



UBC campus vision 2050

Shaping the Future of UBC Vancouver

DECEMBER 2023





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.

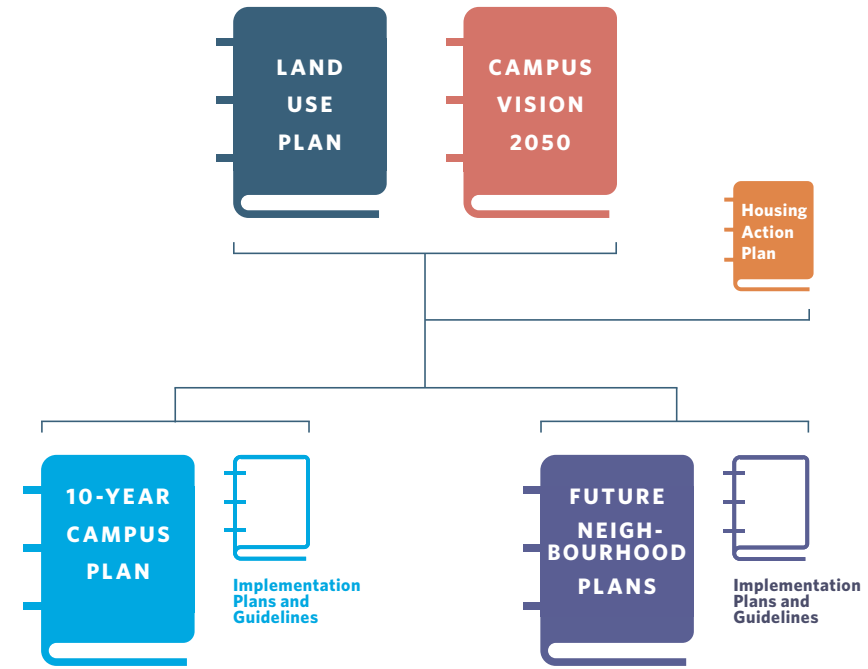
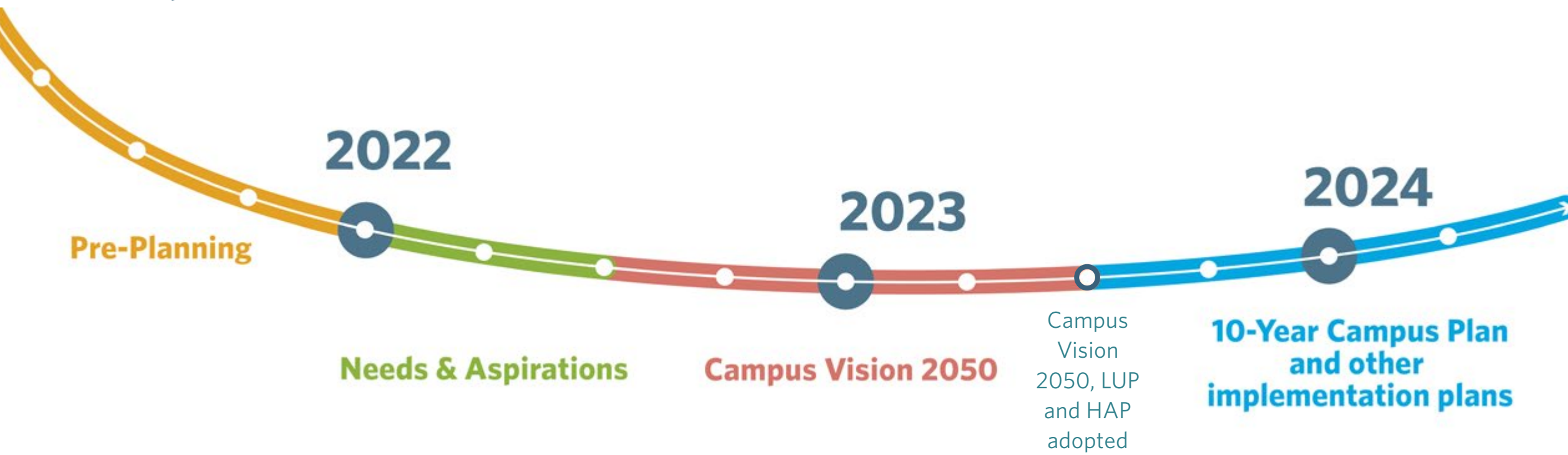


Image: Relationship between Campus Vision 2050, the Land Use Plan, Housing Action Plan and other outputs.

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.

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

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.

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.

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

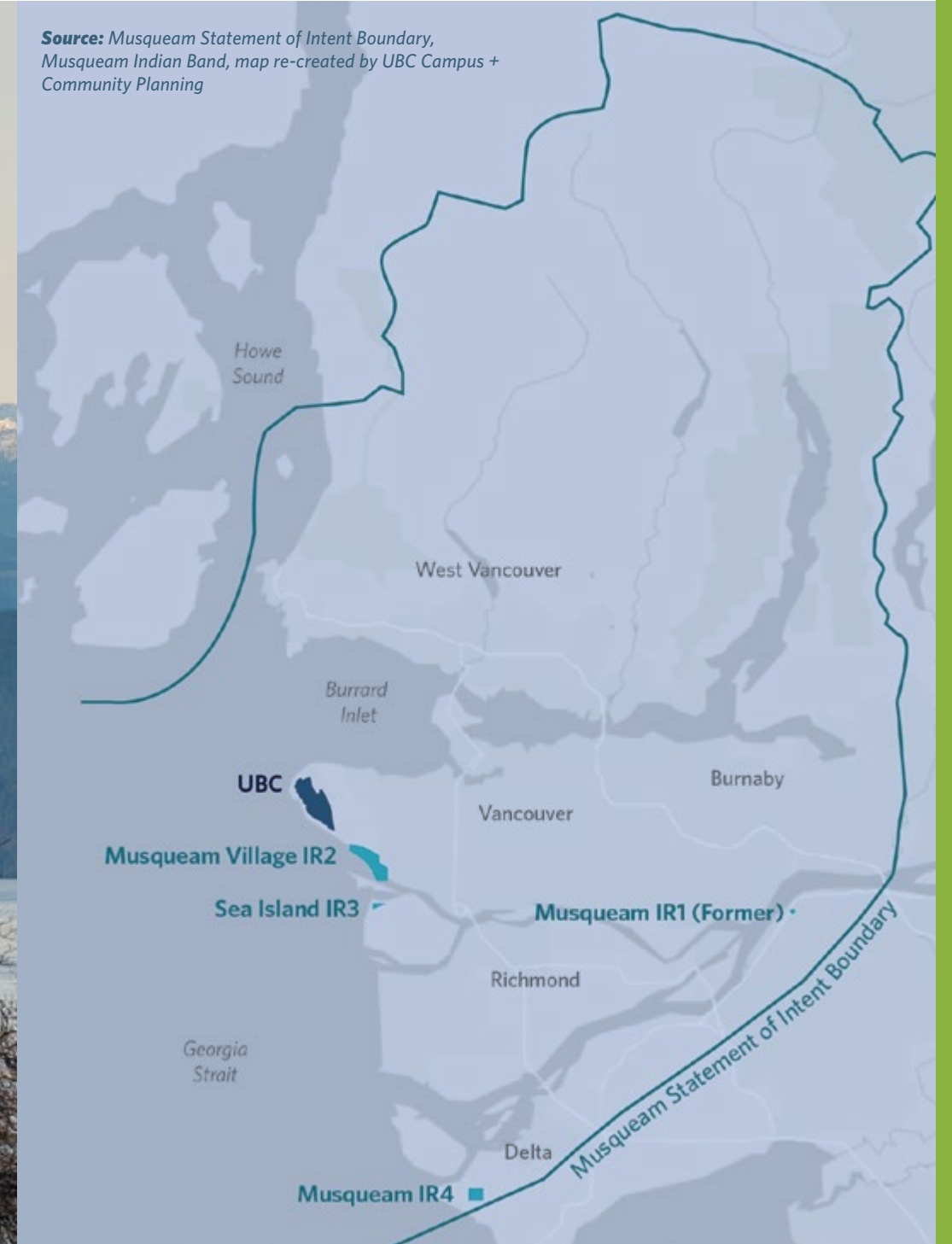
The Province of BC chose Point Grey as the site for UBC more than 100 years ago and endowed the university with the land through crown grants commencing in 1925. Musqueam representatives have advised that these decisions were made without their knowledge or involvement.

Musqueam's territory is described by waterways. There is no north, south, east, and west; orientation is described in hə́nqəmiḱə́m 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. tā šxʷhələləm̓s tā kʷaʷkʷəʔaʔ4 (The Houses of the Ones Belonging to the Saltwater) student residence was officially named in 2021 along with the openings of q̓əlʔaləməcən 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.

ʔəlq̓sən Musqueam art installation: ʔəlq̓sən is the hənq̓əmiḥəḥ 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)

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:



- | | | |
|---|--|--|
| 1. Chief qiyəplənəxʷ post | 4. Musqueam installations at Alumni Centre | 7. Musqueam Thunder sculpture |
| 2. Musqueam art at Museum of Anthropology | 5. sʔi:4qəy qeqən post | 8. Musqueam illustrated storyboards, building names and čsəm̓lenəxʷ post at Totem Park |
| 3. hənq̓əmiḥəḥ street signs (campus core) | 6. “Raven with Spindle Whorl” house post | 9. Musqueam Garden and xʷcičəsəm - Indigenous Health, Research and Education Garden |



tā šxʷhələləm̓s tā kʷaʷkʷəʔaʔ4 student housing. (Photo credit: SHCS)



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

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.

