with Musqueam thus far there have been a wide range of views on growth and change; affirmation of the importance of strengthening Musqueam presence on campus; concern around the potential impacts of growth, including on Pacific Spirit Regional Park, and for traffic and parking issues; and a need to coordinate and manage the impacts of local development (e.g., runoff, sediment control, ensuring infrastructure capacity meets needs).

Engagement with Musqueam is ongoing and UBC will continue to work closely with Musqueam to understand their interests and identify ways to address them.



Musqueam community dinner event

Photo credit: Macy Yap

What We Heard: Public Engagement

The following section summarizes the key takeaways from Fall 2022 and Winter 2023 public engagement. Findings are organized by the Big Ideas, the development program and key policy updates in order to better understand the evolution of the Draft 30-Year Vision and refinements made based on community input.

Big Ideas

Big Idea: Learning City

September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea focused on showcasing and enhancing teaching, learning and research through the creation of flexible buildings and outdoor spaces. It envisioned expanding the role of campus as a living lab and role model for innovative approaches to regional and global challenges. High-level strategies also included greater mixing between academic and neighbourhood spaces and elevating Indigenous knowledge and practices across campus to support greater learning, discovery and community at UBC.

Survey respondents rated their level of support of the Big Idea at **74%**.

WHAT WE HEARD

- Strong support for more individual and communal study spaces, as well as more informal and flexible spaces that support creativity, innovation and experiential learning. Many underscored the need for learning spaces to be accessible to everyone.
- Interest in supporting more hybrid forms of work and study, and a desire to ensure that spaces are adaptable and resilient to future changes and uncertainty.
- Support for making research more visible on campus and integrating more community involvement, along with a desire to ensure that different privacy needs will be met.
- Some concern around the compatibility of mixing student and neighbourhood housing due to their different needs, interests and lifestyle patterns.
- Residents highly value their connection to the university, and want to leverage existing academic infrastructure to enhance learning opportunities in the neighbourhoods
- Desire from students and residents to increase opportunities for connection between different members of the UBC community, due to positive outcomes in mutual learning and community building.

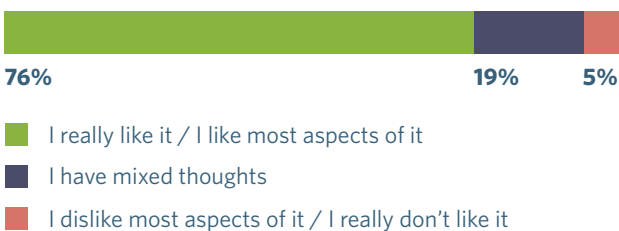
Big Idea: Learning City

January to February 2023

WHAT WE PRESENTED

In Winter 2023, this Big Idea featured key strategies that emphasized concentrating academic growth in the campus core, as well as more Learning Hubs and Learning Corridors. This Big Idea also highlighted opportunities to support teaching, learning and research across the entire campus and neighborhoods. This includes leveraging key sites to support academic land-based research and integrating Indigenous knowledge and practices into campus landscapes.

Survey respondents rated their level of support for this Big Idea as:



“The best things we learn are in conversation with each other and in informal settings.”

- Workshop participant

WHAT WE HEARD

- Strong support for more flexible spaces and amenities across campus that support a wide range of community needs. This includes weather-protected outdoor spaces, large group spaces, and spaces that showcase Indigenous perspectives and support interdisciplinary, intergenerational and intercultural connection.
- Desire for all academic spaces to be adequately equipped with technology and infrastructure to accommodate flexible learning models (i.e., hybrid) and meet a variety of accessibility and learning needs.
- Desire to see more dedicated spaces and support for graduate students, international students and commuter students, along with calls for greater Deaf representation and inclusion in this Big Idea.
- Calls to maximize the use of existing buildings and spaces prior to considering future development due to environmental concerns (e.g., ecological protection, mitigating embodied carbon). There was also a desire to address seismic vulnerability in all existing buildings and spaces to ensure the health and wellbeing of its occupants.
- Some concern around whether or not UBC should be considered a city, and a desire to update the name of this Big Idea to reflect that UBC is more of a campus than a city.
- Support for improving intra-campus mobility to make it easier to move between different learning spaces on campus, and improving regional connectivity to encourage more learning and knowledge exchange with communities off-campus.

Big Idea: More Housing and Expanded Affordability at UBC September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea emphasized a significant expansion of housing to support more UBC community members in accessing more affordable housing options on campus. High-level strategies included at least 3,300 additional student housing beds above the current total of 14,000, expanding rental housing and affordability programs, increasing opportunities for on-campus home ownership and doubling the supply of housing on campus with a broad range of tenures and types. Other high-level strategies included increasing the range of neighbourhood amenities to support diverse community needs, and reducing housing costs by providing choice in additional housing features.

“Housing is one of the most essential issues that needs to be addressed. It is so hard and so expensive to access housing in Vancouver...More affordable and accessible housing for students is important.”

- Survey respondent

Survey respondents rated their level of support of the Big Idea at **85%**.

WHAT WE HEARD

- Overwhelming support for more affordable housing on campus, more affordable food options and action to address affordability more generally (e.g., child care, transportation).
- Strong calls for student affordability to be prioritized, and concern that the target for additional student housing beds is insufficient to meet the high demand for student housing and pace of student growth.
- Some concern around the amount of proposed neighbourhood growth and its impact on ecosystems, greenspace and demand for amenities and services. There were also some calls to pause neighbourhood development until a neighbourhood climate action plan is developed.
- Some concern that an increase in housing on campus may not necessarily result in more affordable housing, as well as some uncertainty that this Big Idea will make a positive impact on the urgent need for affordable housing.
- Some tension between support for more affordable housing and concern around the financial model used to deliver this.
- Support for a range of housing options to support diverse living needs and arrangements.
- Support for an increase in housing options for frontline staff and shift workers to address labour shortage challenges.
- Some concern and frustration that on-campus housing will be more readily available to those who are unaffiliated with the university due to the increase in market housing through future neighbourhood growth.

Big Idea: More Housing and Expanded Affordability at UBC January to February 2023

WHAT WE PRESENTED

In Winter 2023, this Big Idea reiterated the provision of 4,300 additional student housing beds by the mid-2030s, including 1,000 replacement beds, bringing the total number of student beds on campus to 17,300. It also identified additional sites and a commitment to explore opportunities to increase capacity in the longer-term. Other refinements included increasing rental housing (above the current HAP target of 30%) to accommodate below-market housing for faculty and staff, and creating sites to pilot innovative on-campus home ownership options.

Survey respondents rated their level of support for this Big Idea as:



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

WHAT WE HEARD

- Enthusiasm and support for UBC's priority on addressing the affordability crisis, and strong calls for this Big Idea to be more ambitious by offering more affordable housing to a wider range of UBC community members. There also continues to be some concern around the financial model used to deliver affordable housing.
- Continued demand for UBC to provide more student housing beds, along with a desire for more faculty and staff housing.
- Recognition of the importance of food affordability and food security, and desire to see this reflected in the Big Idea more strongly.
- Some tension between the urgency of addressing housing affordability and the impact of development on campus biodiversity, green spaces and ecological carrying capacity.
- Desire to define affordability to help community members understand how this Big Idea will make a difference in their everyday experiences on campus. There was also some concern that this Big Idea will not make a significant impact in addressing affordability.
- Desire to find the optimal balance between student and neighbourhood housing, and calls to create housing policies that ensure rent for student housing will remain affordable.
- Support for prioritizing housing access for vulnerable and marginalized populations, alongside calls for more clarity on who is included. Interest in Indigenous specific housing and a desire to see Indigenous practices (e.g., smudging) better accommodated within residences.
- Support for UBC to explore the provision of off-campus housing, on-campus co-op housing and partnerships with not-for-profits.
- Concern about graduate student housing supply and affordability challenges unique to graduate students.

Housing Action Plan

WHAT WE PRESENTED

Recognizing that affordable housing is a top concern identified through Campus Vision 2050 community engagement, draft policy updates for the Housing Action Plan were presented as part of Winter 2023 engagement.

Draft policy updates to support more rental choice include increasing the HAP target for future rental housing above the existing target of 30%, expanding eligibility to other on-campus employees and making permanent and expanding eligibility for the rent-gear-to-income program.

Draft policy updates to support attainable ownership include increasing the amount of financial resources allocated to UBC's Prescribed Interest Rate Loan program, continuing Down Payment Assistance loans and committing to a pilot for affordable on-campus faculty and staff ownership in partnership with BC Housing.

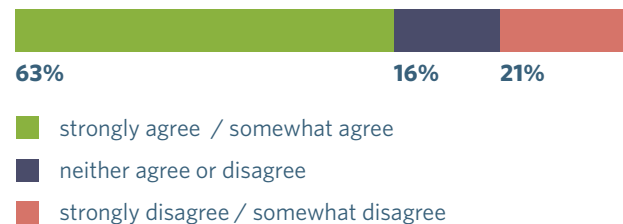
“Often it’s lower-level staff that need help, and the living cost issue could be the big reason why one chooses to leave UBC instead of exploring the potential of remaining.”

- Survey respondent

WHAT WE HEARD

- Strong call to expand home ownership assistance to more faculty and staff, and to increase the amount of assistance provided.
- Desire to go further by significantly increasing the HAP target for future rental housing.
- Some concern that the rent-gear-to-income program is not adequately meeting faculty and staff demand for housing, and support for expanding eligibility for this program. Some also noted inconsistencies in the implementation of this program.
- Some concern and opposition to expanding home ownership assistance for faculty and staff. There was a sense of disappointment that groups with more acute housing needs (e.g., students, low-income people, people with disabilities) were not being prioritized over those with more financial resources.
- Some concern that the draft policy updates will not address affordability for community members with the lowest incomes.
- Support for increasing access to on-campus housing for campus employees not affiliated with the university.

When asked if the draft HAP policies will meet community needs, survey respondents indicated that they:



Big Idea: Community of Communities

September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea emphasized the campus as a mosaic of interconnected communities, each with their own local heart, unique features and identity. High-level strategies include embedding each community with a blend of housing, spaces and amenities to help people meet their daily needs more easily. Other strategies include enhanced accessible features across campus and co-creating Musqueam-specific spaces and place names.

Survey respondents rated their level of support of the Big Idea at **73%**.

“Make accessibility features front and center, so we can feel like we can join a space just like anyone else.”

- Community conversation participant

WHAT WE HEARD

- Broad support for this Big Idea due to its focus on meeting diverse community needs, enhancing accessibility and facilitating community building.
- Strong call for scaling up amenities and services to adequately meet the needs of a growing population on campus. This includes a desire for increased health and emergency services.
- Some concerns that existing amenities and services are insufficient for meeting the needs of the current population, and a specific call for more grocery stores, daycares and schools. There was also a call for amenities and services to be more evenly distributed across campus, particularly in North Campus and in the Arts and Culture District.
- Support for expanding this Big Idea through a lens of equity, diversity and inclusion. This includes increasing multifaith spaces, improving wayfinding, embedding more accessible features and creating a welcoming environment for non-academic community members.
- Some concern that this Big Idea may result in silos between different communities, highlighting the importance of facilitating community connection, gathering and interdisciplinary collaboration across campus through spaces and programming.

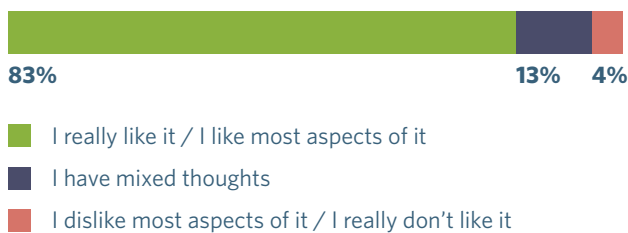
Big Idea: Community of Communities

January to February 2023

WHAT WE PRESENTED

In Winter 2023, this Big Idea featured more details for the key strategies, including definitions and examples of community hearts, mixed-use hubs and local nodes on campus. Further refinements include enhancing accessibility within pedestrian priority areas on campus and reflecting the role of programming and space animation in facilitating social connection and community building. This Big Idea also presented more detailed strategies to support a stronger sense of Musqueam welcome and presence. More information was also provided on the framework for coordinating and delivering community amenities.

Survey respondents rated their level of support for this Big Idea as:



WHAT WE HEARD

- Strong emphasis on the need for more flexible, accessible, affordable and functional spaces to support daily needs and encourage community building. Frequently heard examples include: covered outdoor spaces, multifaith and prayer spaces, third spaces, Collegia spaces and Musqueam-specific spaces.
- More attention can be paid to how this Big Idea supports food affordability and food security. There is a desire for more local, affordable and culturally diverse food outlets, as well as support for more spaces that support learning, connection and knowledge exchange over food.
- Continued support for scaling up amenities and services on campus to accommodate projected growth on campus, and for these amenities and services to be better distributed across campus.
- Call to preserve green spaces, trees and community gardens as key community amenities. There were also calls to ensure that there is a process in place for relocating recreational amenities displaced by new development (e.g., tennis and basketball courts) and identifying opportunities for new recreational spaces.
- Desire to recognize UBC Botanical Garden as an important community node and green gateway to campus.
- Continued support for increasing accessible features and enhancing lighting and nighttime safety to support improved intra-campus connectivity.
- Continued support for increasing activity and vibrancy in North Campus with new Arts and Culture District hub. There was also support for showcasing and celebrating art in the public realm.
- Some concern that taller buildings will lead to social isolation and disengagement.
- Desire for more affordable and an adequate parking supply for frontline staff.

Big Idea: Restorative and Resilient Landscapes

September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea focused on landscapes as an opportunity for climate action, strengthening Indigenous ways of knowing and enhancing ecological resilience. It also included high-level details about potential priority strategies, such as: building ecological corridors, introducing more Indigenous plants, working with natural topography for rainwater management and using the campus land as a living laboratory.

Survey respondents rated their level of support of the Big Idea at **80%**.

WHAT WE HEARD

- Tension identified between increased housing and density on campus and the preservation of existing trees, green spaces and open spaces, with strong support to protect the latter.
- Support for advancing bold and ambitious action against climate change impacts, along with some calls to ensure that a neighbourhood climate action plan is in place and that ecological carrying capacity considerations are adequately addressed.
- General support and interest in more specifics about green space design, costs and metrics to evaluate success.
- Support for Musqueam and Indigenous communities to be meaningfully involved in this Big Idea.
- Support for using more Indigenous plants due to their benefits to the local ecology and future climate resilience.
- Concern about existing and future buildings and landscapes being resilient against climate change impacts and natural hazards (e.g., extreme heat, earthquakes).

