



UBC-Vancouver

Planning for Community Amenities and Services

Purpose

The growing number of people who live, work, and study on campus means more demand and support for services and amenities. This document describes how current amenities and services on the campus compare with established targets and regional examples, and summarizes the approach for continued delivery to keep pace with growth. It also identifies how planning and advocacy for services delivered by other agencies, including schools, healthcare and hospitals, and emergency services, is managed alongside campus growth.

UBC provides community amenities for both its day time population of ~80,000, and night time population of ~30,000, making its delivery of facilities and services unique in the region. Comparisons with other universities and municipalities are provided, but need to be situated within the context of UBC's community, which often has multiple affiliations (e.g. being a resident and staff member).

This document covers amenities planned and delivered by UBC (Recreational & Cultural Facilities, Child Care, and Commercial) and services delivered by external partners (Schools, Health Care and Hospitals and Emergency Services).

Planning and Policy Context

Campus Vision 2050 and the Land Use Plan guide how UBC's Vancouver campus will grow and evolve over the next 30 years. The plans contain high level direction and requirements for UBC-provided amenities and services, and also inform the planning of services delivered by outside agencies. As part of implementation, UBC develops more specific policies and plans (e.g., the Campus Plan and Neighbourhood Plans) to inform the specific types, amount, and location of amenities and services in line with growth and community needs.

Planning for amenities and services is led by Campus + Community Planning in partnership with UBC groups including Student Housing and Community Services (SHCS), Athletics and Recreation, Safety and Risk Services, UBC Properties Trust, and external service providers such as University Neighbourhoods Association (UNA), Vancouver Coastal Health, Vancouver School Board, RCMP, Vancouver Fire and Rescue Services, and others.

Recreational and Cultural Facilities

UBC provides access to recreational and cultural facilities that support community connections, social vitality, health and wellbeing for UBC’s population. This includes open spaces, community centres, indoor and outdoor recreational facilities and a range of cultural facilities and venues.

Open Space and Community Space

UBC’s Land Use Plan provides targets for ensuring the campus population is within walking distance of open space, and that neighbourhood residents are well-served by outdoor and indoor community space. For comparison, UBC has the same target as the City of Vancouver for open space (1.1 hectares / 1,000 residents) and UBC’s indoor community space target of 0.15 square metres (1.6 sq. m.) per resident is higher than the City of Vancouver’s 0.1 sq. m. per resident.

	Target	Current Status	Future Status (2050)
Campus-Wide Open Space	Everyone within 400 m of open space	100% of campus population within 400m of open space	On track to maintain 100% of campus population within 400m of open space
Neighbourhoods Open Space	0.7-1.1 ha of open space per 1,000 residents ¹	1.35 ha open space / 1,000 residents (2024)	On track to maintain 0.7-1.1 ha open space / 1,000 residents
Community Centres	0.15 sq. m. community space per resident	0.15 sq. m. per resident ² (2024)	On track to maintain 0.15 sq. m. per resident as part of future neighbourhoods

Recreational Facilities

Sport Fields, Courts and Playgrounds

UBC currently meets municipal comparators in terms of access to sports fields, courts and playgrounds across the campus, however access to outdoor basketball courts is at the low end. As the campus grows, UBC will explore ways to deliver additional outdoor court space through multi-sport facilities that balance needs with efficient use of land (including spaces such as rooftops) and will engage with the community as part of analysis, design, and implementation.

Facility Type	Regional Comparator (# of people/facility) ³	UBC Current Status (# of people/facility)
Outdoor Tennis Courts	3,000-6,000	6,000
Indoor Tennis Courts	4,300-6,000	4,300
Outdoor Basketball Courts	3,000-16,000	15,000
Indoor Basketball Courts	5,000-9,000	8,000
Sports & informal fields	1,000-5,000	2,000
Playgrounds	1,000-4,000	3,300

¹ Neighbourhood open space target does not reflect resident access to significant network of open spaces on Academic lands or to adjacent Pacific Spirit Regional Park.

² Neighbourhood community space includes new population in Wesbrook Place South, currently under planning.

³ Desktop analysis of 10 comparable communities.

Fitness, Aquatics and Ice Rinks

UBC's existing Student Recreation Centre and the soon to be completed Recreation North facility in the campus core will bring UBC in line with per capita fitness space at other leading universities. Neighbourhood residents have access to 2,900 sq. ft. (270 sq. m.) of UNA-managed fitness centre space⁴ within the two community centres, and over 56,000 sq. ft. (5,200 sq. m.) of UBC-managed fitness centre and multi-purpose studio space. Opportunities to expand fitness space in the neighbourhoods will be considered as part of neighbourhood planning processes.