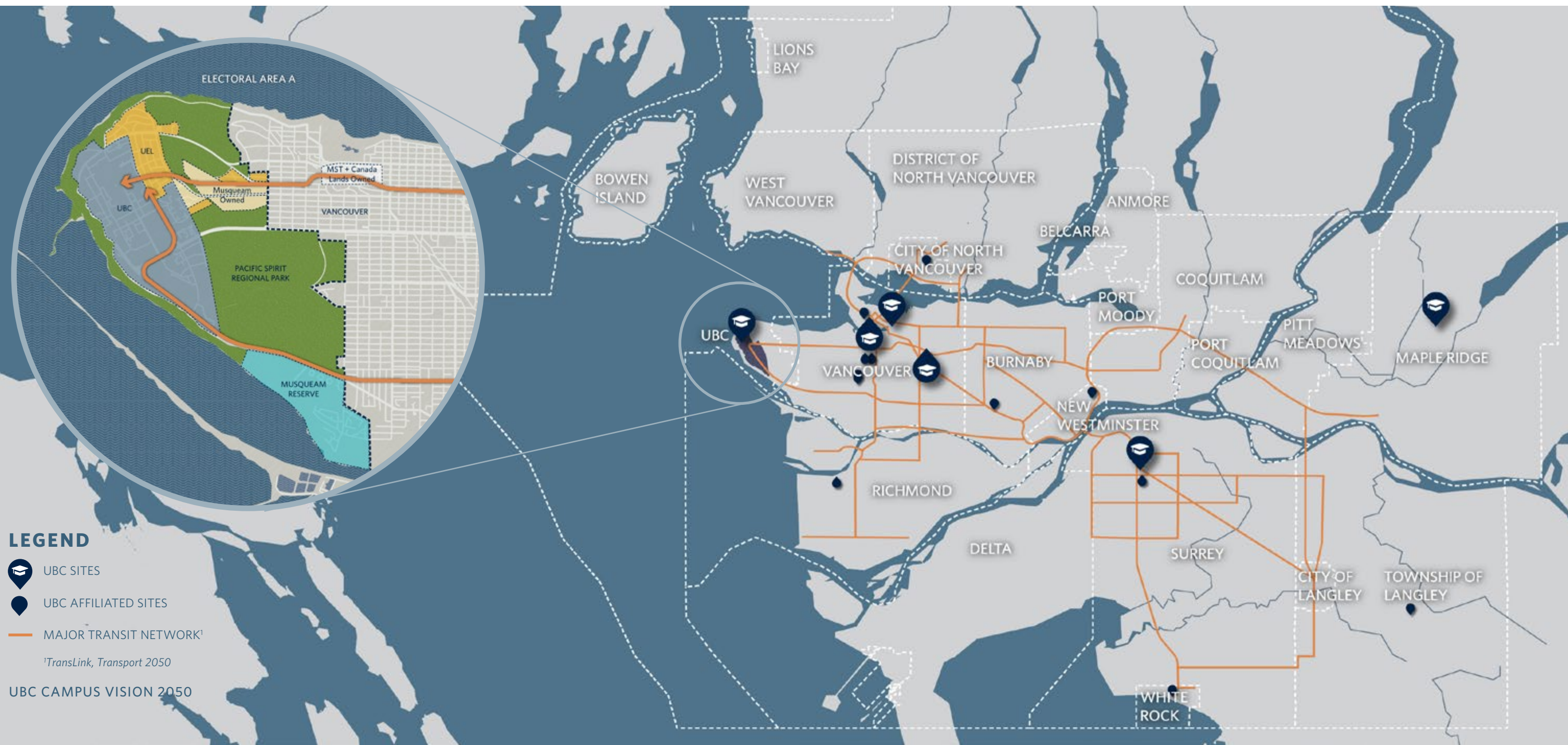
Growth in the area will include significant new housing at UBC, in the UEL and on the west side of Vancouver, particularly at a major new housing development at the Jericho Lands, a 90-acre (36-hectare) site co-owned by the Musqueam, Squamish and Tsleil-Waututh Nations

(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.



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.



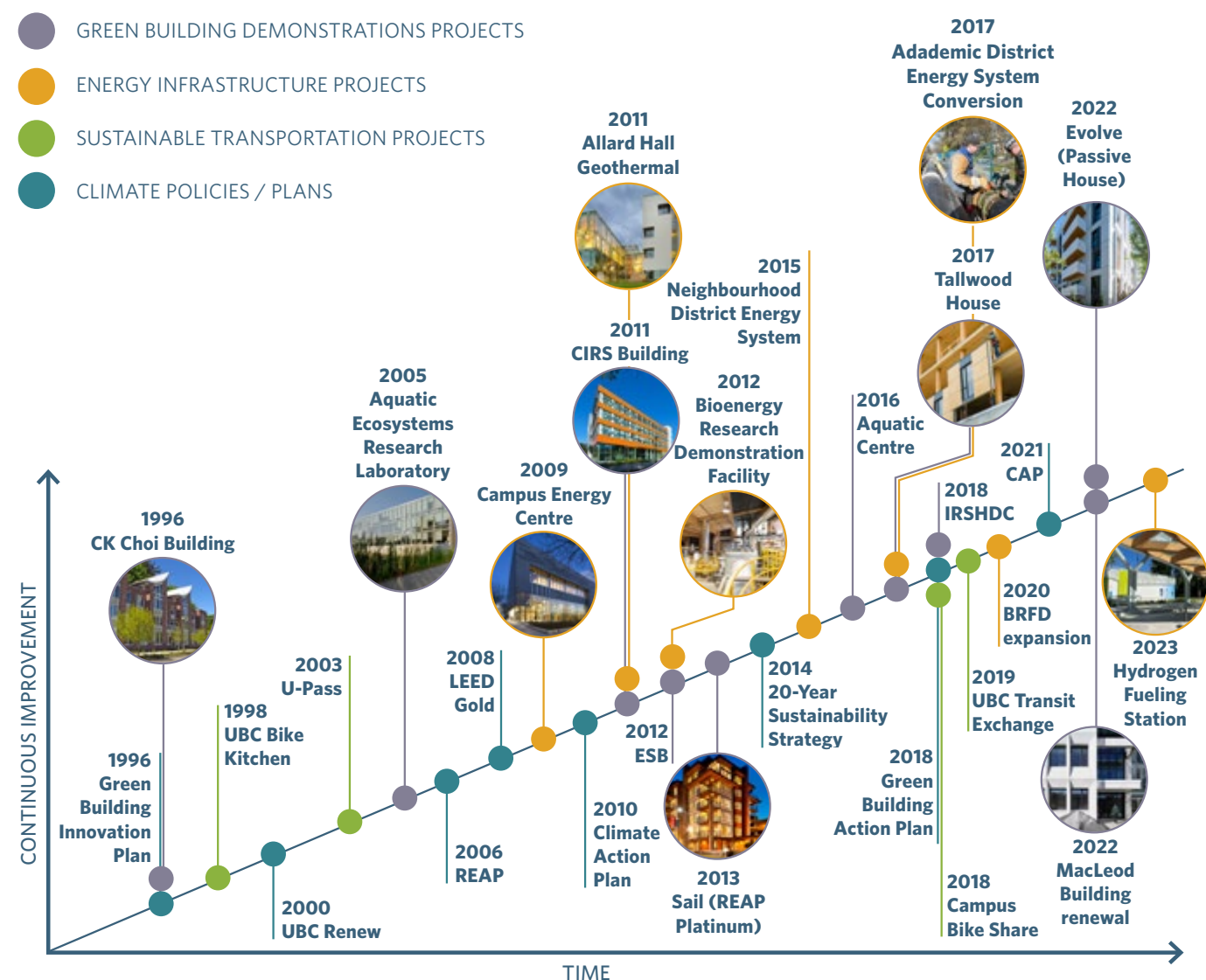
Image: 2019 UBC Climate Strike at Money and Raymond M.C. Lee Square and University Commons, looking west down University Boulevard. (Photo Credit: Joachim Zens)

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.

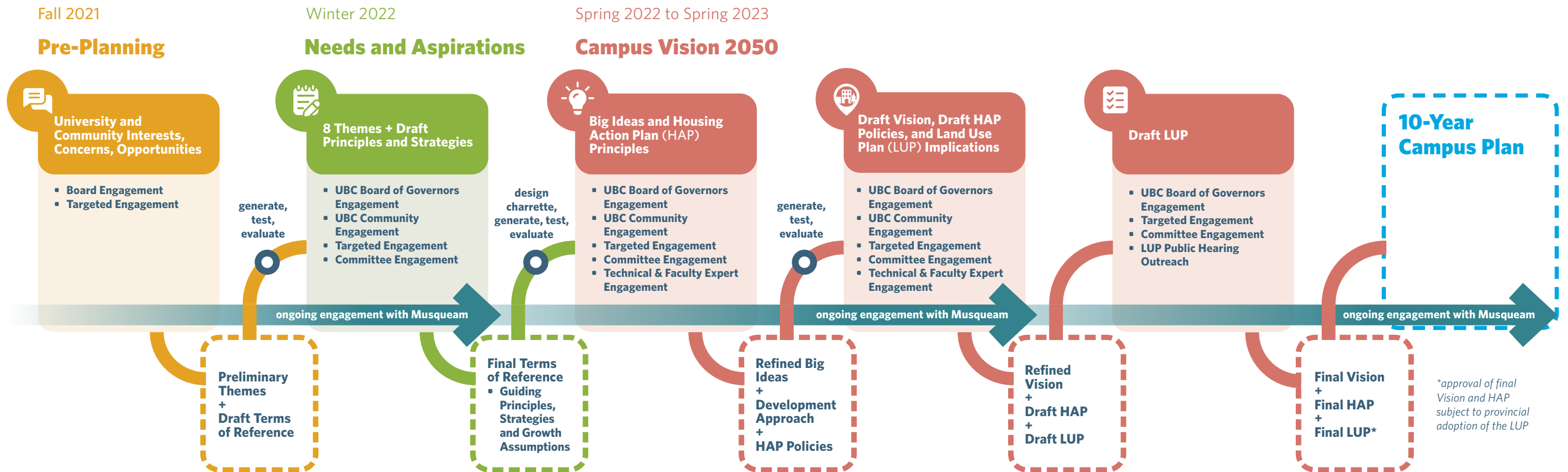
Input was gathered using a range of methods, including surveys and other interactive online tools, open houses, in-depth workshops, facilitated community conversations, pop-up information booths and discussions with various campus departments and groups. Input was also gathered from project advisory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

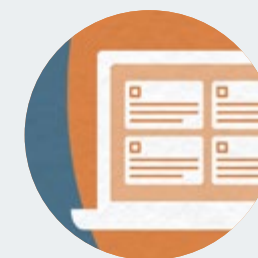
How We Reached People



Speaker Events



Pop-Up Booths



Surveys and Digital Tools



Workshops and Targeted Engagement¹



Community Conversations



Roadshows



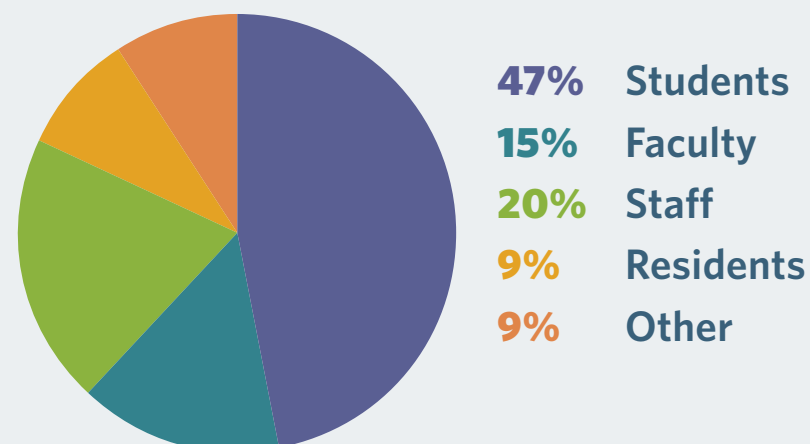
Walking Tours



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

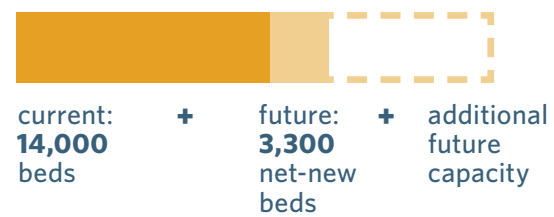
Student Housing

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



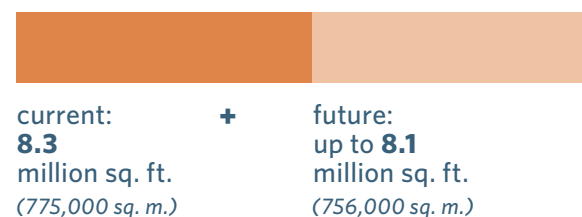
Neighbourhood Housing

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 complete 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.



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.