“There’s great energy that can come with density; it can result in a lot of vibrancy and culture. But I’m concerned about how this can be achieved without negatively impacting biodiversity and the environment on campus.”

- Workshop participant

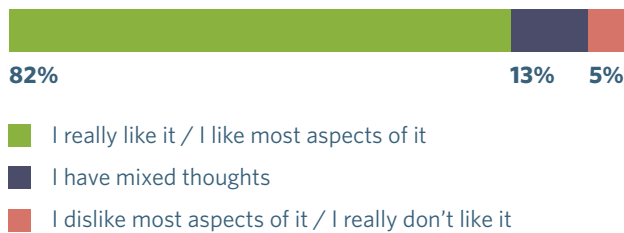
Big Idea: Restorative and Resilient Landscapes

January to February 2023

WHAT WE PRESENTED

In Winter 2023, more information was presented on key strategies, including: location of the proposed primary and secondary green corridors, locations of Musqueam places of significance and actions to protect ecological areas and biodiversity on campus. In addition, a sixth Big Idea was created around Climate Mitigation and Adaptation due to strong calls to have climate action show up more boldly in the Vision. This resulted in some climate-related strategies being moved to a sixth Big Idea, such as siting and designing buildings and open spaces to mitigate the impacts of extreme temperatures.

Survey respondents rated their level of support for this Big Idea as:



WHAT WE HEARD

- Support for the Big Idea due to a strong desire to protect and preserve existing green spaces and forests. There was also a desire to see more community gardens, fruit trees and naturalized landscapes.
- Some skepticism in this Big Idea due to past patterns of green space loss and tensions with proposed campus growth.
- Some concern around how specific growth targets are not accompanied by details in green space provision, alongside support for more regenerative work on campus, and a desire to track and monitor progress around enhancing biodiversity on campus.
- Emphasis and support for campus being a place that supports Indigenous knowledge and practice, and calls to meaningfully engage Musqueam in the landscape design process.
- Concern for the impact a growing population on green space on campus, and a desire to reduce impacts downstream on surrounding biodiversity, ecology, and watercourses (i.e., Musqueam, Wreck Beach, Pacific Spirit Regional Park).
- Comments that the Vision is missing the opportunity for landscapes to be a resource for mitigating urban heat island effects.
- Missing a specific callout to the intersection between buildings and nature (i.e., inclusion of bird friendly building guidelines).
- Safety on campus should be considered across different needs: for humans (e.g., accessibility, sightlines, lighting, nighttime safety), for wildlife (e.g., road crossing, habitats), and for human-wildlife interactions.

Big Idea: Connected Campus September to October 2022

WHAT WE PRESENTED

In Fall 2022, the early presentation of this Big Idea showed the high-level proposal for transportation and connectivity improvements by 2050. The main focus was on active transportation, pedestrian priority zones, main street connectors and the arrival of SkyTrain to UBC. Other specific strategies included: strengthening East Mall as a critical “spine” of campus, a zero-emission shuttle on campus and more visible and accessible parking spaces to accommodate people with mobility challenges.

Survey respondents rated their level of support of the Big Idea at **88%**.

WHAT WE HEARD

- Strong support, interest and excitement about the extension of SkyTrain to UBC. This was accompanied by some concern around SkyTrain safety and security (e.g., influx of people being disruptive). There were also some suggestions to invest more in public transit and increase bus service.
- Strong call to improve intra-campus mobility, particularly by improving the frequency of on-campus shuttles. There was also recognition that campus is large and can be difficult to navigate, and a desire for buildings to be better connected with smaller pathways.
- Strong support for accessibility on campus to be prioritized as a foundational principle for Campus Vision 2050, and for it to be central to all future UBC development and design.
- Widespread concern about traffic issues and pedestrian safety for children and seniors, especially in areas around Wesbrook (i.e., 16th Avenue roundabout). Another safety consideration was heard around pedestrian safety at night within the context of insufficient lighting.
- Concern about parking capacity and affordability for frontline staff and shift workers who work off-peak hours or live far away and need to drive to campus.

“The SkyTrain connection would be incredible and benefit so many students and UBC community members, especially those commuting from the Fraser Valley.”

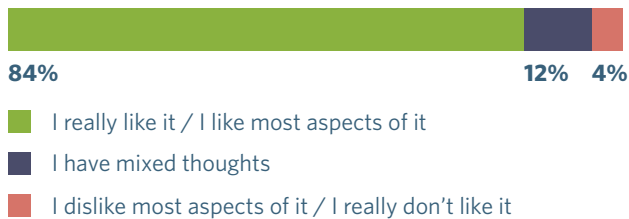
- Survey respondent

Big Idea: Connected Campus January to February 2023

WHAT WE PRESENTED

In Winter 2023, more information was presented on this Big Idea that included clearer visualizations for the proposed future SkyTrain route and stations, active transportation corridors, complete streets network and pedestrian priority zones. More details were also presented on the key strategies, including: increasing neighbourhood connectivity with the SkyTrain extension, expanding pedestrian priority zones to enhance walkability, improving the safety of the cycling network and building a network of zero-emission shuttles to get around campus.

Survey respondents rated their level of support for this Big Idea as:



"I wouldn't underestimate the importance of the intra-campus transit. It's a campus that's too big to walk from end to end...and a frequent and reliable way of getting around is essential."

- Survey respondent

WHAT WE HEARD

- Broad support for the Big Idea and its prioritization in the region, along with continued strong support and excitement for the arrival of SkyTrain to UBC.
- Continued support for improved intra-campus mobility, particularly for people with mobility challenges. There continues to be strong calls to improve the campus shuttle service and to address cost limitations, as well as support for other modes of transportation around campus (e.g., free and accessible shuttle system, enhanced bike-share, e-scooters).
- Strong call for reducing parking costs and increasing parking access for front-line staff, shift workers and people with disabilities.
- 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, and some concern around reduced bus line service after the implementation of SkyTrain.
- Concern and interest in the connectivity and location of the second SkyTrain station to support South Campus.
- Concern over impacts of construction on campus navigability and for service delivery needs.
- Desire for cyclist and pedestrian safety to be a bigger priority (i.e., protected bike lanes, 16th Avenue becoming a slower street) and to reduce vehicles as much as possible to make the campus more pedestrian and cyclist friendly.
- Concern about impact of future mid-rise rental housing along the east edge of Thunderbird Park on pick-up and drop-off needs, and desire to ensure compatibility of residences with adjacent active field uses.

Big Idea: Climate Mitigation and Adaptation

September to October 2022

WHAT WE PRESENTED

In Fall 2022, all topics surrounding climate mitigation and adaptation were integrated into the other five Big Ideas. Strategies under the Learning City and Restorative and Resilient Landscapes referenced using the campus as a living lab to contribute towards research and innovation on addressing the climate crisis. The More Housing and Expanded Affordability for UBC and Connected Campus Big Ideas recognized climate action as a critical imperative for increasing on-campus housing, reducing commuting emissions and decarbonizing transportation. Lastly, the Restorative and Resilient Landscapes Big Idea included climate resilience as a central goal to achieve through green building design and enhancing campus green spaces and biodiversity.

WHAT WE HEARD

- Strong call for Climate Action to be its own Big Idea to show bold and ambitious commitments to climate mitigation, adaptation and resilience.
- Support for advancing bold and ambitious action against climate change impacts.
- Support for using more Indigenous plants, due to their benefits to the local ecology and future climate resilience.
- Concern about existing and future buildings and landscapes being resilient against climate change impacts and natural hazards (e.g., extreme heat, earthquakes).
- Some concern around low quality construction on campus and perception that new buildings being constructed will have very short life spans.

"[This Big Idea] needs to be much larger and bolder. Climate change is such an important issue...we need to do as much as possible."

- Survey respondent

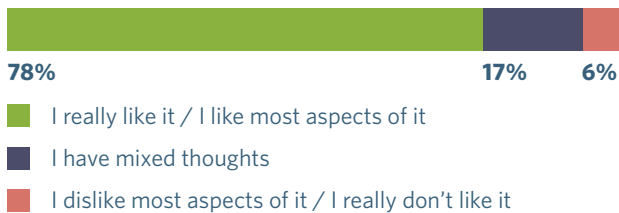
Big Idea: Climate Mitigation and Adaptation

January to February 2023

WHAT WE PRESENTED

In Winter 2023, a new Big Idea on Climate Mitigation and Adaptation was presented. This Big Idea had a major focus on increasing climate resilience, and aligning with the existing UBC Climate Action Plan 2030, including its target of achieving net-zero emissions before 2050. Priorities and strategies that were presented to achieve these targets include: updating the Neighbourhood Climate Action Plan, supporting active transportation and SkyTrain, designing buildings with climate extremes in mind and maintaining and enhancing campus biodiversity.

Survey respondents rated their level of support for this Big Idea as:



WHAT WE HEARD

- General support for and elevation of this Big Idea, most notably in relation to the urgent need for designing and retrofitting buildings to be more climate resilient (e.g., for extreme heat).
- Some skepticism and concern about the implementation of this Big Idea because it feels in tension with proposed campus growth.
- Continued calls for more specifics around biodiversity protection, tree protection bylaws and carbon reduction targets to address the urgency of climate change.
- Support for encouraging sustainable transportation and remote work and learning to reduce commuting emissions.
- Interest and curiosity in the details and processes proposed for building demolition and material reuse.
- Some comments that the Big Idea needs to be less technical and include more examples and definitions to clarify the proposed strategies.
- Desire to include a strategy around mitigating urban heat island effects through tree shading and green space cooling, and to better address air quality.
- Strong interest from the residential community to engage in the future Neighbourhood Climate Action Plan process as part of the implementation of the 30-Year Vision.

Development Program and Urban Design

Academic Growth

WHAT WE PRESENTED

In Winter 2023, more information was presented on how the Vision will support academic growth. This includes allocating up to 3.1 million sq. ft. of additional academic space and an additional 1 million sq. ft. for research partnerships.

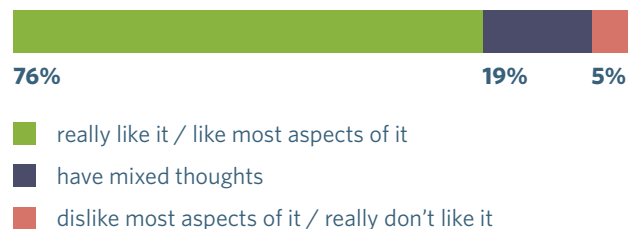
“I think that while taller buildings might not look the prettiest, it will be something that is needed for future growth. I like the idea of mixed-use buildings for academic, housing and community purposes.”

- Survey respondent

WHAT WE HEARD

- Overall support for accommodating more academic and research space on campus, along with calls to improve and maximize the use of existing buildings and spaces prior to considering future development due to environmental and seismic vulnerability concerns.
- Some concern around the negative impact of development on green space, open space and wildlife species.
- Support for increasing learning opportunities by enhancing regional connection, partnerships and presence off-site.
- Some questions around how hybrid work and study arrangements will impact space usage on campus and if the amount of growth proposed is needed.

When asked how they felt about the Vision’s approach to accommodating academic growth, survey respondents indicated that they:

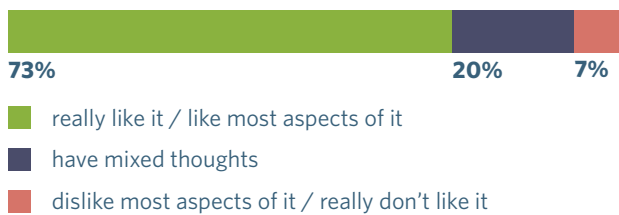


Student Housing

WHAT WE PRESENTED

In Winter 2023, sites were presented to accommodate 3,300 new student housing beds and 1,000 replacement beds. This includes the redevelopment of Place Vanier Residence, which would accommodate the replacement beds, a new Arts and Culture District Learning Hub and other potential sites. The expansion of Totem Park Residence was also identified for accommodating student family housing and student housing beds affected by the redevelopment of the Acadia area.

When asked how they felt about the Vision's approach to building more student housing, survey respondents indicated that they:



"We will need more than 4,300 [new student beds]; that sounds like a small number to me. The need is there and will only continue to grow."

- Survey respondent

WHAT WE HEARD

- Overwhelming support for more affordable student housing on campus, and strong calls to go further than the target of 3,300 new student beds and 1,000 replacement beds within the next 10-15 years.
- Support for more student family housing, as well as more housing options for upper-year students, graduate students and year-round occupants.
- Concern around proposal to relocate some of the Acadia Park student family housing to the Totem area due to the potential incompatibility of mixing different groups and challenges to accessing daycares, schools and amenities.
- Some concern around the negative impact of development on green space, open space and wildlife species.
- Desire for more details about what future student housing will look and feel like, especially student family housing.
- Support for the redevelopment of Place Vanier, and desire for its commons block to be scaled up to accommodate the increased number of students.
- Some concern around the impact of increased student activity as a result of the redevelopment of Place Vanier on surrounding academic units, and a desire for more consideration and support for addressing downstream impacts. Additional concerns around potential conflict with Wreck Beach users that access pathways close to Place Vanier.
- Suggestions to work with off-campus partners to deliver student housing and expand off site.

Neighbourhood Development

September to October 2022

WHAT WE PRESENTED

In Fall 2022, two campus land use approaches related to building heights and the location of future development were presented. The purpose was to hear perspectives from both scenarios to inform a final blended approach. The first approach emphasized taller buildings, concentrated development and larger, uninterrupted open spaces. The second approach emphasized mid-rise buildings, more distributed housing and smaller and more distributed open spaces. Both scenarios were applied to the campus-wide scale and neighbourhood scales, and different approaches to the location of taller buildings were also presented for feedback.

76% of survey respondents agreed that taller buildings should be prioritized to preserve larger open spaces.

67% agreed that neighbourhood development should be concentrated by prioritizing taller buildings.

WHAT WE HEARD

- Strong support for taller building heights was contingent on the provision of more affordable housing on campus. There was a loud call to prioritize affordability in future development and to address the urgent need for housing, particularly for lower-income groups such as students and lower-salaried staff.
- Strong desire to protect green spaces, forests, habitats and the coastline with any future development. Many participants indicated a preference for taller building heights due to its benefits in conserving land and protecting green and open spaces.
- Support for mid-rise building heights due to its benefits in promoting stronger sense of community, preserving the unique campus character and being safer and more accessible.
- Strong appreciation for the experience and character of Acadia, alongside concern that future development will destroy the unique small-scale community feel of the neighbourhood.
- Calls to ensure adequate proximity and access to amenities for existing and future populations on campus.
- Desire for taller buildings to be safe, accessible, resilient and to minimize wildlife conflict (e.g., bird strikes). There was also strong support for buildings to utilize sustainable design and to be energy efficient.
- More support for taller buildings to be located closer to existing towers and activity centres due to benefits such as accessibility, proximity to transit and amenities, sense of safety and increased community interaction.
- Some support for taller buildings to be located along the campus perimeter due to access to nature, benefits to mental health and concern around overcrowding and densification in the campus core.