For aquatics, UBC currently exceeds comparator averages for hours per week of public swims, length swims, and lessons. For ice rinks, UBC exceeds comparator averages in terms of hours per week of public skating, lessons and hockey stick/puck time.⁵

Cultural Facilities

UBC is home to world-renowned cultural facilities, including museums, art galleries, theatre and performing arts venues, libraries and gardens. Students, faculty members, staff, alumni, and neighbourhood residents enjoy free or discounted access to most arts and cultural venues on campus.

Relevant Policies & Plans

- Land Use Plan (2023), Campus Vision 2050 (2023), Campus Plan (update currently under way), GamePlan (2018).
- Student Experience Survey (annual): includes data on indoor and outdoor facilities.
- Neighbourhood Plans: include amount and location of indoor and outdoor facilities.
- UBC-UNA Neighbours Agreement (includes access agreements for UBC cultural and recreational facilities).

Partners

- UBC Athletics and Recreation, and UBC SHCS deliver and operate recreational facilities on Academic lands.
- UNA operates and maintains neighbourhood open spaces and provides ongoing programs and operations of neighbourhood community spaces.
- UBC works with a range faculties, alumni and external partners to deliver, operate and maintain its cultural facilities.

⁴ UNA-managed fitness centre space includes existing space in Old Barn and Wesbrook Community Centre. Additionally, there is potential for a modest fitness space as part of the future Wesbrook Place South.

⁵ A 2022 study by Neilson Strategies Inc. for UNA and UBC Campus + Community Planning reported on resident access to basic recreational facilities and programs, comparing the levels of access for UNA residents against eight comparable communities (Comox, Courtenay, Esquimalt, Pitt Meadows, Port Moody, Squamish, Whistler, Vancouver).

Child Care

UBC delivers child care on both Academic and Neighbourhood lands, to support the retention and recruitment of students, faculty and staff, and to support our residential population. This includes developing policy and targets, analyzing siting opportunities, and coordinating with service providers (including UBC Child Care Services and the UNA).

UBC is the largest provider of on-campus child care in North America. UBC’s Child Care Expansion Plan was created in 2009 and includes a target for UBC to provide 1,200 child care spaces by 2041. The Plan is currently being updated to reflect growth anticipated through Campus Vision 2050 and the target is expected to increase to 1,450 spaces by 2050.

Target	Current Status	Future Status (2050)
1,200 licensed child care spaces by 2041 ⁶	1033 licensed child care spaces (2024)	On track to deliver 1450 licensed child care spaces by 2050
	<p>Under construction: 65 spaces on Academic and Neighbourhood land</p> <p>In planning: 74 spaces on Academic and Neighbourhood land</p>	

Relevant Policies & Plans

- Child Care Expansion Plan (2018, currently being updated to align with future population growth); Land Use Plan (2023), Campus Vision 2050 (2023).
- Neighbourhood Plans: include locations of child care facilities.
- Academic Capital Planning: considers potential for inclusion of child care facilities.

Partners

- Provost: academic population projections, direction on recruitment and retention.
- Student Housing & Community Services (SHCS): capital funding and ongoing operations of academic child care spaces via UBC Child Care Services.
- Human Resources: recruitment and retention strategies, aligned with Office of the Provost.
- UBC Properties Trust: develops neighbourhood child care spaces.
- University Neighbourhoods Association (UNA): provides ongoing operations of neighbourhood child care spaces via third-party operators (e.g., YMCA).
- Province: capital funding for new child care.

⁶ A new target for child care spaces is being developed as part of the update to the Child Care Expansion Plan, expected to be completed in mid-2025. The new target is expected to be approximately 1450 child care spaces by 2050.

Commercial

UBC enables a range of commercial uses (retail, office, etc.) on both Academic and Neighbourhood lands, to animate the campus and serve the daily needs of faculty, staff, students, and residents.

UBC has been transforming from a commuter community with limited day time commercial space, to a '24/7/365' complete community. Its commercial composition provides for both its day time and night time population. Campus Vision 2050 and the Land Use Plan encourage commercial space across campus, both clustered in centres along University Boulevard and in Wesbrook Place, and distributed across academic and neighbourhood areas in smaller mixed-use hubs.

Commercial space provision is generally determined through a commercial / retail study performed during the planning of a capital project or neighbourhood plan, which considers the current supply and demand and analyzes gaps. Space is then leased to third party tenants as buildings become occupied, and as businesses change-over.

Target	Current Status	Future Status (2050)
Determined on an ongoing basis, to reflect market and community needs	100,600 sq. ft. (9,300 sq. m.) commercial on Academic lands 96,000 sq. ft. (8,900 sq. m.) in neighbourhoods (2018)	Additional commercial space on Academic and Neighbourhood land to keep pace with population
	In planning: Gateway North grocery Wesbrook Place South retail	Future planning: Stadium Neighbourhood Acadia Neighbourhood

Below is a summary of commercial floorspace at UBC and adjacent areas, noting that the broader Point Grey / UEL commercial also serves the UBC population.