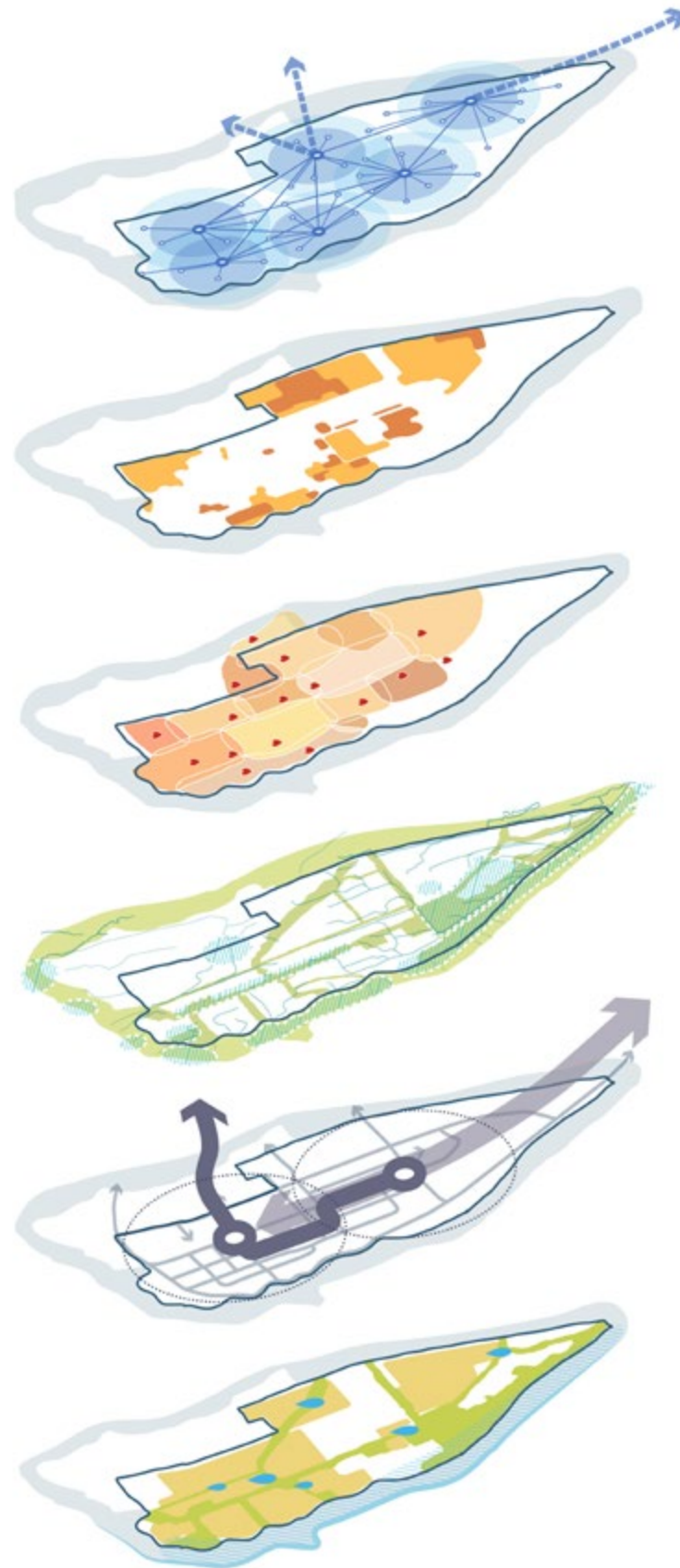
Ensure the Campus Lands Benefit the UBC Community Today and for Generations to Come

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.

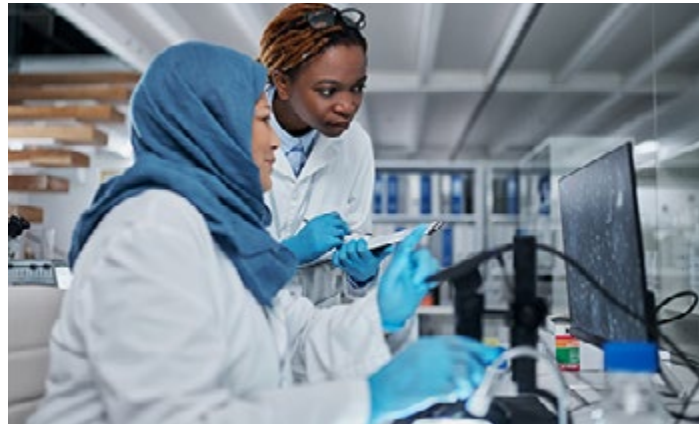
i For more detailed descriptions of academic character, including building heights, see *Campus Design and Character*.

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



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.)

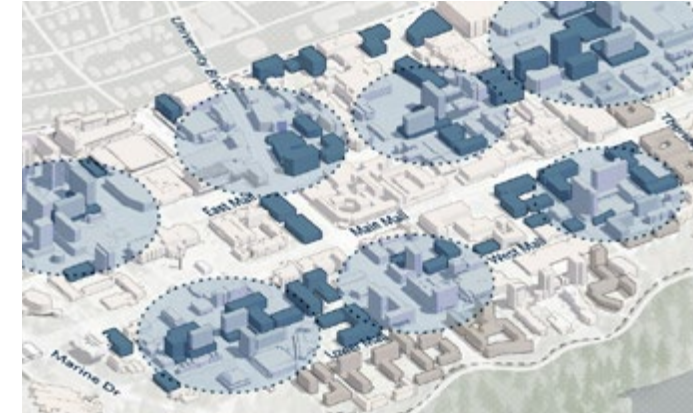
Concentrating Academic Growth in the Campus Core



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)



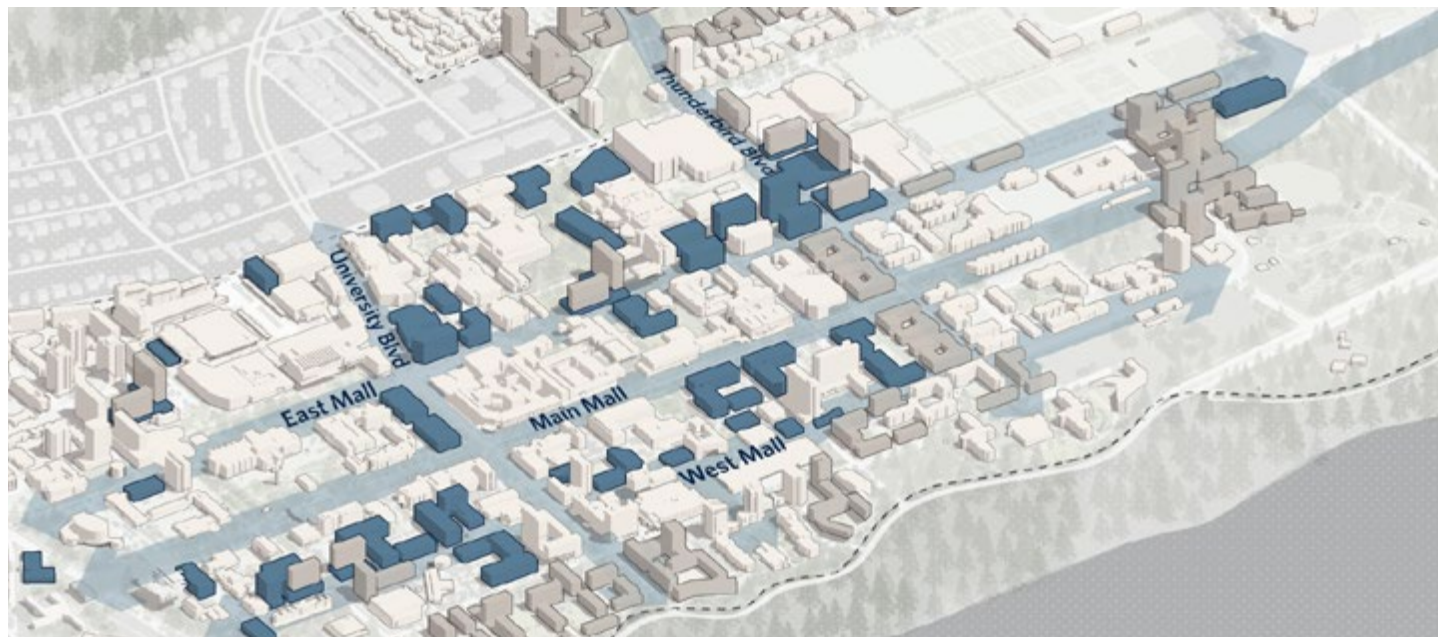
Lower floors provide social and community spaces that activate the public realm. (Photo credit: Bruce Damonte)



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

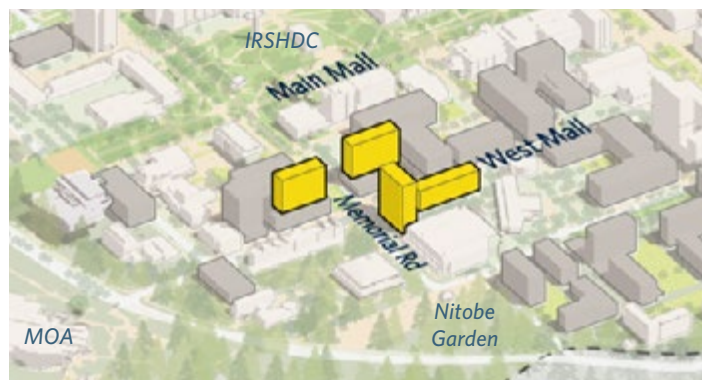
The expansion of Place Vanier will significantly increase undergraduate student housing capacity, address seismic deficiencies and create a more active and vibrant pedestrian environment through building design and ground-floor programming. Thoughtful location of buildings and open spaces will maintain 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.



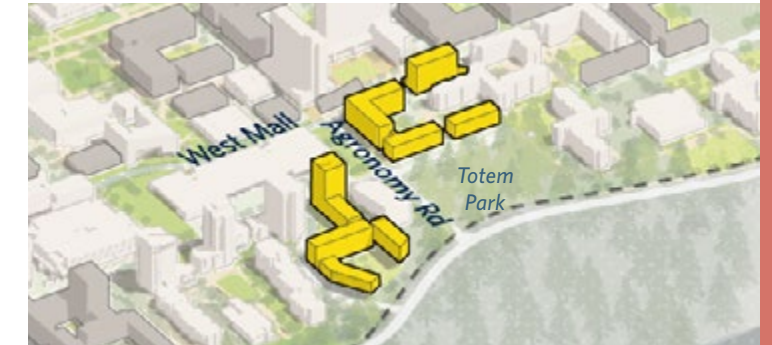
Proposed Arts and Culture District Learning Hub

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

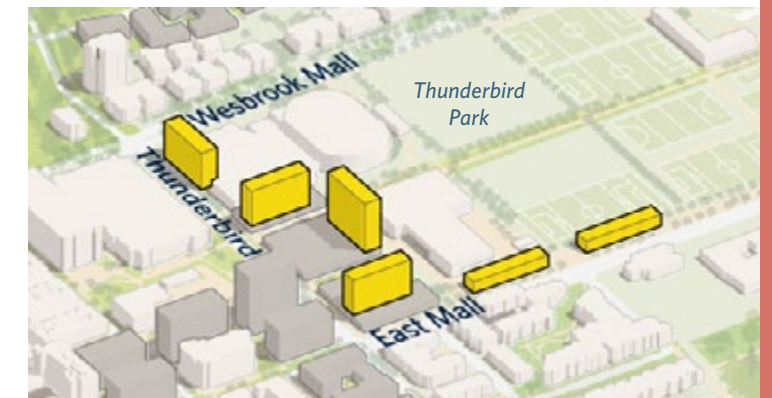
Future redevelopment and expansion of Ritsumeikan-UBC House and Lower Mall Research Station will accommodate more student housing over the longer term, in addition to replacement capacity for nearby Thunderbird Residences, whose buildings will be replaced and/or renewed over time to enable faculty and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

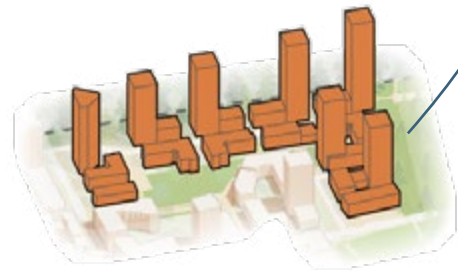
Neighbourhood Housing

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.