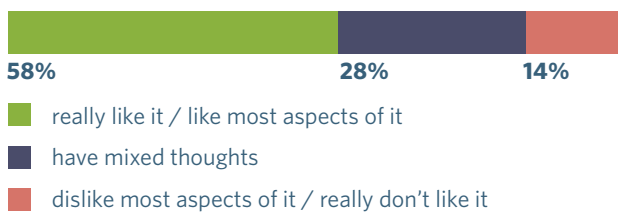
Neighbourhood Development

January to February 2023

WHAT WE PRESENTED

In Winter 2023, the approach to new neighbourhood development emphasized a mix of mid-rise and taller buildings that prioritize wood-frame construction where possible. New neighbourhood development was focused in new and expanded neighbourhood areas south of the academic core, including Wesbrook Place South, Acadia, Stadium Neighbourhood and Hawthorn Place North.

When asked how they felt about the Vision’s approach to accommodating neighbourhood housing growth, survey respondents indicated that:



“Please maintain Acadia’s character...I really value being able to send my kids to play in our backyard, and feeling safe that our community is also looking out for them. I’m not sure that the proposed Acadia Neighborhood plans are going to be able to deliver that kind of experience to others, which is precious and I’d really like to see grow.”

- Survey respondent

WHAT WE HEARD

- General support for future neighbourhood development to occur through a mix of mid-rise and taller buildings due to benefits in providing more housing while maintaining the campus character, proximity to transit and amenities and preservation of green space. There were some calls for taller buildings to go even higher.
- Some opposition to taller buildings in the neighbourhoods and growth on campus more generally, due to concerns about the embodied carbon involved in constructing taller, concrete buildings and the impacts of increased density on campus character, livability, wildlife conflict and ecology.
- Strong desire to protect the unique neighbourhood character and model for student family housing at Acadia Park. Opposition to relocating a portion of student family housing to Totem Park due to concerns over loss of community and walking distance to elementary schools and amenities.
- Some concern around the impact of neighbourhood growth on affordability, and a desire for measures to ensure that housing options on campus will remain affordable.
- Desire to prioritize on-campus housing for those affiliated with UBC, along with some tension that neighbourhood growth appears to be catered towards those who have no affiliation with the university.
- Support for more affordable housing, faculty and staff housing, rental housing and co-op housing on campus, as well as a mix of housing types and designs to support diverse living arrangements.
- Some concern around the compatibility of mixing academic and neighbourhood spaces.

Character and Urban Design

WHAT WE PRESENTED

In Winter 2023, character and urban design considerations to guide the layout, form and design of new development were presented. These considerations focus on creating an outstanding teaching, learning and urban living environments and building on the unique qualities of the campus, all while strengthening Musqueam presence throughout.

“I support the increased building height! Increased density is appealing. However, there should be an emphasis on human-scale, especially with academic buildings. Classrooms and gathering spaces should be concentrated in lower levels, with upper floors for research, offices and more.”

- Survey respondent

WHAT WE HEARD

- Strong desire to maintain and enhance unique urban character on campus, as well as preserve views of the mountains and tree line.
- Importance of considering the scale of buildings next to the public realm and open spaces.
- Support for incorporating more native plantings and naturalized landscapes to enhance sense of place.
- Desire to ensure that the campus maintains its unique identity as it grows and remains distinct from the city and downtown core.
- Support for creating a welcoming atmosphere in mixed-use hubs and emphasizing human activity at the ground level.

“The reason why UBC is so beautiful is not necessarily because of the campus itself or the buildings, but rather its place, with the ocean, mountains and forest. I think that having more spaces on campus that enhance the sense of place would be beneficial.”

- Survey respondent

Land Use Plan

January to February 2023

WHAT WE PRESENTED

In Winter 2023, draft key recommendations for the Land Use Plan amendment were presented. Key recommendations include updated land use boundaries, growth distributions and maximum building heights by areas. It also included increased student and rental housing targets, as well as open space, community space, retail and childcare targets. Process commitments for future neighbourhood plans, and regional and Musqueam engagement were also presented.

“I feel that [the approach] is ideal because it would take up less ground space. That would leave more space for green walkways, forest corridors and other preserved ecosystems...There needs to be a balance struck between the existing local ecosystem and the housing needs for communities at UBC.”

- Survey respondent

WHAT WE HEARD

- The majority of feedback was centered around the More Housing and Expanded Affordability for UBC Big Idea and the Housing Action Plan (see those sections for more information).
- General support for future neighbourhood development to occur through a mix of mid-rise and taller buildings, with some calls for taller buildings to go even further (see Neighbourhood Development section for more information).
- Some concern and opposition to increasing the maximum height of residential buildings up to 39 storeys, alongside calls to keep the current height limit as is.
- Some concern and opposition to increasing the maximum height of academic buildings from 18 to 22 storeys, alongside some support to build higher.

“I don't think it's a good idea to increase [building heights]. This is completely outside the character of the university area and the region at large.”

- Survey respondent

Process

September to October 2022

WHAT WE HEARD

Feedback on process considerations and general takeaways during Fall 2022 engagement include:

- Strong desire for more information and details on the assumptions behind the proposed growth scenarios, as well as for the design and experience of new buildings and spaces.
- Concern that campus affordability might be sacrificed in order to support the implementation of the Big Ideas and result in increased costs (e.g., tuition).
- Desire for future engagement on the types of buildings and spaces that will result from the 30-Year Vision, including environmental tradeoffs and best practices associated with future development, especially for taller buildings.
- Frequent questions about how Musqueam and other Indigenous communities are being engaged in this process and how their input will be used.
- Some concern with the pace of the Campus Vision 2050 and calls to halt the process.
- Interest and support to hear more diverse perspectives from the campus community during engagement, and to address silos when conducting engagement.

January to February 2023

WHAT WE HEARD

Feedback on process considerations and general takeaways during Winter 2023 engagement include:

- Broad support and excitement for the engagement process, and appreciation for including voices that have been historically marginalized (e.g., disability groups).
- Some curiosity and concern about how UBC will meaningfully implement the 30-Year Vision, and a call for more transparency regarding funding and decision-making.
- Strong desire for more information and metrics on the rationale behind the development program, anticipated population growth on campus and technical work happening alongside the planning process.
- Success of the 30-Year Vision requires flexibility to change, sustained engagement with campus community and continued investment in supporting systems and infrastructure.
- Desire for further engagement for student and resident populations, and to see their perspectives more strongly represented in the implementation of the Vision.
- Desire for more information about Musqueam engagement, and calls to ensure that they are meaningfully involved in the planning process.
- Concern around the pace of the planning process while acknowledging urgency of addressing critical needs (e.g., housing, climate action).

What We Heard: Advisory and Stakeholder Engagement

This section summarizes feedback from committees or groups where feedback is derived from publicly available documents, such as the minutes from Community Advisory Committee meetings and letters to the UBC Board of Governors from the University Neighbourhoods Association and Alma Mater Society. See Appendices 2 and 3 for detailed takeaways from other advisory committees, stakeholder groups and technical experts.

Community Advisory Committee

The Community Advisory Committee includes Musqueam, student, faculty, staff, resident, and alumni members, including Alma Mater Society, Graduate Student Society, University Neighbourhood Association, and Senate Academic Building Needs Committee organization representatives. Through monthly meetings the CAC provided advisory input on both content and process. In addition to specific feedback reflected under the Big Ideas, content feedback was generally supportive of the Vision and encouraged by the comprehensiveness of the Big Ideas and general responsiveness to engagement themes heard. Critical feedback included a desire to push the Vision to be bolder, more “future-forward” and less constrained by present realities.

Some members questioned UBC’s current financial model of supporting university needs through market housing development, suggesting that the provision of housing for non-UBC affiliated residents does not benefit the university in the long-term. This included a call to go further on student housing, including undergraduate, graduate and student family housing.

Additionally, there is a strong desire that UBC should leverage its role as a university to show more leadership and innovation on critical issues of affordability, climate action and reconciliation. There was also a consistent tension identified between affordability and the need to grow, and the impacts on campus ecology and biodiversity. Process feedback included suggestions for how to better reach specific groups and individuals as part of engagement, and increasing clarity and accessibility of information being presented, such as graphics and images that show the amount of change between current and future proposed conditions, and how the future campus will look and feel.

See [here](#) for full details on the CAC and all meeting minutes.

University Neighbourhoods Association

Through ongoing engagement, the University Neighbourhoods Association provided resident community interests and feedback on all aspects of the 30-Year Vision. In June 2022, the UNA indicated that their concerns were not adequately addressed in the Campus Vision 2050 Terms of Reference, which was reiterated in their [letter to the UBC Board of Governors](#) (see Appendix 2). There were specific interests in housing affordability, leveraging university academic experts in urban planning, and climate mitigation and adaptation. Alongside these interests, there was also a call to halt the planning process until the Neighbourhood Climate Action Plan and an environmental impact assessment could be completed. Ongoing content concerns include the economic model used to deliver affordable housing, tower heights moving above existing Land Use Plan limits, and the embodied carbon involved in tower development.

There were also specific comments about the Land Use Plan amendments, including:

- A desire for more clarity between the rental housing targets in the Land Use Plan and the rental housing commitments presented in the Draft 30-Year Vision.
- A desire to include climate action commitments in the Land Use Plan amendments, or at minimum acknowledge how climate adaptation and mitigation commitments in the Draft 30-Year Vision tracks Land Use Plan commitments.
- Overall interest in the ongoing Campus Vision 2050 engagement process and the upcoming Land Use Plan public hearing process.

Alma Mater Society

The Alma Mater Society has represented the student voice through regular targeted engagement meetings and public correspondence with the UBC Board of Governors (BOG). Content feedback centered around support for more exploration into Housing Action Plan affordability policies for students, continued investment in student housing and support for the SkyTrain extension to UBC. These positions are represented in public letters submitted to the UBC BOG, dated [June 2022](#), [November 2022](#) and [January 2023](#). Additional content feedback supported a focus on a Neighbourhood Climate Action Plan, universal accessibility and larger investments into flexible academic spaces that support in-person learning.



Group session at a charrette
Photo credit: Macy Yap

Next Steps

Feedback received through public engagement between September 21 to October 14, 2022 was used to shape the Draft 30-Year Vision that was presented to the community in Winter 2023, and to inform amendments to the Land Use Plan and updates to the Housing Action Plan necessary to achieve the Vision. Community input and feedback from engagement held from January 17 to February 7, 2023 is being used to revise and refine the Draft 30-Year Vision, Housing Action Plan draft principles and policies and recommended Land Use Plan amendments.

Engagement on the Draft 30-Year Vision, LUP amendments and HAP update will continue through Spring 2023 before being further refined and presented for support-in-principle to the UBC Board of Governors.

Following a public hearing specific to the LUP amendments, the final 30-Year Vision, HAP and LUP will be presented to the Board of Governors for approval, and the LUP will be submitted to the Province of BC for adoption.



Display boards at a workshop

Photo credit: Macy Yap

Spring/Summer 2023 Targeted Engagement

Overview

Following the final phase of Campus Vision 2050 public engagement in March 2023, the administration undertook additional, targeted engagement on the HAP and LUP with advisory committees and key student, faculty, and resident stakeholder groups to better understand their needs and concerns and identify ways of mitigating the impacts of a growing campus. This Report Addendum provides an engagement summary of the advisory committee and stakeholder meetings, as well as letters addressed to the Board, which are available in Appendix 4.

Committee and stakeholder groups that were engaged include:

- University Neighbourhoods Association
- AMS Executive
- University Communities for Sustainable Development (UCSD)
- Disability Affinity Group
- School of Community and Regional Planning
- School of Architecture and Landscape Architecture
- Community Advisory Committee
- External Advisory Committee:
 - BC Ministry of Transportation and Infrastructure
 - City of Vancouver
 - Metro Vancouver Regional District RCMP
 - TransLink
 - University Endowment Lands
 - Vancouver Fire and Rescue Services
 - Vancouver School Board
- Emeritus College Cohort on the Climate and Nature Emergency

Summary of High-Level Takeaways about the LUP and HAP

Throughout the Spring 2023 targeted engagement activities, we heard common high-level themes of support, as well as tensions and areas of concern, many of which surfaced throughout Campus Vision 2050 engagement. These include:

- The need to embrace complexity and continue to evolve for an uncertain future
- Calls for UBC to do even more to address affordable housing and address the impacts of additional growth related to livability, ecology and climate change
- Questions surrounding UBC's land development and governance models
- Gratitude for the approach to engagement
- Eagerness to continue to be engaged on implementation of the Vision and future plans and policies
- A continued desire for more information and more detail related to the Vision.