Area	Commercial Floorspace ⁷	Population (night-time)
UBC	197,000 sq. ft. / 18,300 sq. m.	30,000
UEL	113,000 sq. ft. / 10,500 sq. m.	6,000
Point Grey Village	224,000 sq. ft. / 20,800 sq. m.	13,000

Relevant Policies & Plans

- Land Use Plan (2023): includes commitment to provide commercial services needed by community at pace with growth (includes a range of types).
- Campus Vision 2050 (2023): includes commitment for delivery of commercial services distributed at different scales across campus to support community of communities.
- Campus Plan (2010): includes an estimated amount and locations of commercial floor space.
- Neighbourhood Plans: includes amount and location of commercial floor space.

⁷ Stadium Road Neighbourhood Commercial Floorspace Strategy, Urban Systems (2018)



Partners

Academic

- Student Housing & Community Services, Alma Mater Society (AMS), and Properties Trust: manage tenants for commercial spaces.
- Treasury: issues commercial licenses.

Neighbourhoods

- UBC Properties Trust: leases commercial units and selects tenants/oversees tenant mix.

Schools

UBC coordinates with Vancouver School Board (VSB) for K-12 school facilities for UBC residents.

Current Status	Future Status (2050)
UBC is currently served by three VSB schools: University Hill and Norma Rose Point Elementary Schools, and University Hill Secondary School, and has set aside land in the Wesbrook neighbourhood for a future elementary school, included in the Vancouver School Board Capital Plan	Planned: Wesbrook Elementary Site (future VSB school)

Ongoing planning and advocacy

- Regular information sharing to ensure VSB includes UBC’s planned growth in enrollment planning and capital prioritization.

Relevant Policies & Plans

- Campus Vision 2050 (2023) and Land Use Plan (2023): reserve a site for a future Wesbrook Place elementary school on a long-term lease; commit to working with the VSB to enable the planning and operations of current and future schools.
- Child Care Expansion Plan (2025): will include guidance on integrating future child care with schools.

Partners

- Vancouver School Board: manages delivery and operations of schools; develops capital priorities.
- Province: funds capital costs of new schools.

Healthcare and Hospitals

UBC provides healthcare services to students through the Vice-President Students and the AMS. UBC also enables access to healthcare for UBC residents, faculty, staff and students through coordination with Vancouver Coastal Health, providing the UBC Hospital site and leasing clinic space on campus.

Current Status	Future
<p>UBC has a range of facilities provided by VCH, including the UBC Hospital. UBC also provides facilities for student health services in various locations, and a private medical clinic operating in Wesbrook Place.</p>	<p>Under construction: Gateway Health Building, including student health services</p> <p>In planning: Expanded health clinic space on campus.</p>

Ongoing planning and advocacy

- Information sharing to ensure service providers reflect UBC’s planned growth
- Vice-President, Students leads student health services.

Policies, plans, guidelines

- Campus Vision 2050 (2023) and Land Use Plan (2023): commits to working with external service delivery providers, including Vancouver Coastal Health, to deliver on areas of shared interest and ensure services are in place to respond to growing community needs.
- Neighbourhood Plans: provide space for community and commercial amenities, including medical clinics, etc.

Partners

- Vice-President, Students: leads student health services.
- AMS: operates the Sexual Assault Support Centre in the Nest.
- Vancouver Coastal Health: owns and operates the UBC Hospital and coordinates with UBC on public health services.

Emergency Services

UBC provides safety and risk services for UBC, and ensures coordination with RCMP, Vancouver Fire and Rescue Services, BC Ambulance Service and Metro Vancouver to support public safety.

Current Status	Future
UBC provides sites for RCMP, Fire, and ambulance services to serve the Point Grey area.	In planning: Exploring expansion of the current Public Safety Building.

Ongoing planning and advocacy

- Information sharing to ensure service providers reflect UBC’s planned growth
- Exploring expansion and redevelopment of the current Public Safety Building
- UBC Safety and Risk Services regularly coordinate with RCMP and support provincial advocacy efforts for more funding to grow service delivery

Policies, plans, guidelines

- Campus Vision 2050 (2023) and Land Use Plan (2023): commits to working with external service delivery providers to deliver on areas of shared interest and ensure services are in place to respond to growing community needs.
- Neighbourhood Plans
 - Acadia Neighbourhood Plan (Future).
- Housing Action Plan (2024)

Partners

- UBC Safety and Risk Services: provides safety and risk services, including emergency management and security, for UBC.
- Province: funds RCMP, fire, ambulance services; determines services levels;
- Royal Canadian Mounted Police (RCMP): Provides police services.
- Vancouver Fire and Rescue Services (VFRS): Provides fire and rescue services.
- BC Ambulance Service: Provides paramedic services.
- Metro Vancouver: Provides emergency management.