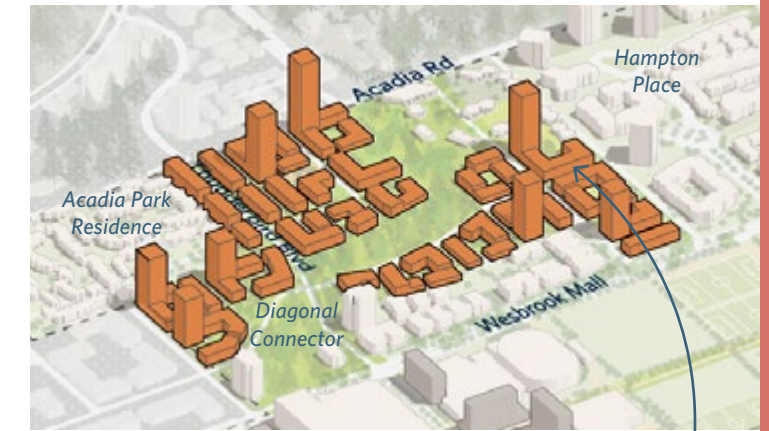
Wesbrook Place South will continue the form of towers and mid-rise buildings found throughout Wesbrook Place Neighbourhood. Towers (ranging from 22 to 39 storeys) will be located next to the forest edge, increasing in height towards the south, and arranged to minimize shadowing on community open space. 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.

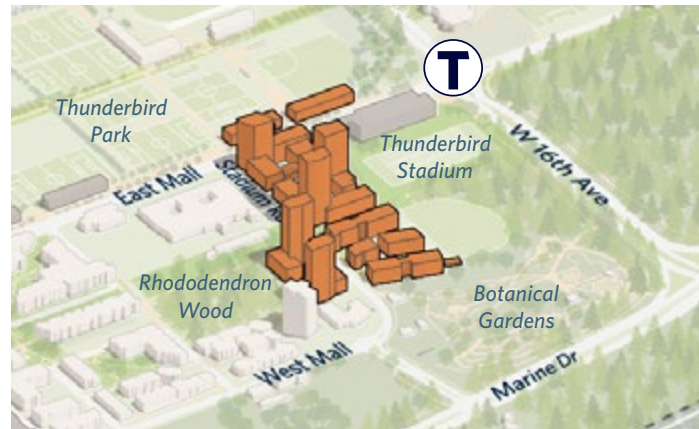


Acadia Neighbourhood conceptual layout and massing. Detailed planning and design of the neighbourhood will be subject to a future neighbourhood planning process.



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.

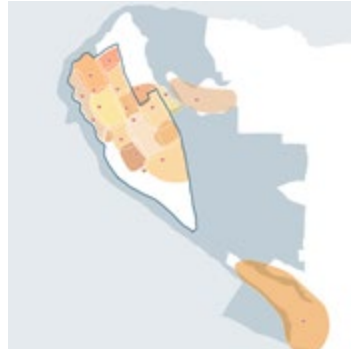


Mid-rise scale housing with front doors onto the public realm. (Photo Credit: Mariko Reed)

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.



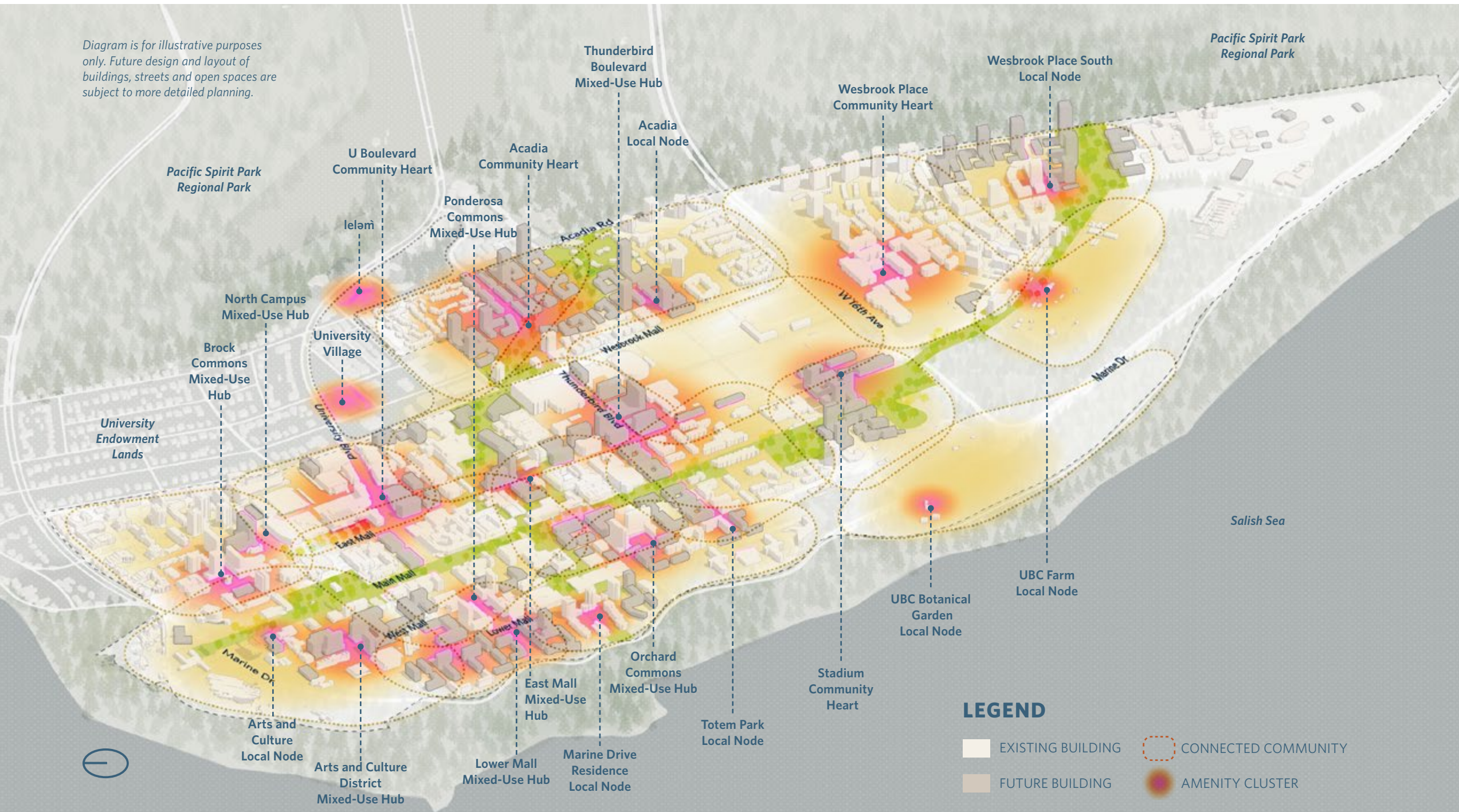


Big Idea: A Community of Communities

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.



LEGEND

- EXISTING BUILDING
- FUTURE BUILDING
- CONNECTED COMMUNITY
- AMENITY CLUSTER

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.



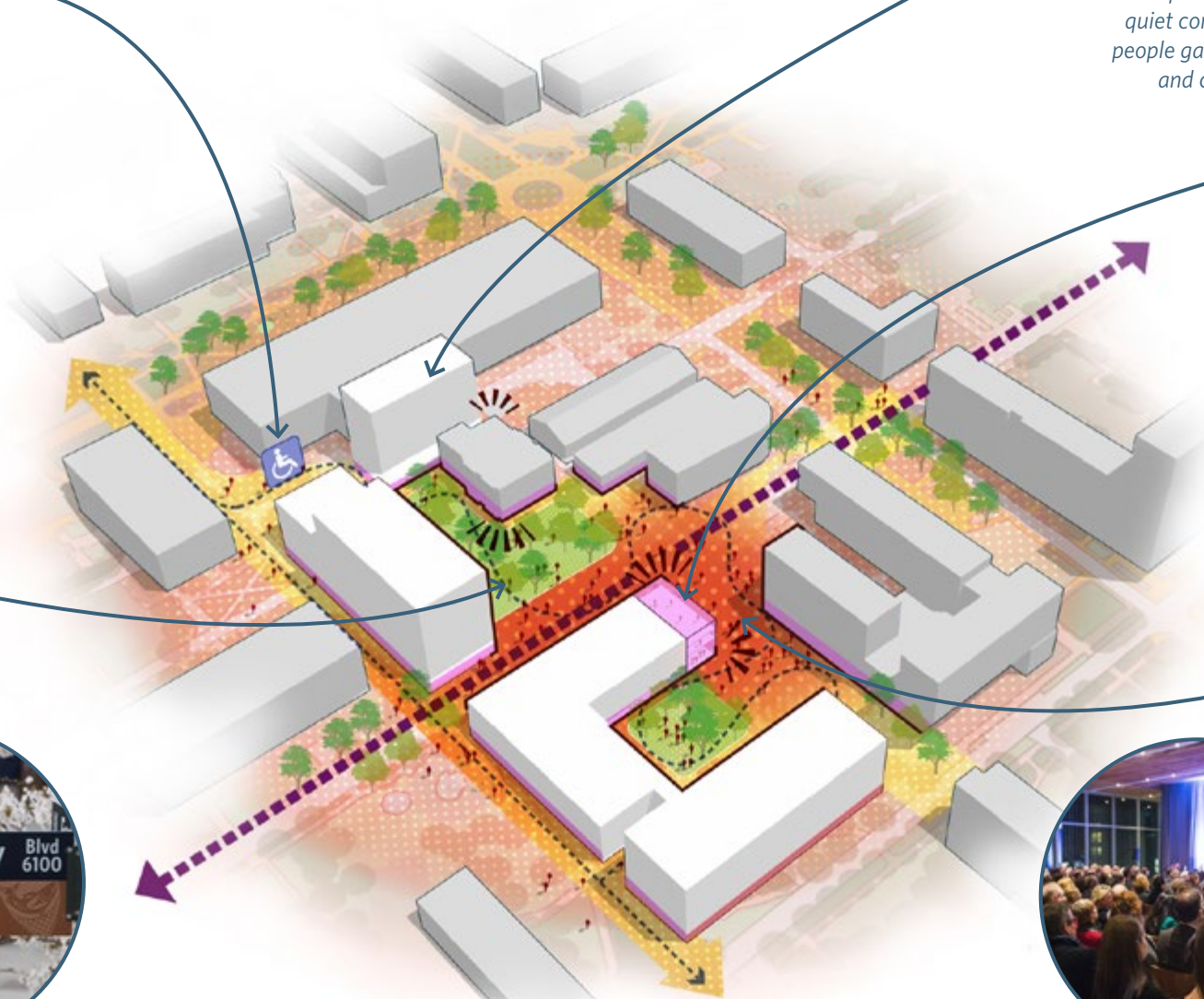
"We spaces" — where multiple UBC communities interact and integrate.