Presentation with student groups

Photo credit: Madeleine Zammar

Detailed Takeaways about the LUP and HAP

The targeted engagement also unearthed more nuanced and detailed feedback specific to each group, summarized below:

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

- Appreciation for the planning process and responsiveness to feedback
- Questions about the endowment fund and UBC financial modelling for the future
- Interest in open space access for residents, and mobility and accessibility in terms of pedestrian prioritization and designing for an aging population
- Desire for clarification of language and what the LUP and HAP actually “commits to”
- Interest in more detailed climate action and affordability commitments in the Land Use Plan, including a higher proportion of rental housing
- A continued call to pause the Land Use Plan until a comprehensive climate action plan for the neighbourhoods is complete

AMS EXECUTIVE

- Desire for more specifics in terms of Vision commitments, such as target implementation dates, phasing information, and more details related to certain climate strategies (i.e., adaptive lecture technologies, being net-zero by 2030) and rapid transit
- Concern about the commitment to student housing beds and current targets and percentages being too low to meet the housing needs of UBC students
- Include greater emphasis on the student experience and student needs (i.e., affordability metrics)
- Desire for specific commitments for low-cost amenities (i.e., grocery stores)
- Desire for additional information about next steps and details about the timing and engagement opportunities related to those next steps

UNIVERSITY COMMUNITIES FOR SUSTAINABLE DEVELOPMENT (UCSD)

- Call for more affordable housing beyond 40% (ideally rental portion is 50% or more)
- Interest in understanding financial model and endowment restrictions
- Desire for more specific commitments around responsible growth, particularly to safeguard campus biodiversity and ecological health
- Call for more transparency on decision making (including additional resident representation on the UBC Board of Governors), data collection, and tracking of policies
- Acknowledgement of how the planning process and the team has been responsive to feedback and general appreciation opportunities for engagement
- Interest in continuing to engage as we move through next phases of planning
- Questions on decision making, accountability and transparency

DISABILITY AFFINITY GROUP

- Calls for stronger commitments to principles of universal design, universal accessibility, disability justice, inclusion and community building
- Appreciation for the inclusion of disability groups in the Vision, along with specific suggestions to enhance the diversity of their representation in the photos and illustrations
- Concern around the impact of reduced parking supply on disability groups

SCARP/SALA

- Desire for all housing on campus to be for people affiliated with UBC, and to be affordable relative to income rather than the housing market
- Recommendation to explore other precedents with a significant portion of non-market housing, and to conduct further analysis on the application of these housing models on the UBC context
- Recognition that UBC can contribute to housing security in the region, and desire for the university to be a center for excellence on housing, leveraging faculty expertise

COMMUNITY ADVISORY COMMITTEE

- Continued concern around growth, particularly within the context of UBC's ability to serve its existing community (e.g., adequate classrooms for students, sufficient amenities for residents)
- Continued call for more affordable student housing, including graduate student housing
- Desire for more housing and a diversity of housing types that explicitly serve the UBC community, rather than general market housing
- Call for stronger language around climate action and accessibility, including targets
- Expressed a need to be innovative in long-term planning, to consider how changes in education delivery (e.g., remote, hybrid) may impact uses on the campus
- Concern around the LUP range for usable neighbourhood open space, and calls for green edges to be better defined

EXTERNAL ADVISORY COMMITTEE

- General support for directions in the LUP, HAP and Vision
- Requests for detailed population projections from LUP growth
- Requests for formal engagement as implementation proceeds, in order to coordinate service delivery

EMERITUS COLLEGE COHORT ON THE CLIMATE AND NATURE EMERGENCY

- General concern about the climate crisis and the future impacts of climate change on the campus
- Concern about campus growth, and suggestion that the 30-Year Vision could better reflect the global context of a climate emergency and biodiversity crisis (i.e., limiting development on the Vancouver campus)
- Call for stronger commitments to monitoring the socio-economic impacts of growth



Info session at Acadia Commonsblock

Photo credit: Madeleine Zammar

**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

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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

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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

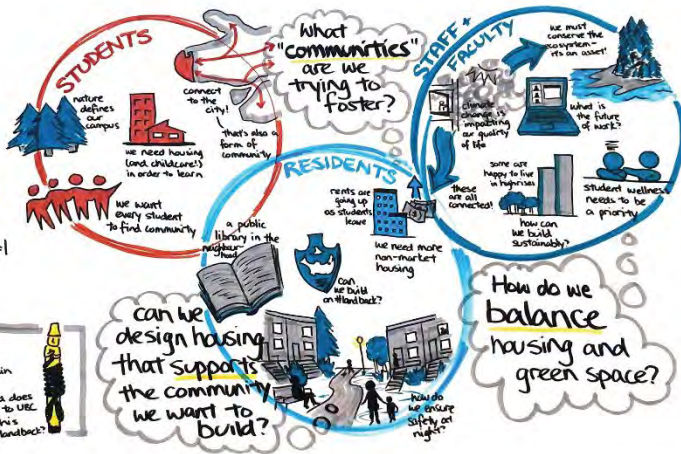
UBC campus vision 2050

Big Ideas & Choices Workshop #1
Sep 21, 2022

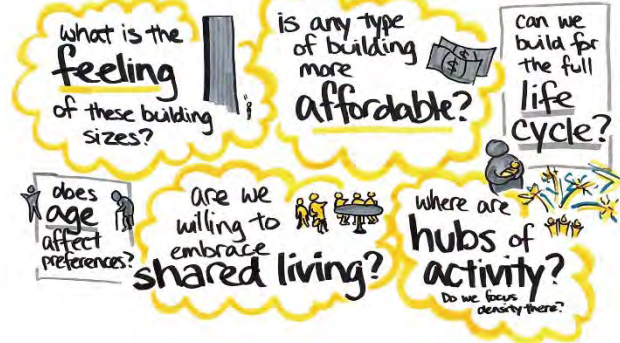
Five BIG IDEAS

we're excited for the UBC Skytrain

...this town 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...



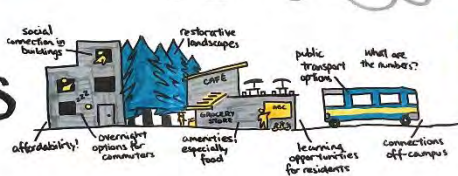
CHOICES

- What species do we need to protect?
- How do we ensure social connection and connection to the land?
- Reduce light and sound pollution
- We want to feel grounded

UBC campus vision 2050

BIG IDEAS WORKSHOP #3
OCT 13, 2022

5 BIG IDEAS



HOW DO THE IDEAS RESONATE WITH...



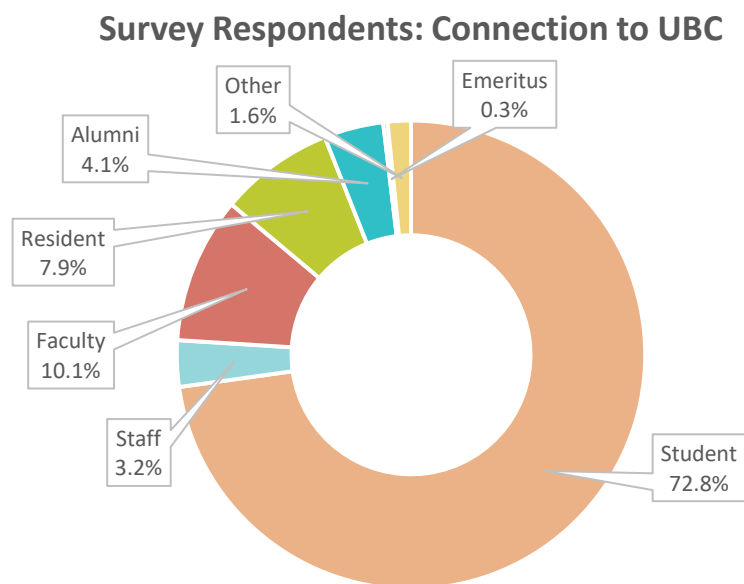
CHOICES

- heating other options
- social connection is important to me
- What's the environmental impact?
- like to have a view
- do we need more natural areas if we have Pacific spirit park?
- maintain biodiversity!
- ground-floor amenity floor
- we can build high-rises with food
- locate near nature
- roof-top gardens!

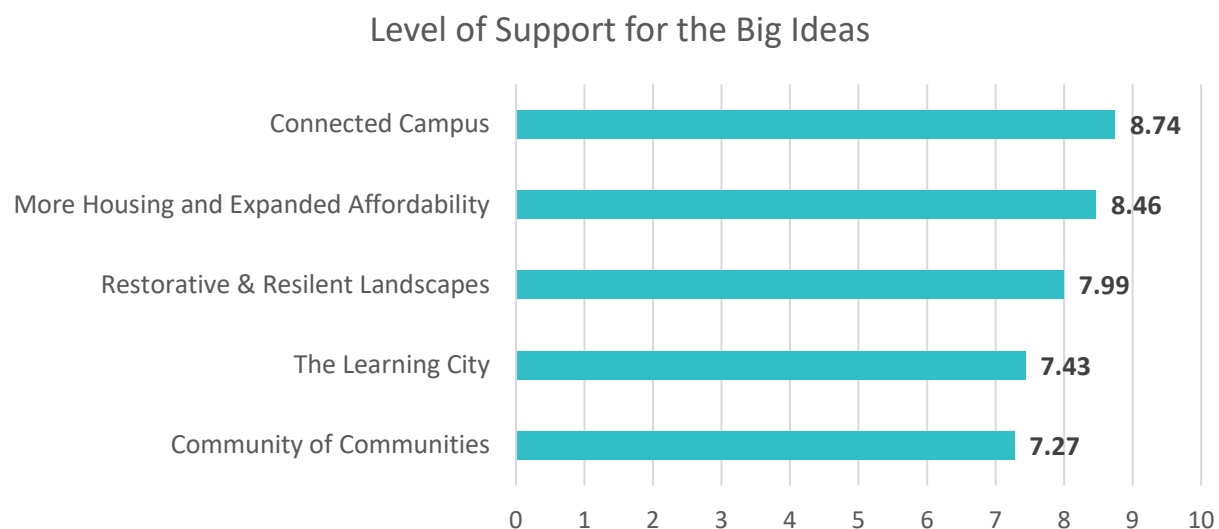
Appendix 2, Section 2: Detailed Survey Results

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 viewscales 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

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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

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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

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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

UBC Campus Vision 2050 Engagement Summary Report Appendices

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

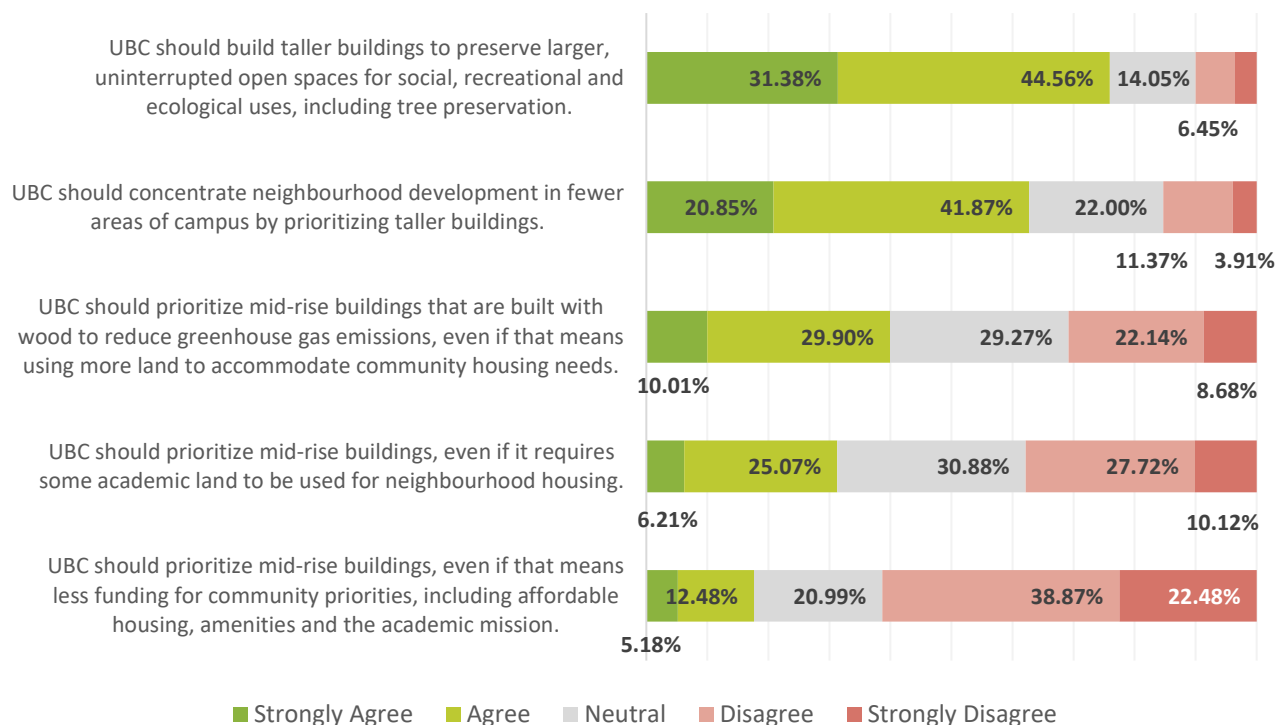
CONSIDERATIONS	COUNT
Strong support for SkyTrain and an accelerated timeline for its arrival to UBC	117
Consider the needs of commuters (i.e., safety, commuter student spaces, parking capacity)	32
Transportation should be the top priority for Campus Vision 2050	31
Offer more frequent and convenient public 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

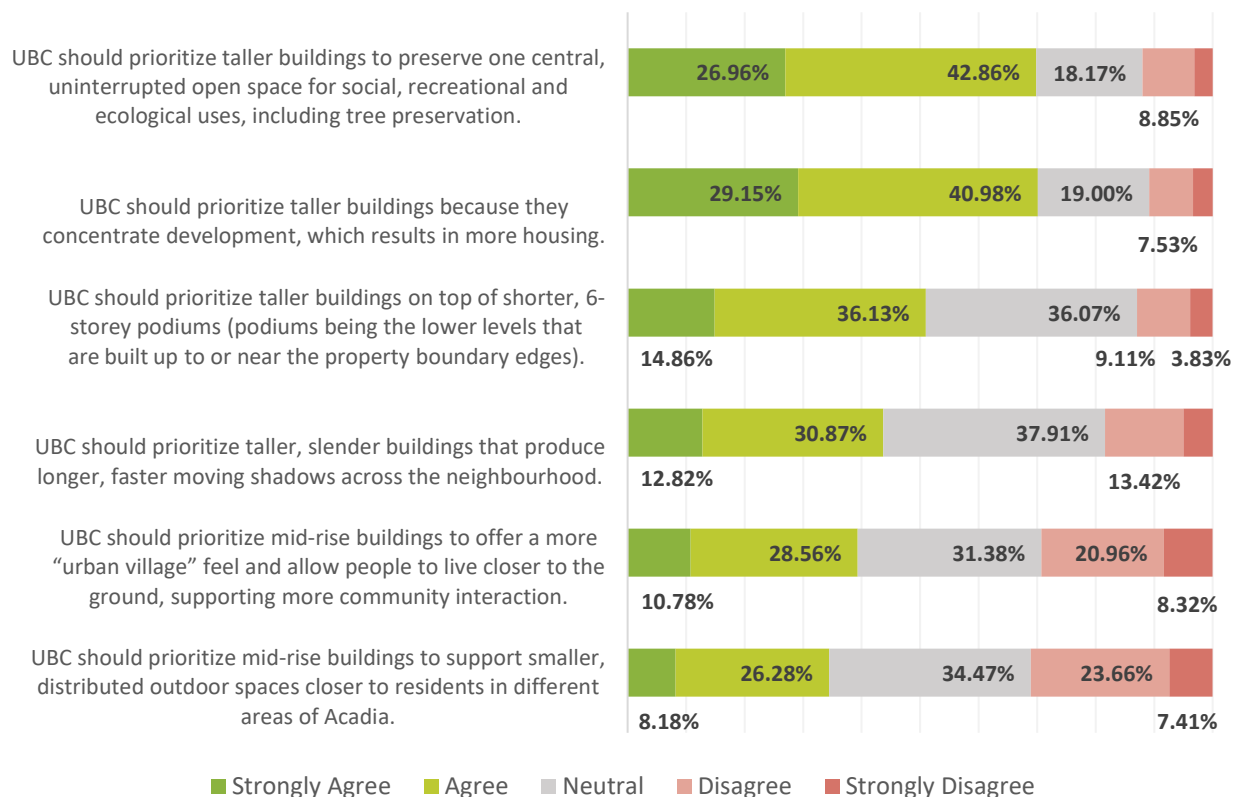
Adequate sound proofing for buildings (during and post-construction)	2
Support for pet friendly buildings	2
Pricing for taller buildings should be scaled based on access to light/views	1
Support for taller buildings and smaller distributed greenspace	1
Use building materials that does not result in a 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



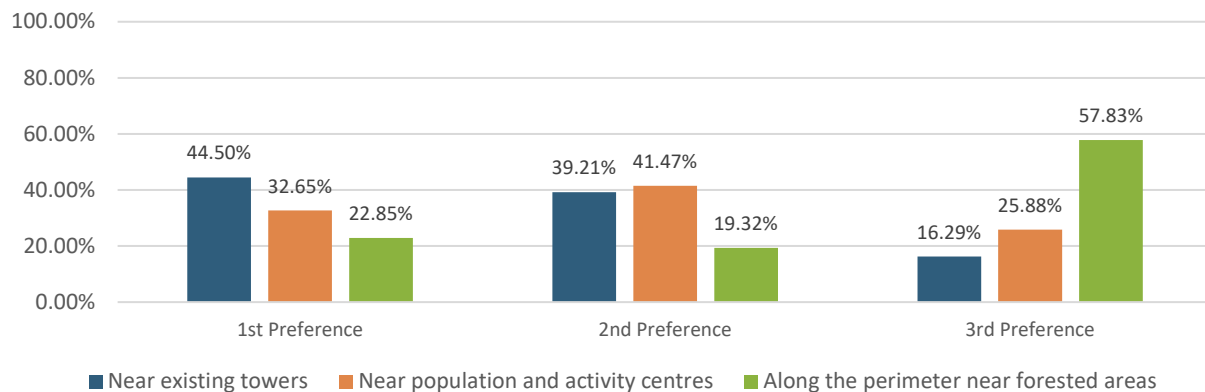
ACADIA	COUNT
BUILDINGS	81
Support for higher building heights	29
Support for mid-rise buildings	21
Support for a mix of mid- and high-rise buildings	9
Building safety, accessibility and resilience	9
Building height does not determine sense of community and interaction	3
Prioritize sustainable buildings 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



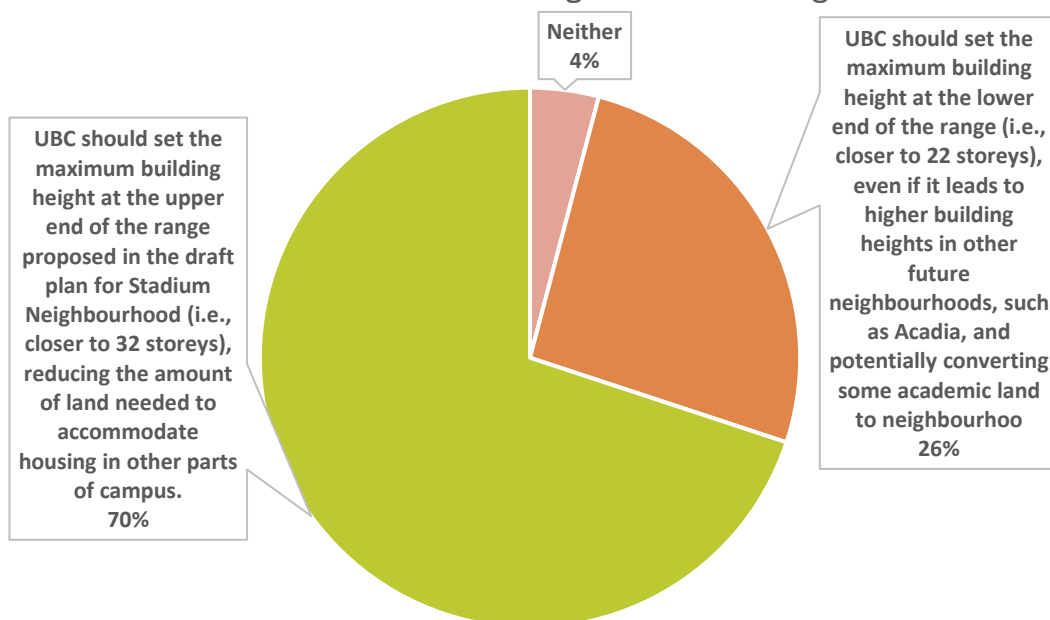
TALLER BUILDINGS	COUNT
CAMPUS PERIMETER	152
Support for taller buildings to be located along campus perimeter	64
Opposition to taller buildings along campus perimeter	25
Concern that taller buildings along campus perimeter will lead to most negative environmental impact	20
Concern that taller buildings 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

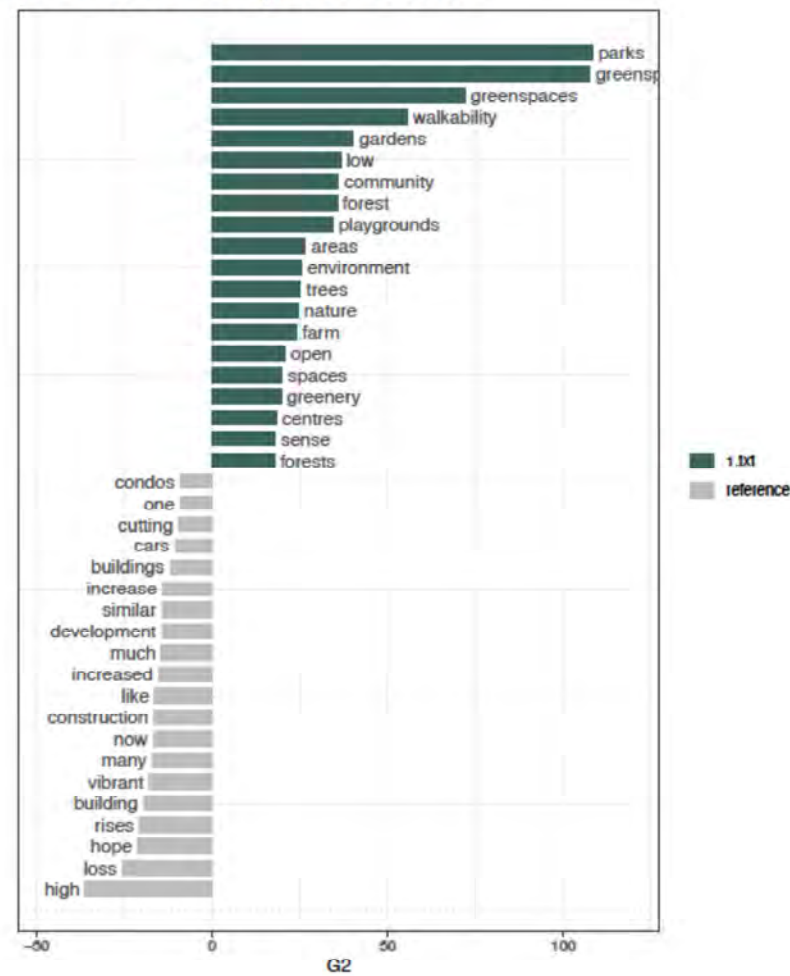
Methods. Analysis performed in R Statistical Analysis Software using the Quantenda package.

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

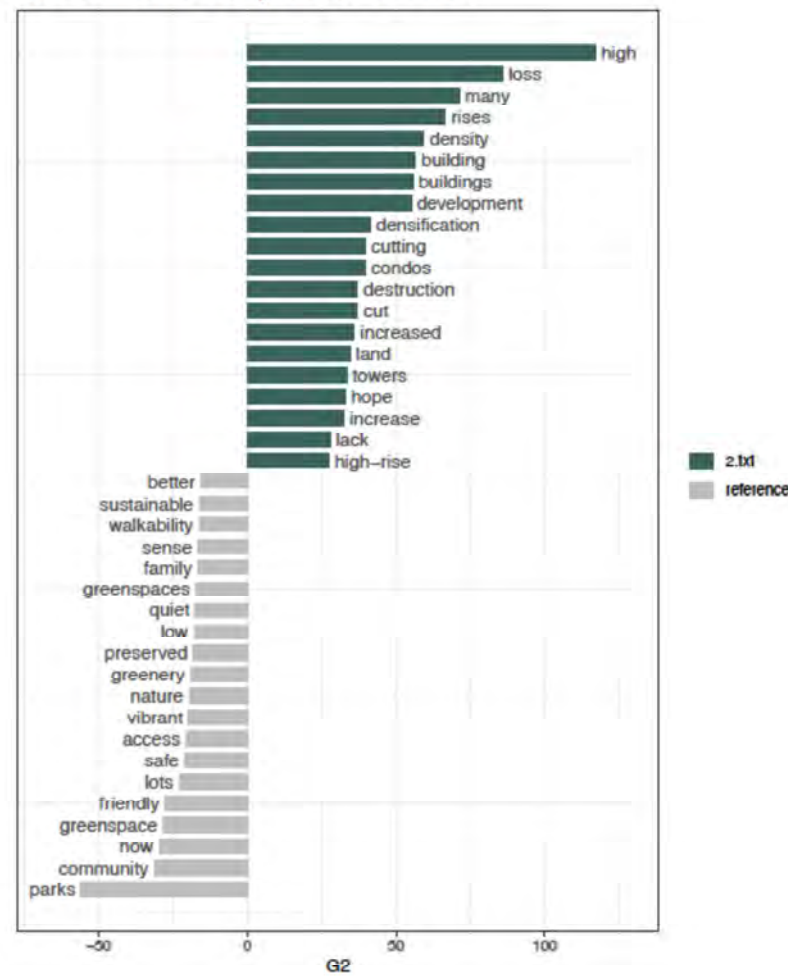
Green bars - words that are most distinct for that question