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

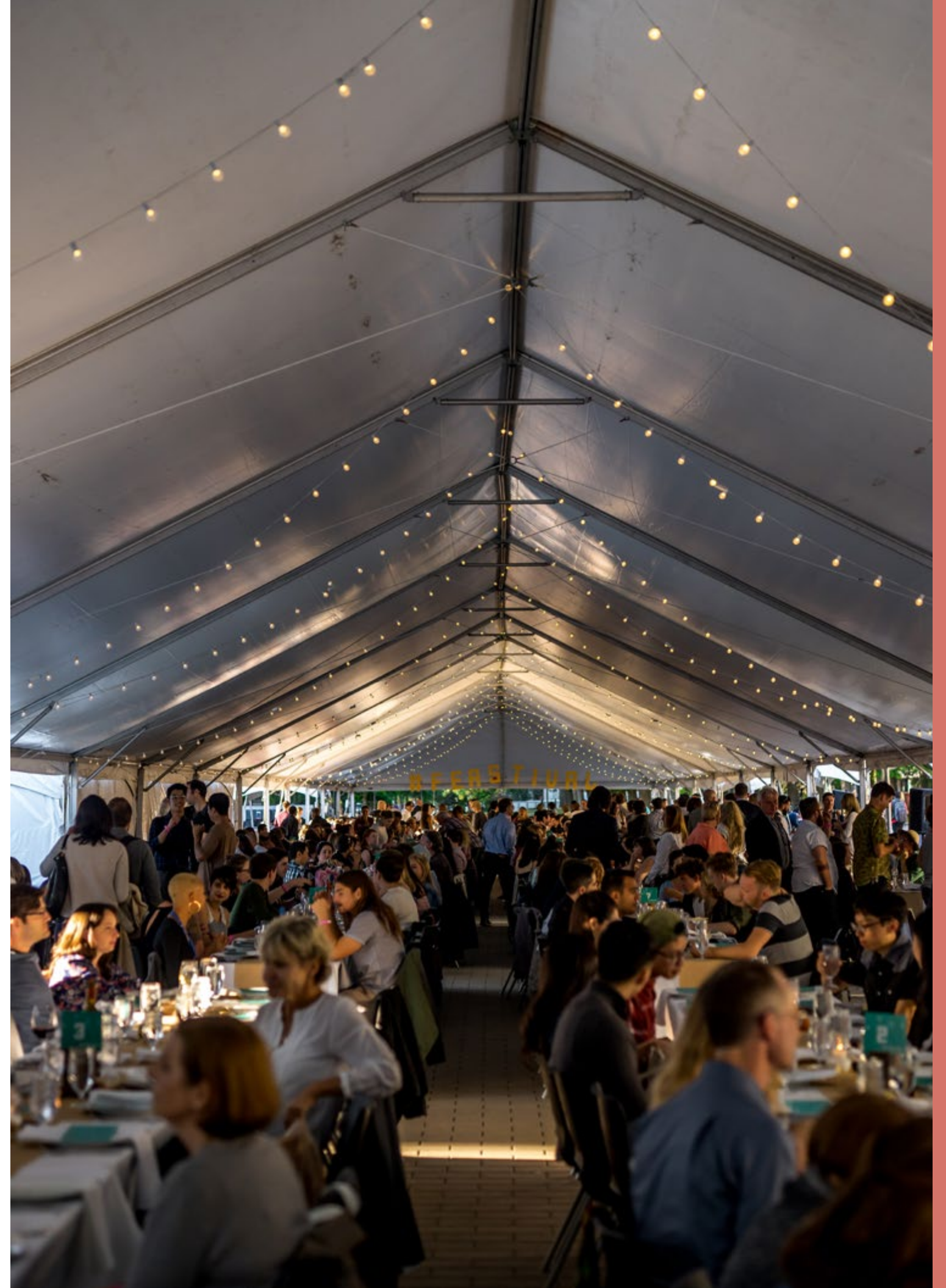
UBC residents will be served by schools and community facilities in both UBC and surrounding neighbourhoods, including two primary schools, one secondary school, and a third site for a future primary school located in Wesbrook Place. Schools are the responsibility of the Vancouver School Board and the 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.

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



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)

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.



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

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 šxʷhələlərns tə kʷaʔkʷəʔaʔk (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 leləm̓, 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:4qəy̓ 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 hən̓q̓əmiñəm.



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.



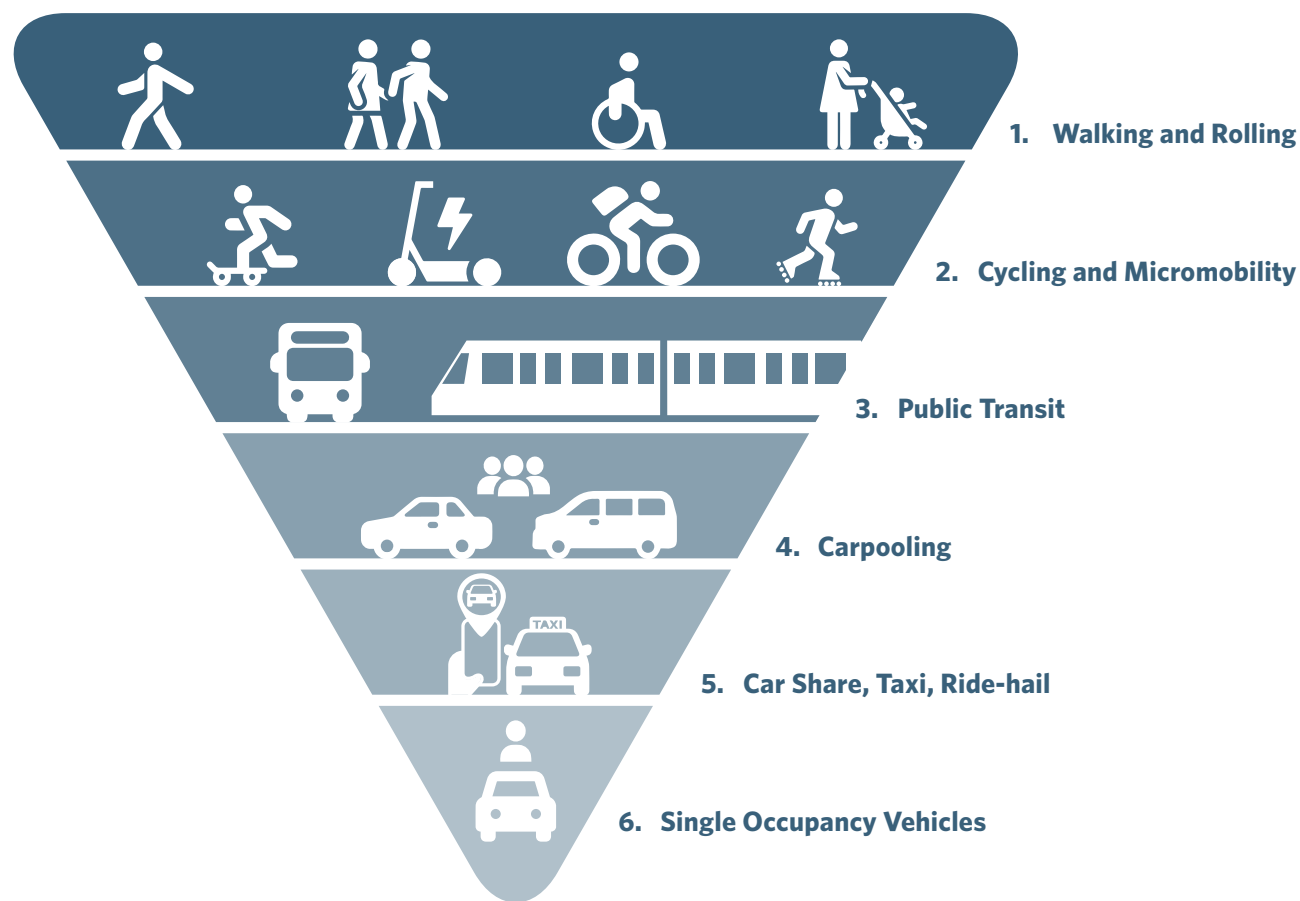
KEY STRATEGIES

- 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.



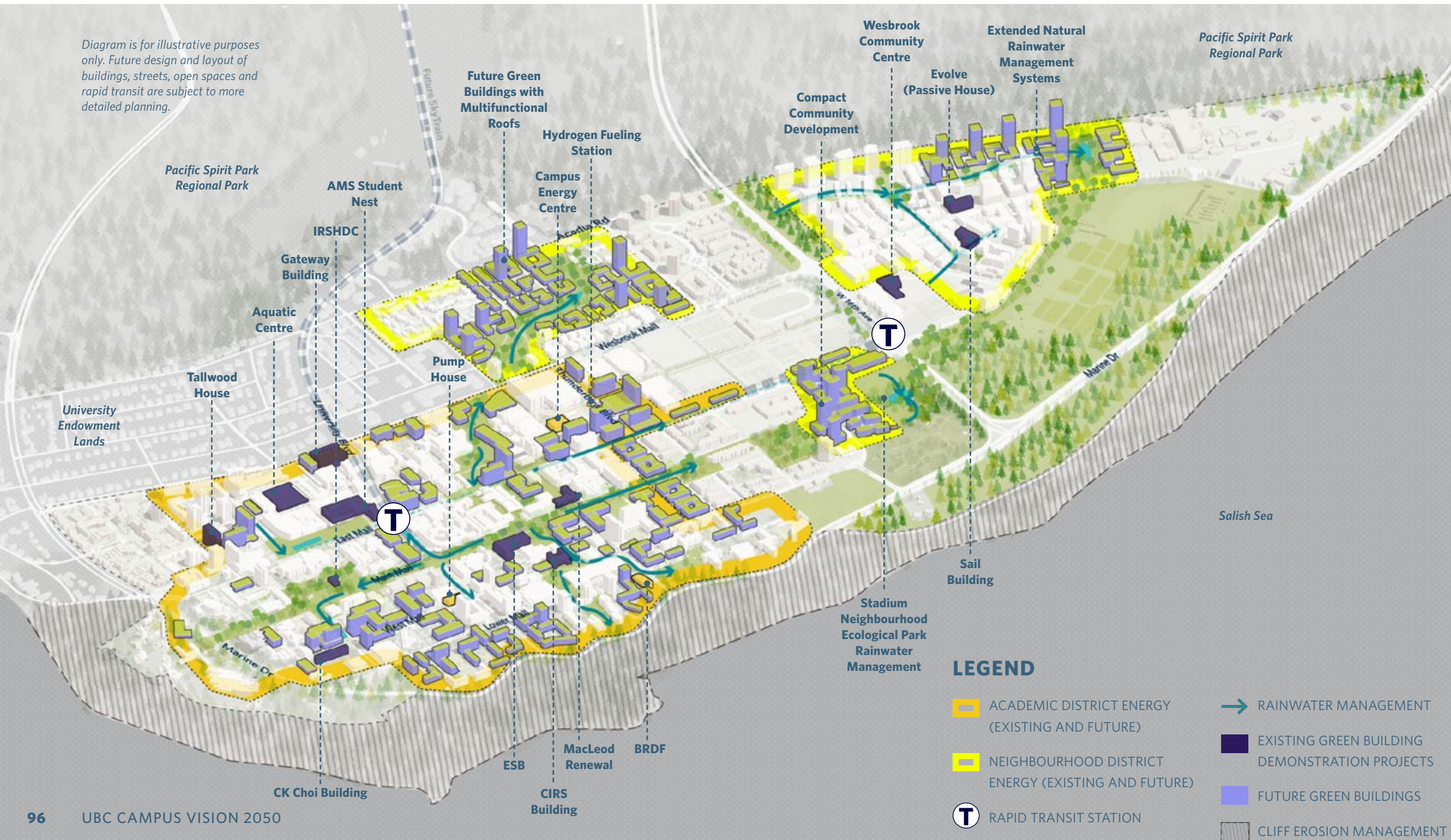
Big Idea: Climate Mitigation and Adaptation



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.