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

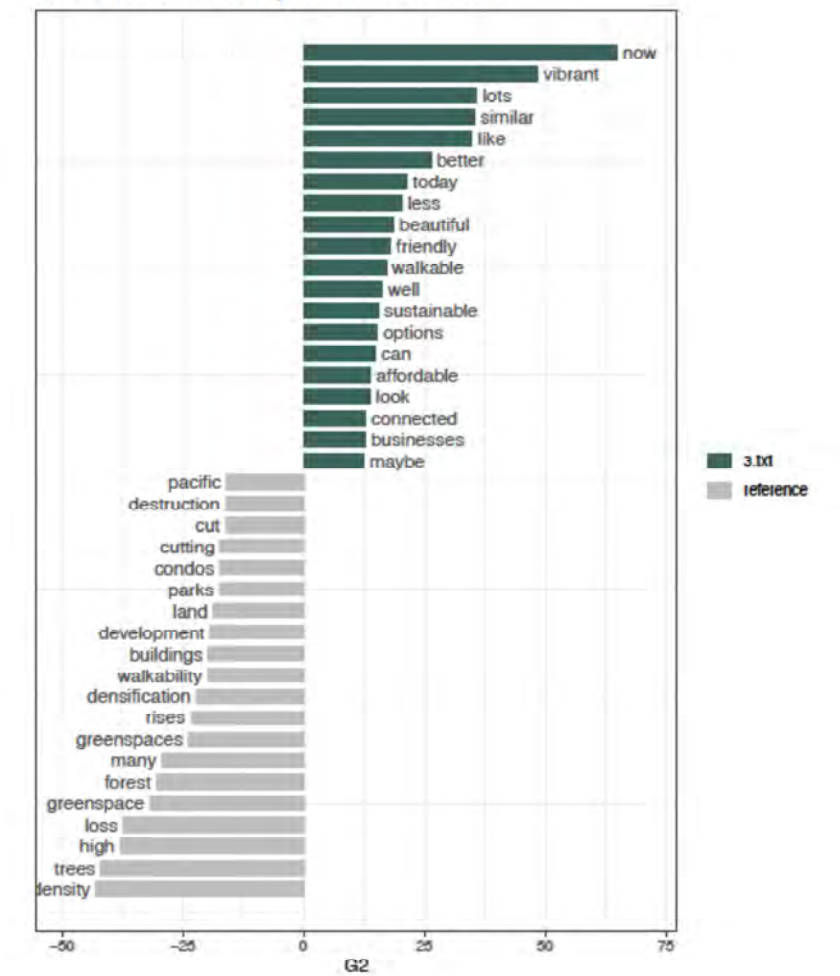
Question 1 Keyness terms



Question 2 keyness terms

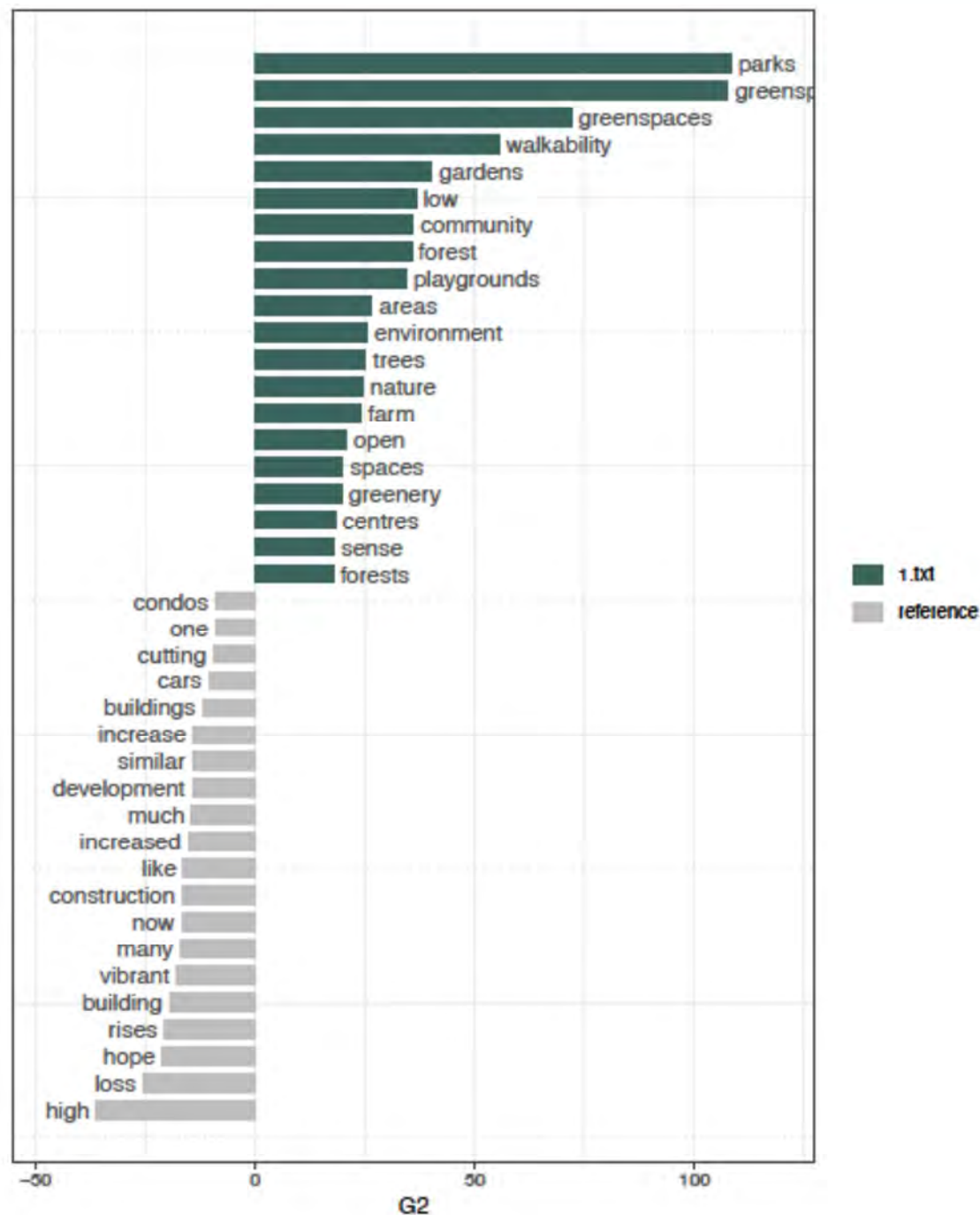


Question 3 keyness terms



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”

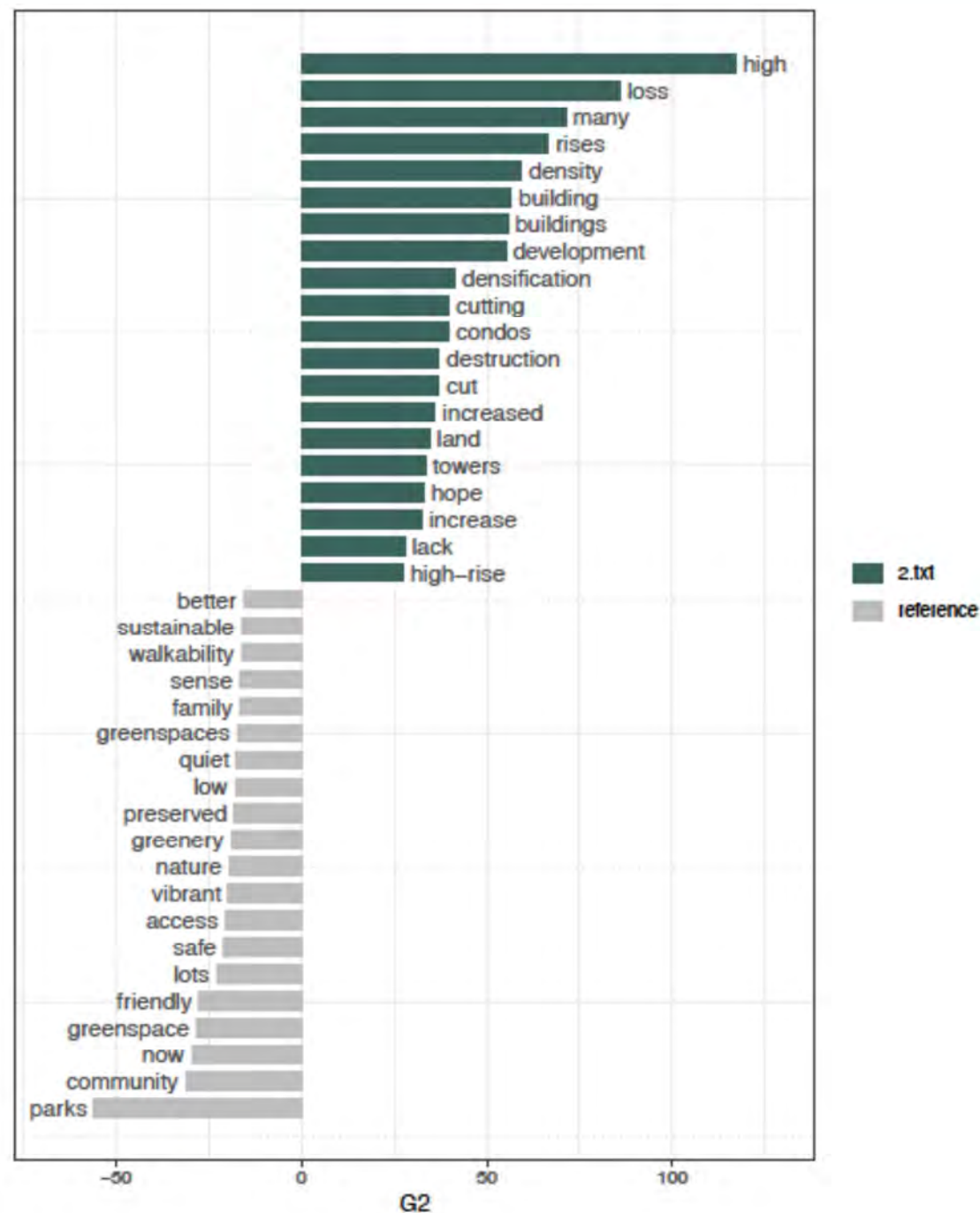
“You can’t just add people without adding **greenery**”

“**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**”

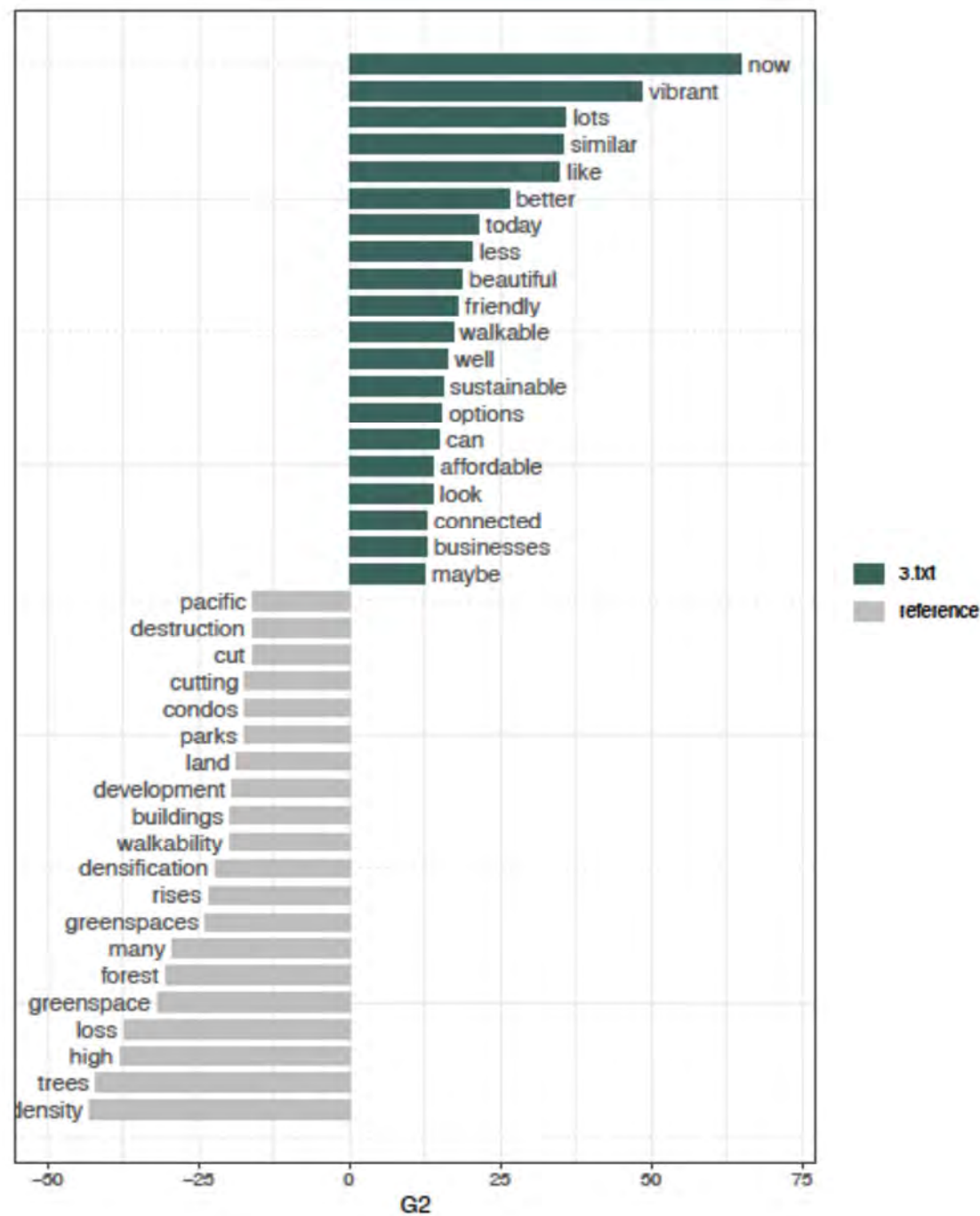
“Prioritization of money and profit over community and **services for UBC-affiliated residents**”

“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.

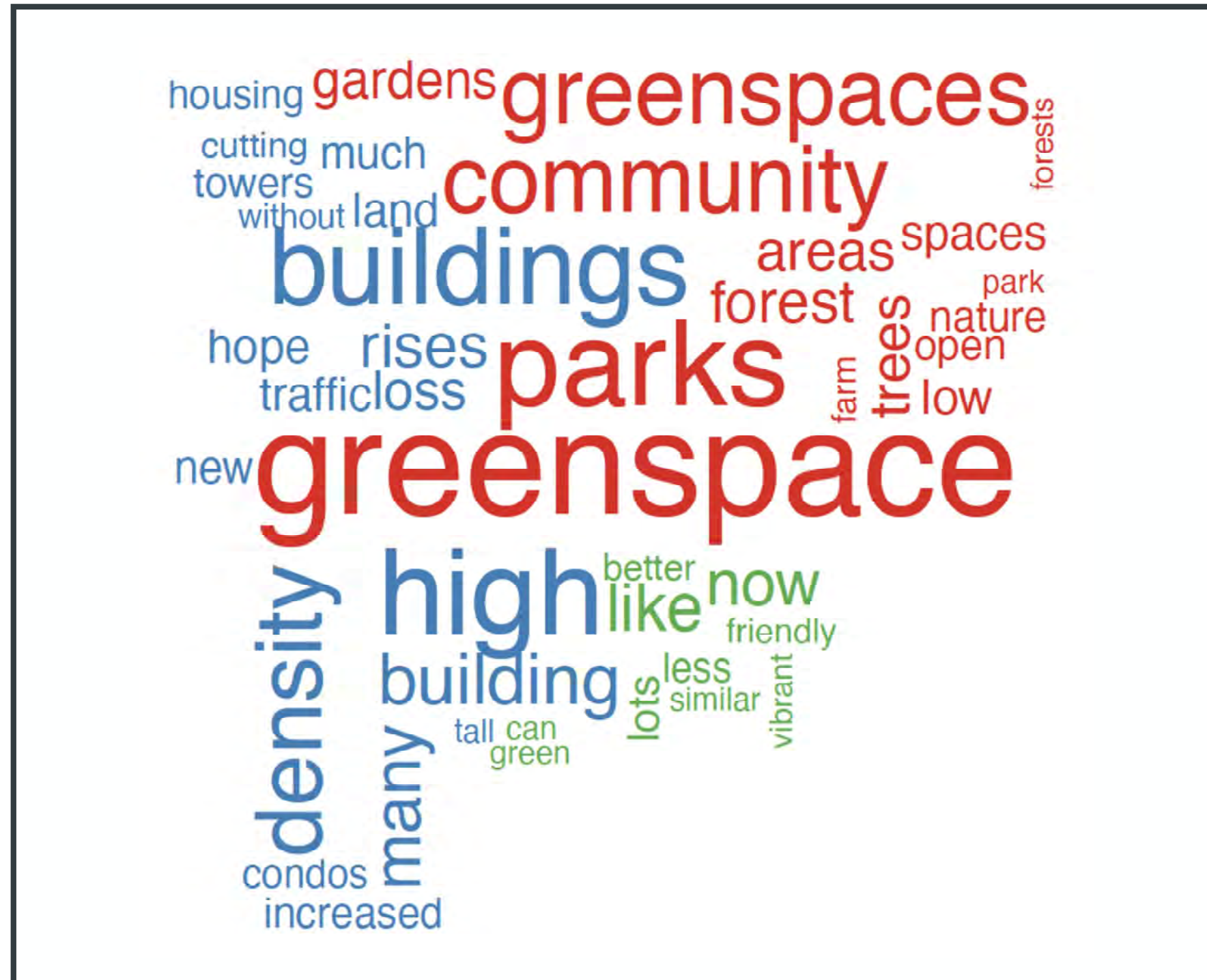
“A place where **people can live during various life stages** (play in childhood, studying, being a a single adult, family raising children, retirement).

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: ()	
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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)

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.

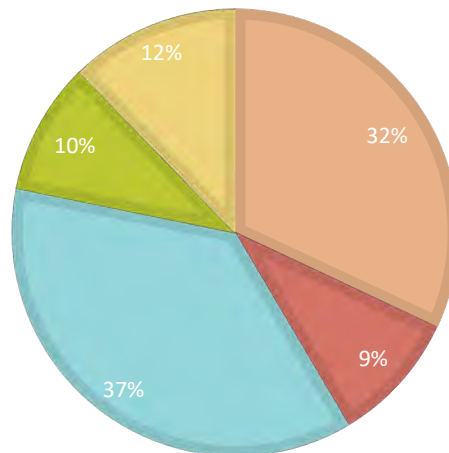
- Desire for more amenities, services and third spaces that will meet the need of diverse groups on campus
- Desire for more affordable and culturally diverse food options
- Support for SkyTrain and desire to see intra-campus mobility improved (e.g., more frequent shuttle)
- Support for more affordable 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.

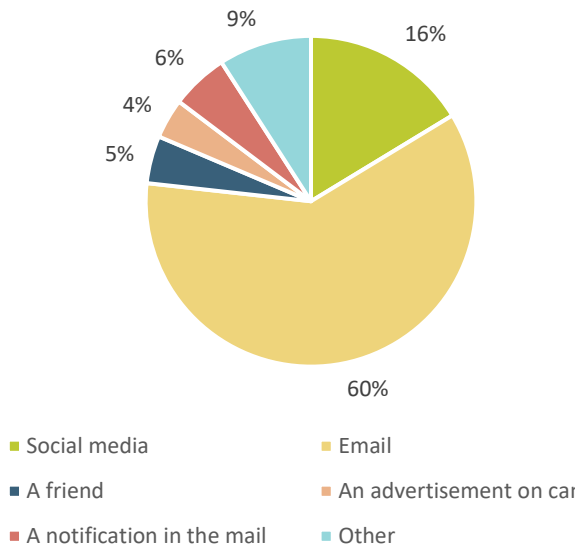
Q: Please begin by telling us about yourself: What is your affiliation with UBC? (Choose all that apply)*

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

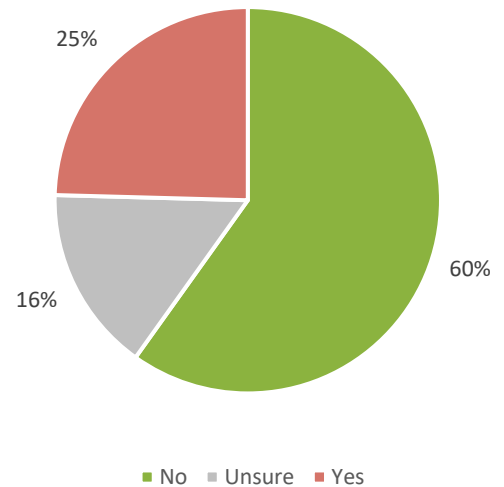


**Includes 122 responses from a print-out of a simplified survey*

Q: Where did you learn about this survey?

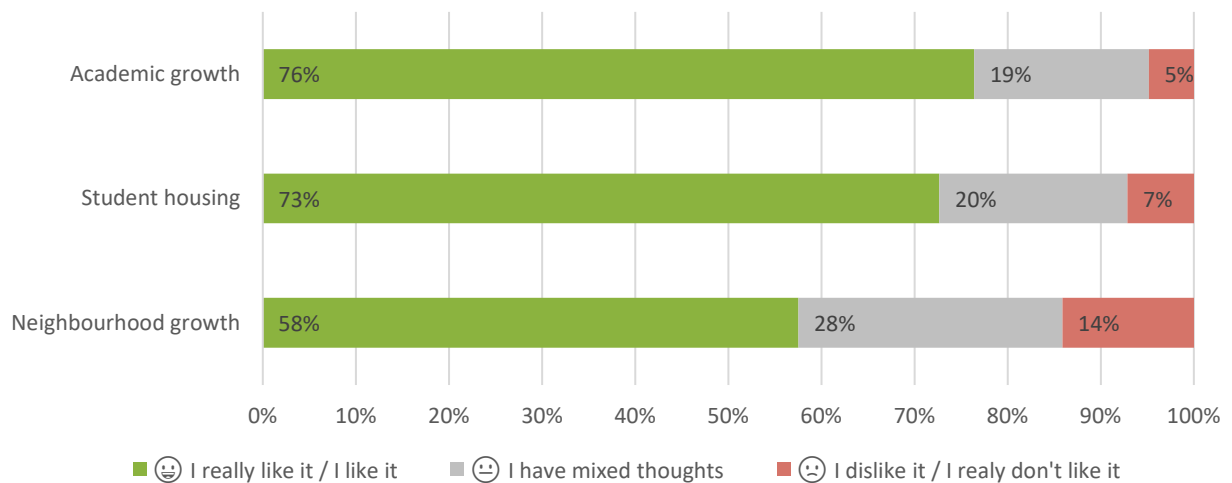


Q: Have you participated in any previous Campus Vision 2050 engagement events?



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

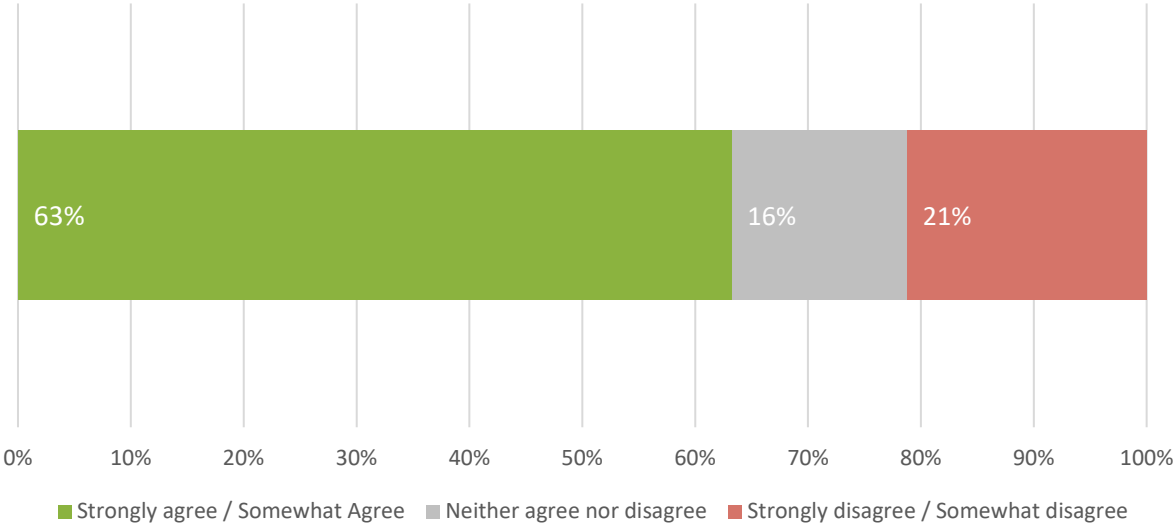
Q: Is there anything you want to add regarding neighbourhood growth?

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.

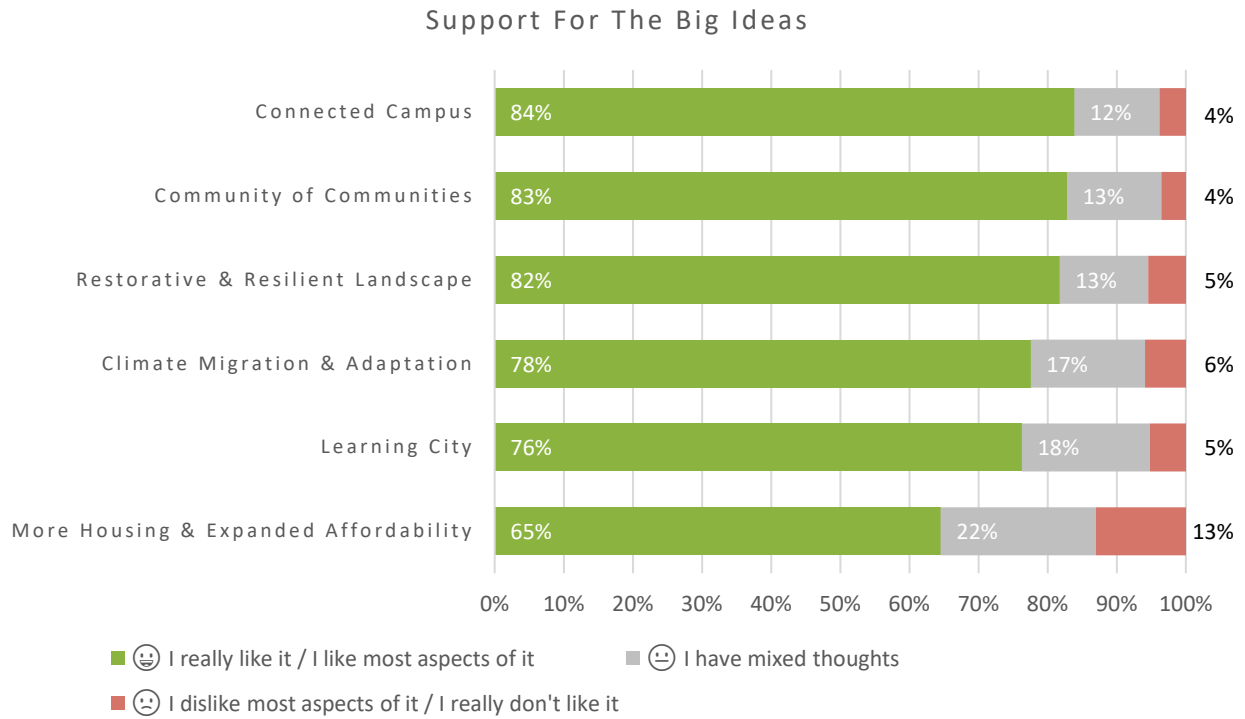


Q: Is there anything you want to add regarding the draft HAP principles and policies?

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.



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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
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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
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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
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- 😞 **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 in the teal area.

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 x̣ẉṃə̣θ̣ḳẉə̣ỵəṃ, self̣ḷẉiṭuḷh, and ṣḳẉx̣ẉụ́7̣mesh 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.





May 17, 2023

Dear Members of the UBC Board of Governors,

In February, the UNA called on UBC to prepare a Land Use Plan that includes specific environmental targets tied to a Neighbourhood Climate Action Plan, a goal of 50% rental housing in campus neighbourhoods, and a commitment to 5 hectares of green space per 1,000 inhabitants. These goals reflect resident support for sustainable, affordable, and livable neighbourhood development, as well as the University's own commitments on climate, housing availability and affordability, and the quality of its urban form. The draft Land Use Plan presented to the Board of Governors falls well short of these goals and aspirations. The Land Use Plan should be revised before the Board votes on its approval.

Climate Action

The draft Land Use Plan has weak language on climate action, offering only to “work towards the targets and policies” of the University's 2020 Climate Action Plan. UBC has not actually completed an updated Climate Action Plan for its neighbourhoods; it has not done GHG measurements nor set carbon targets to guide present or future land use planning.

The UNA's position:

Before approving a new Land Use Plan, UBC should complete a comprehensive Climate Action Plan that includes the University neighbourhoods.

The Neighbourhood Climate Action Plan should:

- **Set a Baseline:** What is the carbon intensity of existing buildings, energy systems, transportation, and waste in UBC neighbourhoods?
- **Set Targets:** What are UBC's greenhouse gas and embodied carbon goals for the neighbourhoods by 2050?
- **Set Plans for Action:** What short-, medium-, and long-term actions are needed to ensure that UBC achieves its GHG reduction targets?

The new LUP should include a strong commitment to the Climate Action Plan's GHG and carbon targets, setting parameters for building types, green infrastructure, and density that will put the University on track to achieve those targets.

Housing Availability and Affordability

In spite of resident, student, faculty, staff, and provincial calls for bold steps to address shortages of rental housing, the draft Land Use Plan commits to a target of only 30% of



UBC neighbourhood housing being rental. This is no more than the amount of rental achieved by the Housing Action Plan update of 2018.

The UNA's position:

The housing crisis at UBC and across the Lower Mainland calls for much bolder commitments to housing availability and affordability.

UBC should:

- increase the proportion of neighbourhood rental housing to a total of 50%, as well as increase affordable purchase options for UBC affiliates;
- finance student residences and rental housing with loans and existing funds in the [TREK endowment](#), rather than through leasehold sales of a large proportion of its remaining land endowment;
- invest in housing that serves the long-term interests of the University and its people, drawing revenue primarily from rents, rather than leasehold sales, to add to its endowment.

Ecology and Green Space

The draft Land Use Plan promises 1.1 hectares of open/green space per 1000 residents, which is at the lower end of the World Health Organization's recommended range of .9 to 5 ha. But the LUP reduces this to .5 ha in the case of "appropriate resident access to UBC-owned open space and facilities." This is very low, and would seriously compromise livability and the University's commitment to ecological and climate goals for the neighbourhoods. While residents do benefit from some open spaces adjacent to the Hawthorn neighbourhood, most UNA residents live several hundred meters from any regularly accessible open spaces on the academic campus. These spaces do not compensate for the abundant parks, trees, and informal play spaces that are foundational for healthy and sustainable communities.

The UNA's position:

In order for the University to meet its climate targets, its open-space obligations to residents, and its commitments to sustainability and ecological responsibility, the LUP should increase levels of per capita green space in campus neighbourhoods.

Before completing a Land Use Plan, UBC should

- commission and publicize Environmental Impact Studies for a range of development scenarios;
- set development limits compatible with the preservation of the ecologically rich and fragile natural systems of our peninsula;
- and determine a balance of population and green space to achieve at least 5 hectares of green space per 1,000 inhabitants.



Affordable, Sustainable, Livable Neighbourhoods

The draft Land Use Plan advances a plan to sharply increase housing density on UBC's remaining land endowment by building at least twenty new towers, many over thirty stories tall. To date, UBC has been relatively successful at building dense neighbourhoods of mostly mid-rise housing. The draft LUP diverges sharply from the current model, proposing to nearly double those densities in new developments at Stadium Road, Acadia Park, and on the edge of the Wesbrook neighbourhood.

The UNA's position:

UBC should retain its current scale of neighbourhood development, building compact, green, human-scaled communities. These wood-based neighbourhoods should comprise a mix of low- and mid-rise apartment buildings, stacked townhomes, and a small number of mass-timber high-rises no higher than twenty stories. They should be beacons of green urbanism in an academic setting, rather than islands of concrete towers at the far western fringe of Vancouver.

UBC's campus and neighbourhoods should be models of low carbon, sustainable, socially responsible, community-oriented urban planning. The Board of Governors should seize this once-in-a-lifetime opportunity to establish UBC as a global leader in campus urbanism. We urge the Board to press for revisions to the Land Use Plan that will reflect these aspirations, as well as the values and public mission of the University.