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

LEGEND

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

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

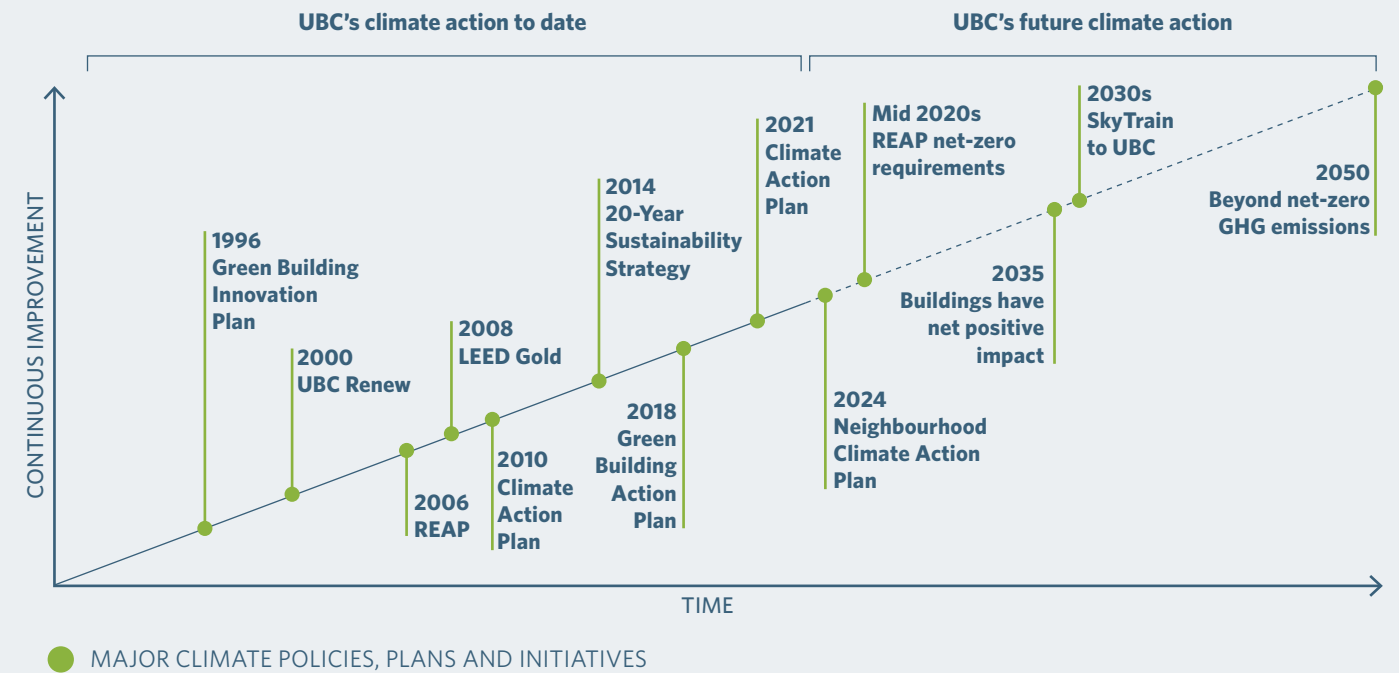
Campus as a Living Lab brings research, teaching and learning together on campus to explore and test innovative approaches to the climate crisis. Campus as a Living Lab projects empower learning, trial and error, and discovery in real-time, enabling opportunities to experiment, fail and learn from mistakes 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.

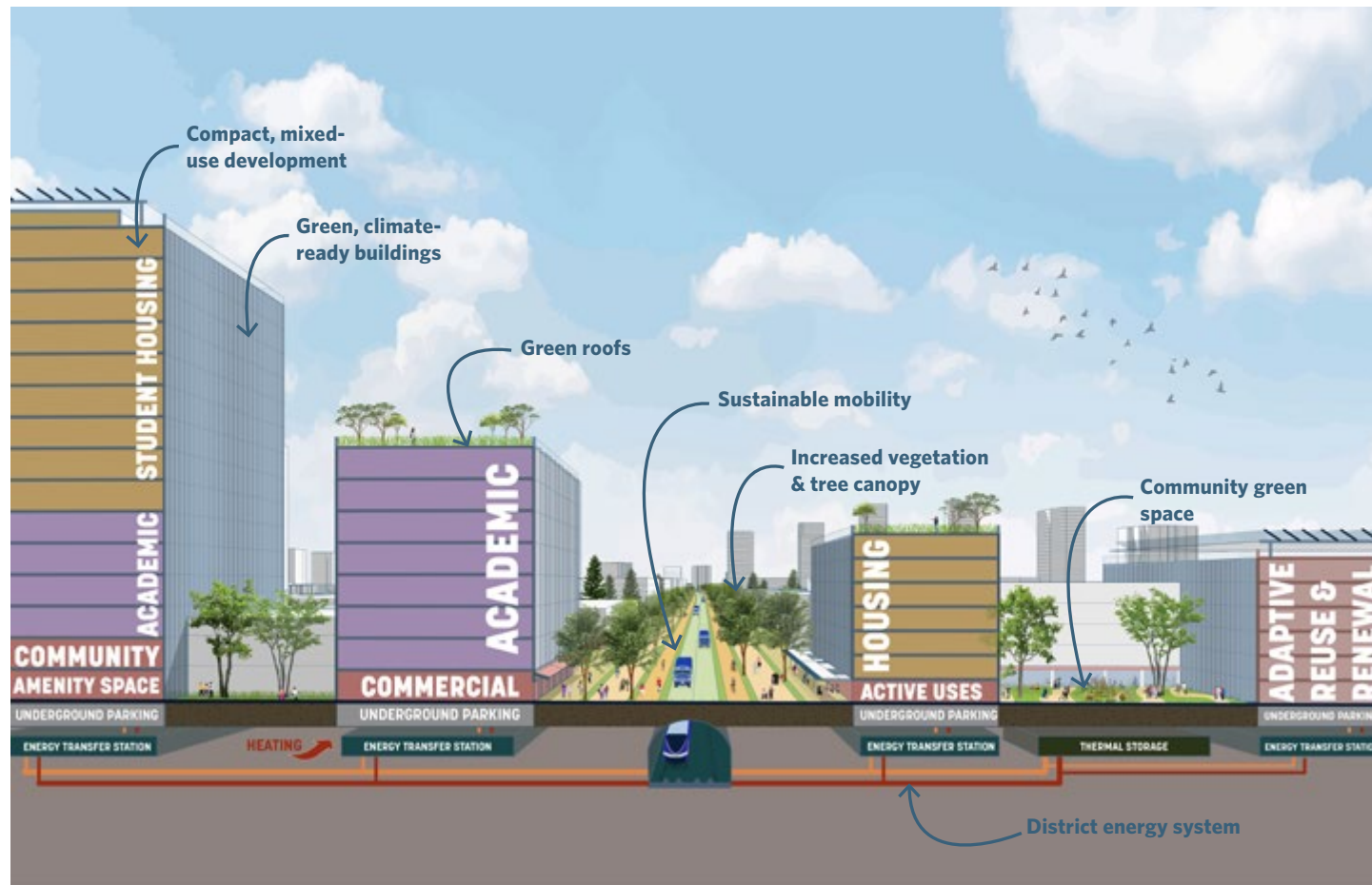


Climate Mitigation

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

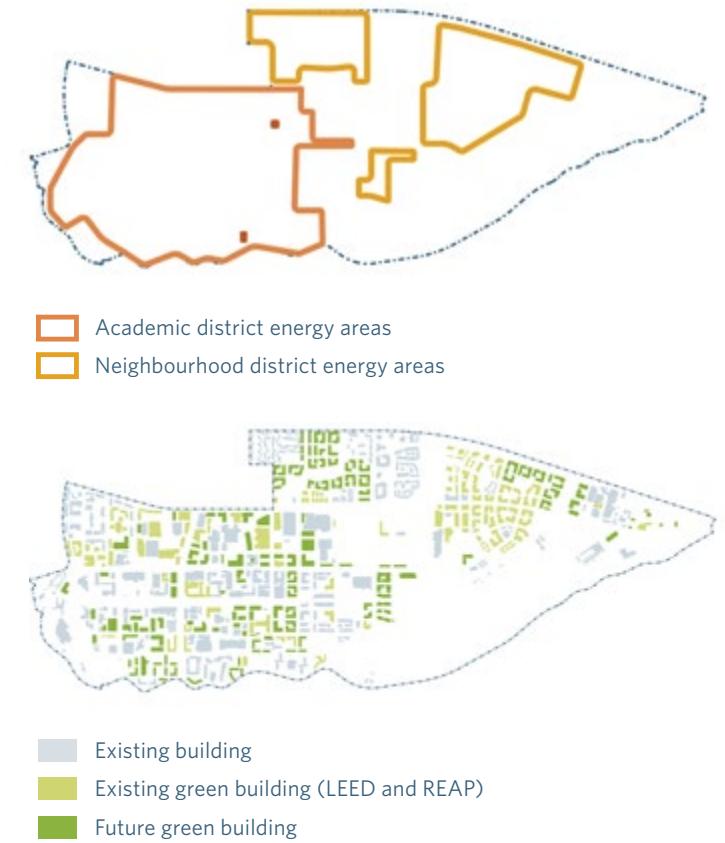
- Design compact communities that allow people to meet their basic needs within walking distance
- Decarbonize transportation by supporting green mobility (e.g., walking and rolling), providing access to fast and reliable on- and off-campus transit—including two on-campus SkyTrain stations—and supporting 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



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)