Sincerely,

Richard Watson
Chair, Board of Directors
University Neighbourhoods Association

Copy: MLA David Eby
 UBC BOG Property Committee
 UBC BOG Campus Vision and Rapid Transit Advisory Committee
 Michael White – Associate Vice-President, Campus + Community Planning
 UNA Board of Directors
 Sundance Topham – Chief Administrative Officer, UNA

**UBC
campus
vision
2050**



**UBC BOARD OF GOVERNORS: Campus Vision 2050, Housing Action Plan, and UBC Land Use Plan Approval
December 5, 2023**



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

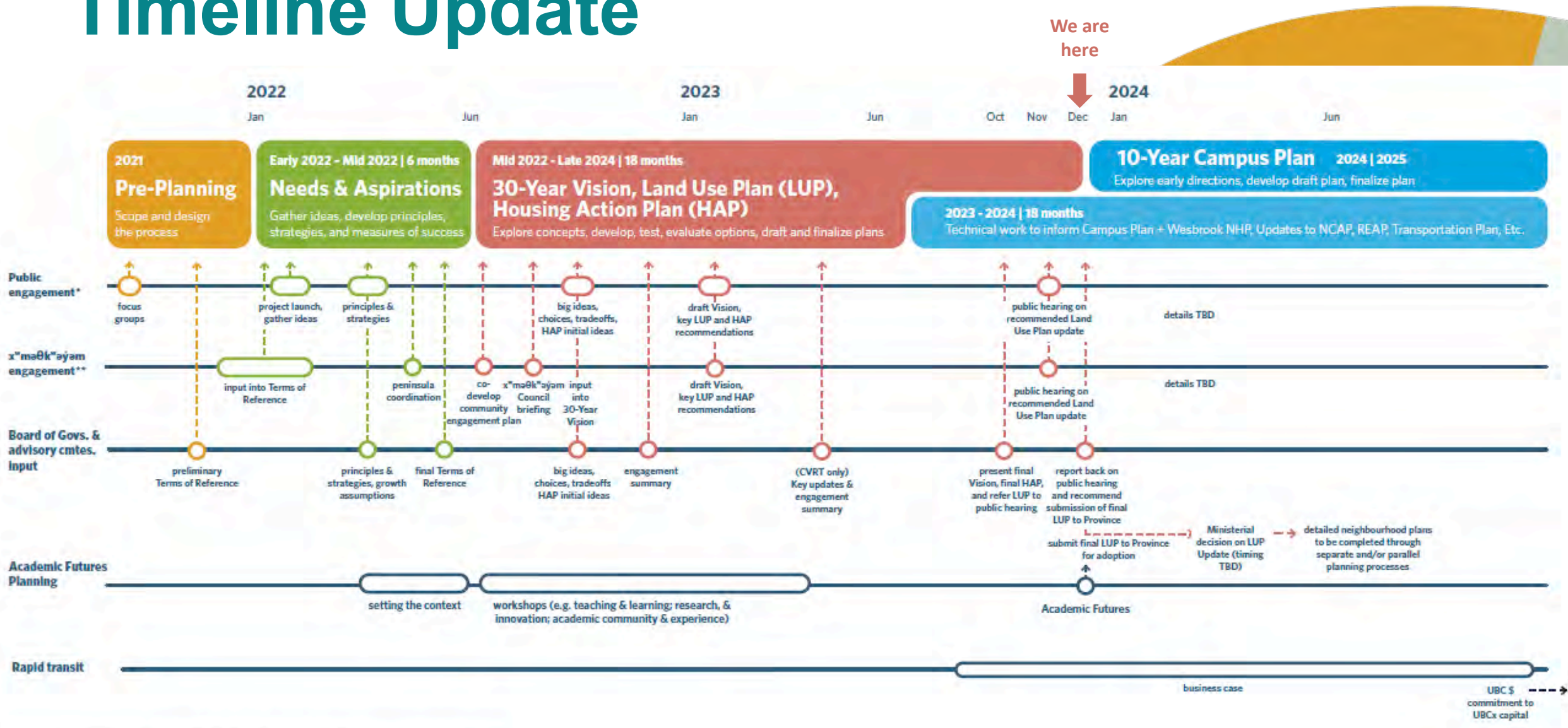
campusvision2050.ubc.ca

Agenda

- Timeline Update
- Community Engagement
- Public Hearing Summary
- Proposed Amendments to the Land Use Plan
- Next Steps
- Ongoing Implementation



Timeline Update



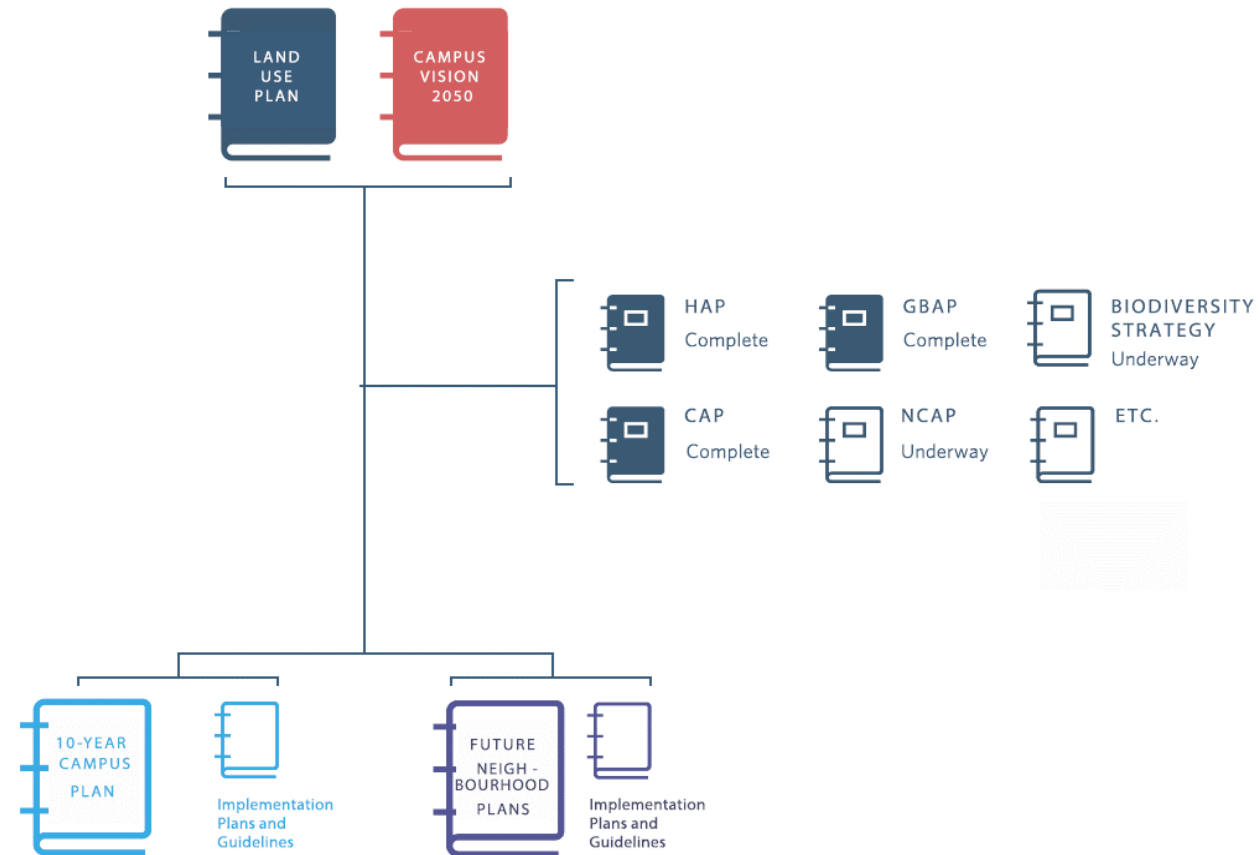
* Includes ongoing conversations with UBC groups (faculties, AMS, GSS, staff, alumni, UNA, external agencies, others)
 **xʷməθkʷəy̓əm engagement aligned with UBC-Musqueam Relationship Agreement

Relationship of Plans

Campus Vision 2050: sets the broad vision for the campus and guides future plans and policies.

The Housing Action Plan: Board-approved direction for how UBC uses its land and enables financial resources through the LUP to improve housing choice and affordability for the UBC community.

The Land Use Plan: provincially-approved document that regulates land use and supports implementation of the Vision and HAP. All UBC Board of Governors' land development decisions must be consistent with the LUP.



Resolutions

Land Use Plan Report

- Land Use Plan Public Hearing Report received for information.
- Direct the Administration to submit the amended Land Use Plan to to the Minister of Municipal Affairs for adoption—with revisions made in response to public hearing input.
- Direct the Administration to return with a final Neighbourhood Climate Action Plan for approval by mid-2024, reflecting the urgency to accelerate emissions reductions in UBC neighbourhoods.

Campus Vision 2050 and Housing Action Plan Report

- Approve Campus Vision 2050 and the Housing Action Plan subject to the Minister of Municipal Affairs' adoption of the amended UBC Land Use Plan.

Community Engagement

Proactive and responsive engagement throughout the Campus Vision 2050 process.

- Over 13,000 touchpoints to consider inputs, ideas and concerns through workshops, a design charrette, open houses, stakeholder meetings, and surveys.
- Consultation with Musqueam in parallel with the Musqueam Relationship Agreement, and with 13 other First Nations based on provincial direction.
- Deep engagement with UBC's marginalized and under-represented communities.
- Targeted meetings with project advisory committees, Musqueam, AMS, UBC Properties Trust, UNA, external service providers, key faculty, and resident stakeholder groups.
- Feedback included open letters to the Board of Governors.

Public Hearing Summary

- November 7th, 2023, at the UBC Alumni Centre, from 4 PM to 10:25 PM
- Legislative requirement to ensure all those with an interest in the LUP amendment have an opportunity to be heard.
- Presided over by a Public Hearing Committee determined by legislation.
- Committee's role is to report to the Board of Governors feedback on the proposed amendments; it does not make decisions about the LUP.
- Committee heard 56 speakers in-person, online, and in pre-recorded video submissions, and received 80 written submissions.

Public Hearing Summary: Key Themes

- Concern with LUP biodiversity and ecology policies.
- Concern about housing affordability, UBC's financial model, and amount of student, faculty and staff housing enabled by the LUP and Housing Action Plan.
- Calls to pause the LUP process to complete an updated Neighbourhood Climate Action Plan.
- Concern over the scale of the LUP's proposed neighbourhood growth over 30 years.
- Calls for an evolution of the Province's current local governance structure for UBC.

Public Hearing Response

Ecology, Biodiversity and Open Space

- **Tree protection:** A commitment to net new growth by 2050 in UBC's tree canopy coverage (from the current 36 per cent canopy coverage), replacing the current simple 1:1 neighbourhood replacement requirement.
- **Expanded and strengthened policies:** for more detailed future campus and neighbourhood plans, including enhancing species diversity, soil conditions, academic engagement and community education and awareness.
- **Neighbourhood Open space:** Updating the range of usable neighbourhood open space to 0.7-1.1 hectares per 1,000 people, and strengthening language to reflect the significant access to campus open space and adjacent regional open space.

Public Hearing Response

Housing Affordability

- **Student housing:** Confirming the land capacity for future student housing growth beyond the 3300 net new beds as new financial opportunities emerge.
- **Future student housing replacement:** Committing to a replacement strategy that reflects the distinct needs of different groups, including student families, for long-term student housing expansion (15+ years).
- **Land Use Plan updates:** Committing to more frequent LUP reviews, consistent with recent provincial legislation requiring municipalities to consider five-year Official Community Plan reviews in response to housing need.

Public Hearing Response

Neighbourhood Climate Action Plan

- Update to UBC's 2013 Neighbourhood Climate Plan and has been underway since early 2023.
- Will provide policy directions, targets and actions to shape future growth in UBC's neighbourhoods, along with other requirements for existing buildings, transportation, and other emissions sources.
- LUP reflects UBC's ambition for the NCAP, including a pathway to net zero new operational emissions in new neighbourhood buildings by 2030.
- The updated NCAP will be complete before UBC adds any new neighbourhood buildings and will shape LUP implementation.
- Recommended to proceed with NCAP to the Board in mid-2024.

Public Hearing Response

Scale of Neighbourhood Growth

- 20% increase in neighbourhood growth (above current LUP) enables the University to deliver on critical priorities for the academic mission, including:
 - more financial support for academic priorities;
 - new student housing and below-market rental housing;
 - infrastructure and amenities to support campus growth; and
 - a potential financial contribution to bring SkyTrain to UBC.
- LUP maintains proposed growth along with commitments to:
 - Coordinate growth with retail, open space, infrastructure and amenities;
 - Creating detailed Neighbourhood Plans with public and Musqueam engagement; and
 - Collaborate with the UNA and service providers (VSB, Metro Vancouver, health providers, TransLink, etc.)

Public Hearing Response

Local Governance Concerns

- UBC's local governance is a complex issue, reflecting more than 100 years of Provincial policy.
- Since the early 1990s governance has been evolving through the creation of the UNA and its increasing engagement with the Board of Governors and Development Permit Board, and partnerships for service delivery.
- More work is needed to address overlapping jurisdictions for service delivery; limited legal and financial powers compared to municipalities; and desire for increased role in land use decisions.
- The Administration recognizes this evolution must continue as the campus grows and will report back to the Board of Governors on a process to explore this evolution.

Next Steps

- Approve submission of the amended LUP to the Ministry of Municipal Affairs for adoption (with no changes to density or land use).
- Approve Campus Vision 2050 and the Housing Action Plan, subject to provincial adoption of the LUP.
- The Administration will report back to the Board on the Minister of Municipal Affairs' decision on the LUP, which in the past has taken between three and six months.

Ongoing Implementation Work

Through 2023 and Beyond

- Update Neighbourhood Climate Action Plan (NCAP) and the Residential Environmental Assessment Program (REAP) – underway.
- Apply ecological baseline data to inform 10-Year Campus Plan and future Neighbourhood Plans.
- Update the Vancouver Campus Plan and Transportation Plan, including near term improvements to West 16th Avenue intersections and access to Wesbrook Place Neighbourhood.
- Develop a new Rainwater Management Plan and update the master servicing plan.
- Complete a Community Amenities Strategy, including updating the Child Care Expansion Plan.
- Continue to coordinate with external jurisdictions and other partners to deliver on areas of shared interest.
- Advance student housing priority projects.
- Develop future neighbourhood plans, with priority for continuing Wesbrook Place development.