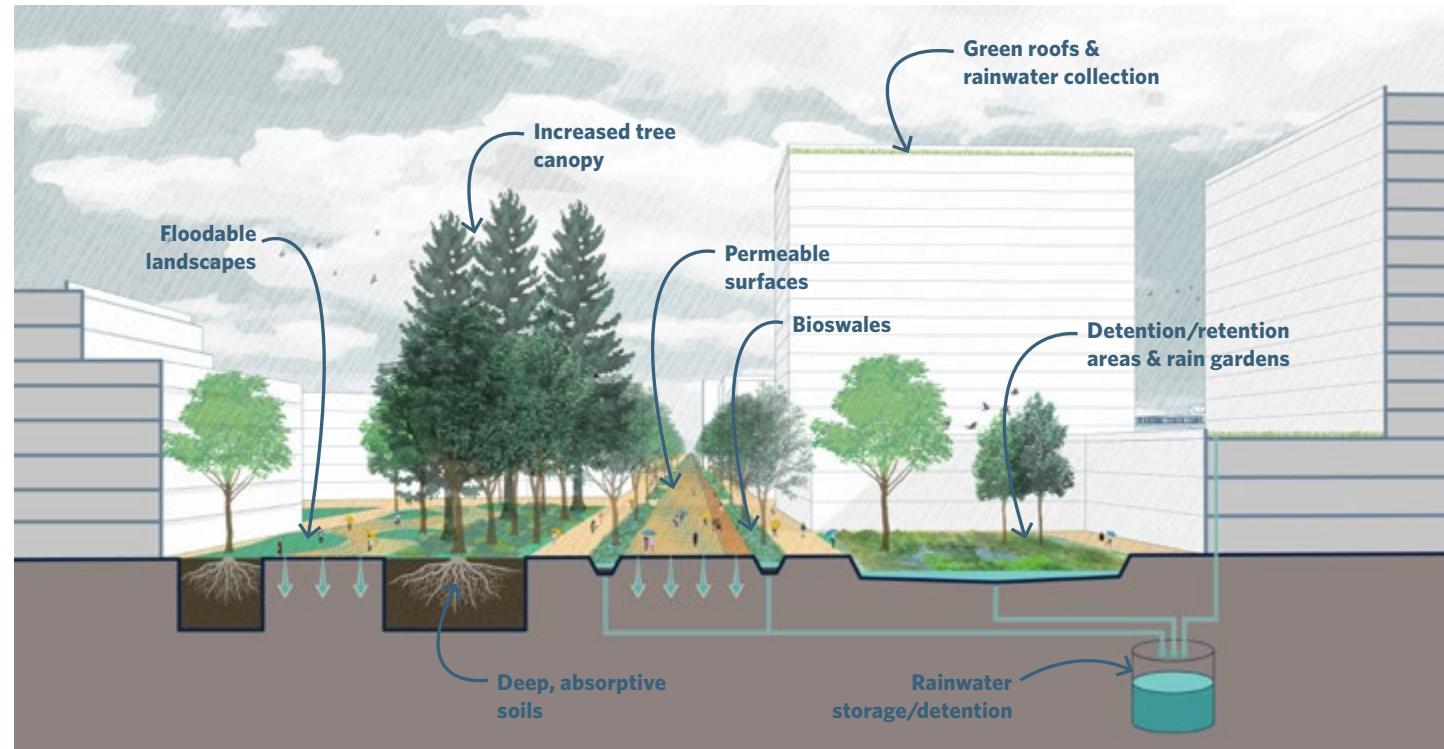
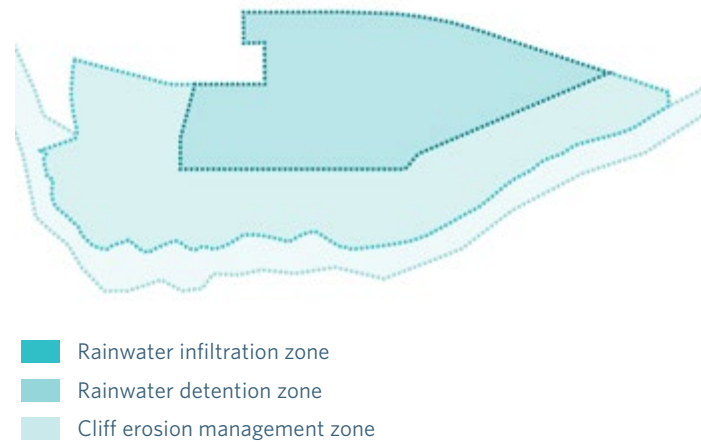
Climate Adaptation

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

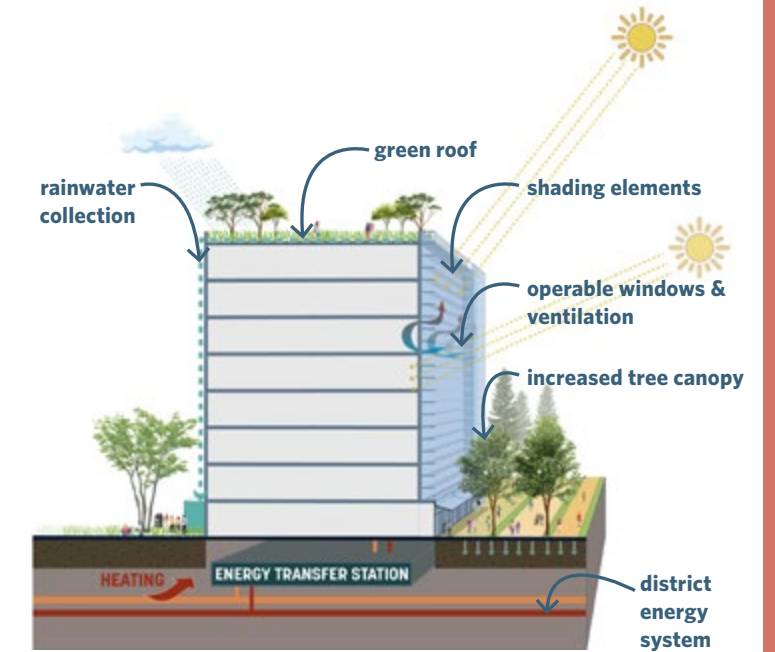


Diagram of a climate-ready building.

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

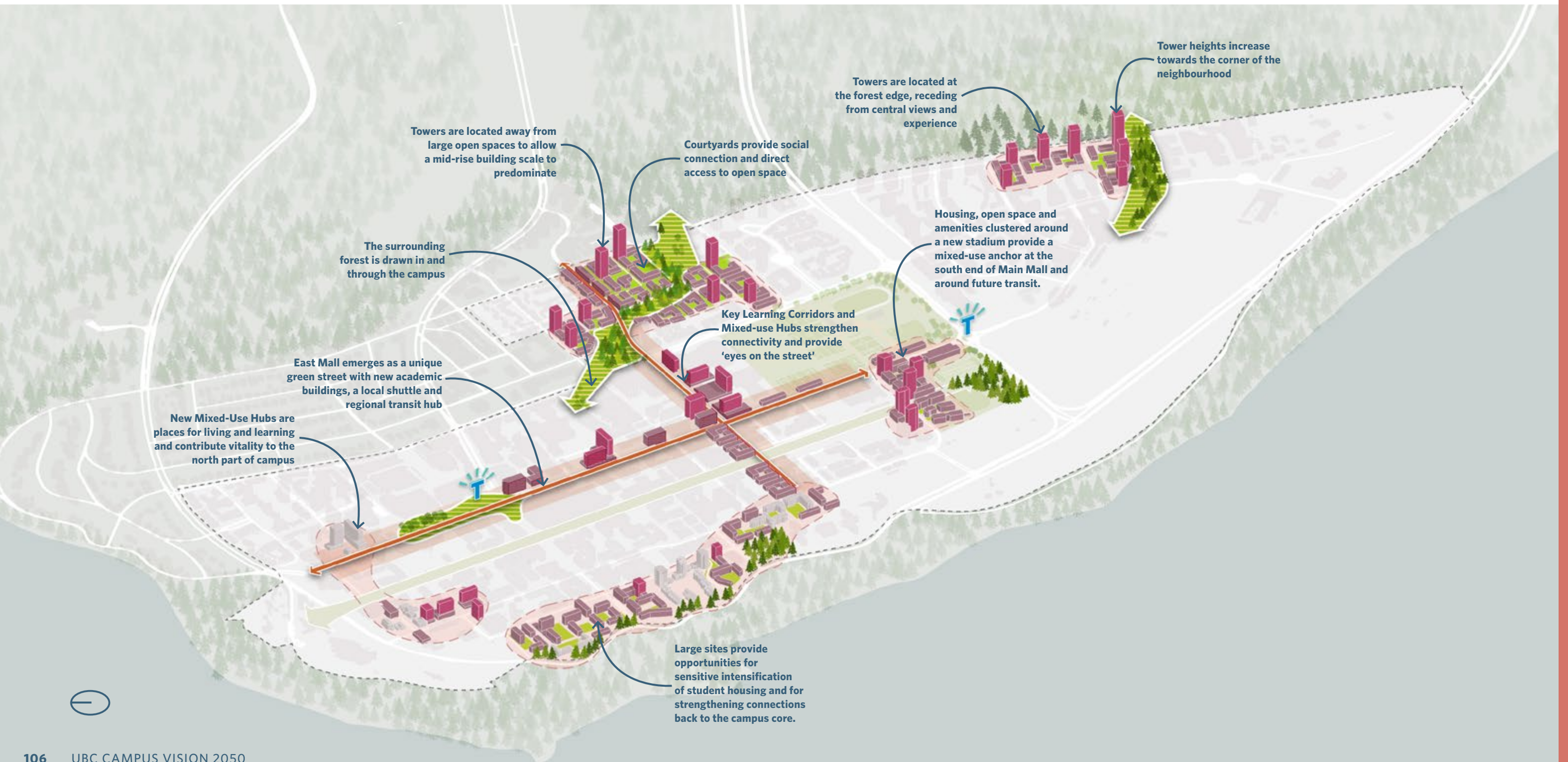


Campus Design Intention

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.



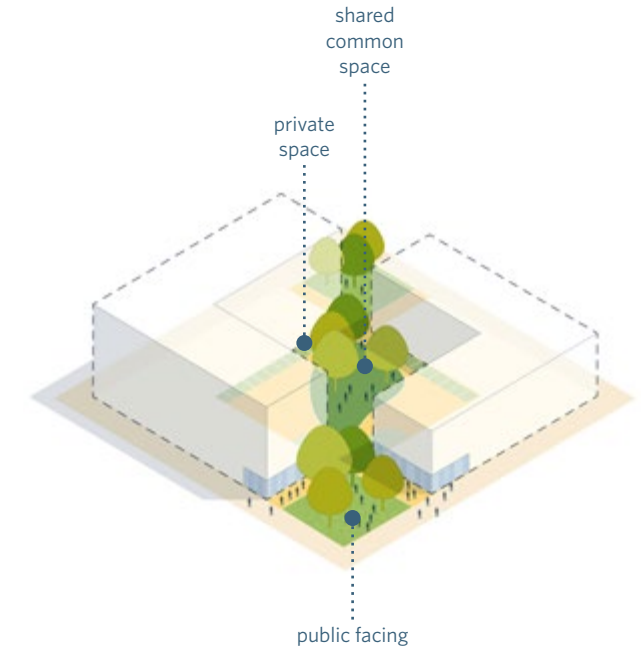
Prominent views and points of welcome root the campus in its context: proximity to the water and views of the Salish Sea and mountains to the north, a forested edge to the west, and a sense of welcome and arrival from the south and east.

Campus Design Elements

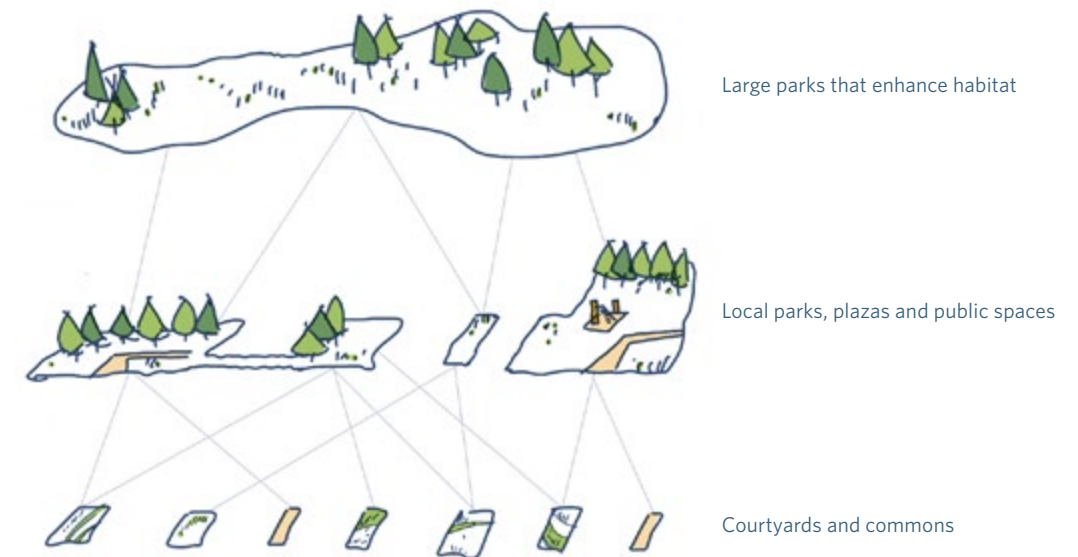
Courtyards and Open Spaces

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.



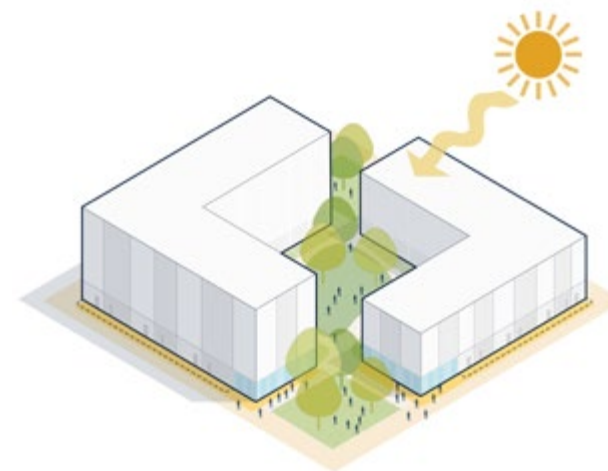
- trees and landscape provide a soft edge to the street
- multi-modal streets designed for walking, rolling, cycling, transit and local traffic
- local plazas help identify and reinforce places for community gathering, local services and amenities
- setbacks along street provide places for activities 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.



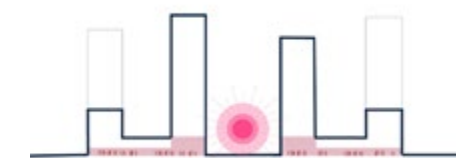
Courtyard buildings will have public and private sides, with active edges, entries and front porches contributing to street activation and interior spaces providing more social, shared spaces.

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



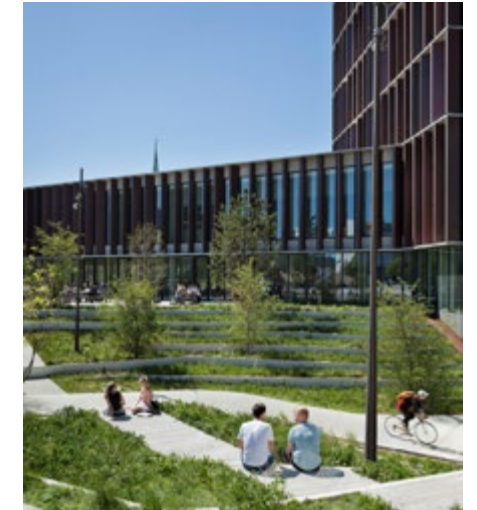
1. Photo Credit: James Dow



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.

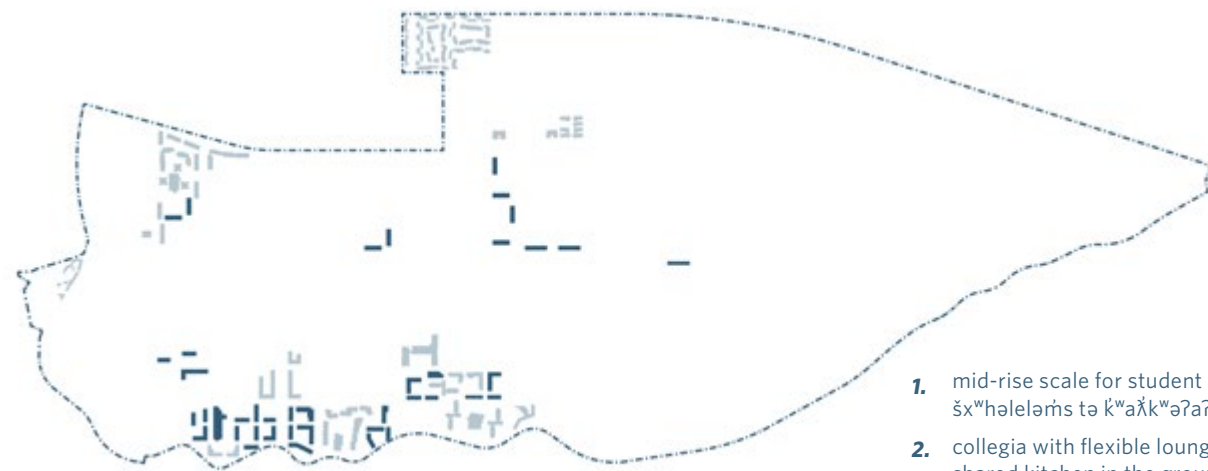
New student housing will be comprised of a combination of mid-rise buildings (up to eight storeys) and towers (up to 22 storeys) in Mixed-Use Hubs. Heights along the western edge of campus will reflect the forest character and avoid excessive view impacts on Wreck Beach.

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.



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



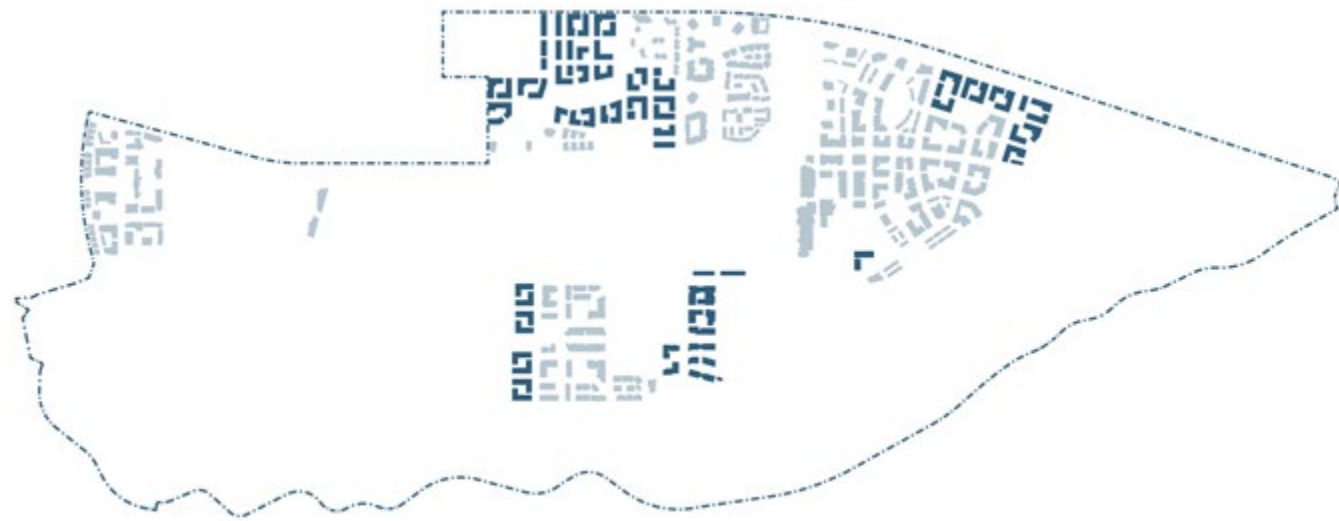
6. Photo Credit: Schemata Workshop

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



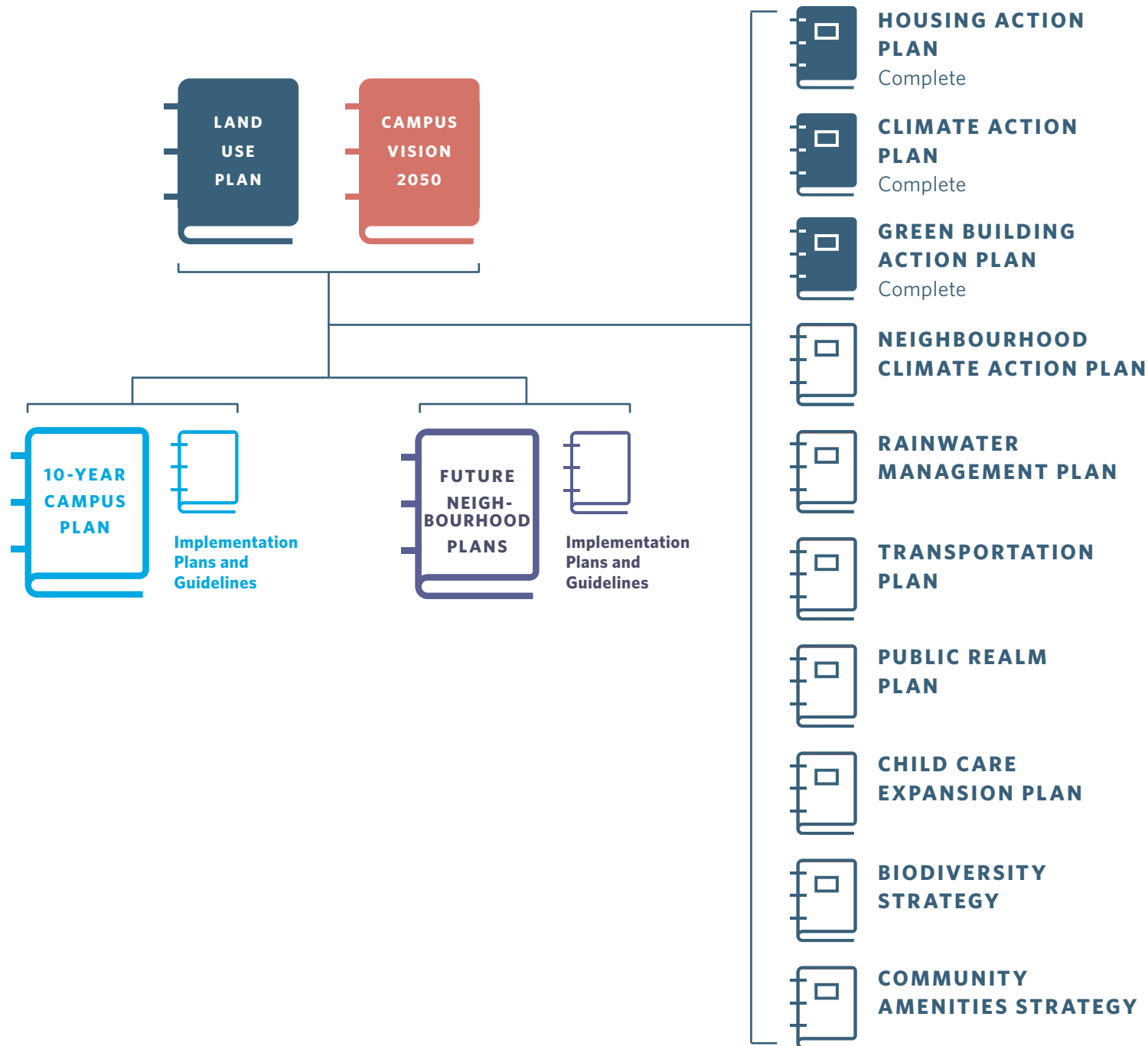
7. Photo Credit: Mariko Reed



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

Acknowledgments

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University Advisory Groups and Subject Matter Experts

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

Massif Creative

Arlene Cotter

UBC Student, Faculty, Staff and Neighbourhood Resident Groups

Students

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
Student Housing and Community Services:

- 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

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