



Date: January 25, 2023

Time: 4:30 p.m. (via [Videoconference](#))

AGENDA

A. CALL TO ORDER

B. APPROVAL OF AGENDA

1. **Motion:** That the Committee approve the January 25, 2022 Agenda as circulated.

C. APPROVAL OF MINUTES

1. **Motion:** That the Committee approve the October 26, 2022 Minutes as circulated. 1

D. DELEGATIONS

None

E. EXTERNAL REPORTS & PRESENTATIONS

None

F. REPORTS

1. Announcements
 - a. UNA's positions on Campus Vision 2050 (CV2050) and UBC responses 4
 - b. New community group: UBC Community for Sustainable Development (UCSD)
 - c. Current stage of CV2050 and UNA's next steps
2. Discussion on UNA's response to CV2050 Draft Land Use Plan and 30 Year Vision 12
3. Eagle's Nest and Land Use – UNA Role 73
 - a. November 24, 2022 UNA Board resolution – “THAT the Land Use Advisory Committee consider the request from the Save UBC Eagles campaign, that the UNA support the campaign, and that the committee make a recommendation to the UNA Board.”
 - b. General approach to development permit process and concerns about ecological impacts of specific projects (birds, trees, water management, et al)
4. Land Use Issues – UNA Programming
 - a. Goals and format (speakers, community conversations)
 - b. Topics
 - c. Timing and organization



UNIVERSITY
NEIGHBOURHOODS
ASSOCIATION

UNA LAND USE ADVISORY COMMITTEE

Date: January 25, 2023

Time: 4:30 p.m. (via [Videoconference](#))

G. UNFINISHED BUSINESS

None

H. NEW BUSINESS

None

I. ADJOURNMENT



MINUTES

PRESENT:

Eagle Glassheim – Chair
Ian Carter (left at 5:15 p.m.)
Susan Eadie
Matthew Mitchell (joined at 4:40 p.m.)
Alex Volkoff
Richard Watson
Guangrui Xia

REGRETS:

Murray McCutcheon

STAFF:

Sundance Topham, Chief Administrative Officer

GUESTS:

Kelsey Guenette, Raincoast Ventures Ltd.

A. CALL TO ORDER

The meeting was called to order at 4:33 p.m.

B. APPROVAL OF AGENDA

1. Motion by Chair:

That the Committee approve the October 26, 2022 Meeting Agenda, with amendment to consider Item 4 prior to Item 3 under Agenda Item F – Reports. **Carried.**

C. APPROVAL OF MINUTES

1. Motion by Chair:

That the Committee approve the Minutes of the October 5, 2022 Closed Session, as presented. **Carried.**

D. DELEGATIONS

None



E. EXTERNAL REPORTS AND PRESENTATIONS

None

F. REPORTS

1. Update on UNA Board Resolutions Regarding Advocacy

The Chair reviewed motions passed by the UNA Board at its Closed Session on October 18, 2022.

The Committee held a discussion re mechanisms for Committee members to provide comments on draft material related to identified avenues of advocacy (e.g., Google Docs). Additionally, the Committee noted the importance of attending the upcoming Liaison Committee meeting on November 8, 2022 and the Property Committee meeting on November 17, 2022.

Action: Alex Volkoff to develop talking points for a news article.

2. Discussion of UBC Materials on Height and Green Space Trade-Offs

The Chair reviewed UBC materials on height and green space trade-offs and noted its relation to advocacy items identified by the Committee.

The Committee held a discussion re framing the UNA's position on green space (i.e., quality versus quantity and emphasizing caring capacity of the ecosystem). It was noted that professional analyses of the caring capacity of the land should also be required.

4. Discussion of UBC's Climate Action Plan and Relevance for Neighbourhood Development

The Committee held a discussion re pushing UBC to articulate climate action goals for the neighbourhoods and utilizing baseline studies to demonstrate how they relate to climate resilience, before release of a climate action plan for the neighbourhoods.

3. Discussion of UBC Materials on Financing

The Committee held a discussion re how best to achieve affordable density goals with available land. It was noted that the Province of British Columbia has an important role to play in solving affordability issues.

G. UNFINISHED BUSINESS

None

H. NEW BUSINESS

None



UNIVERSITY
NEIGHBOURHOODS
ASSOCIATION

**UNA Board of Directors
LAND USE COMMITTEE MEETING**

Wednesday, October 26, 2022
Video Conference Closed Meeting

I. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Sundance Topham

From: Glassheim, Eagle <eagle.g@ubc.ca>
Sent: January 18, 2023 11:37 AM
To: Sundance Topham
Subject: Advocacy



UNA Advocacy on Neighbourhood Development

The University Neighbourhoods Association (UNA) provides services to and represents the 15,000 residents of UBC's residential neighbourhoods.

In 2021 the UNA's elected Board of Directors formed a [Land Use Advisory Committee](#) to inform the Board's engagement with UBC in the Campus Vision 2050 planning process. The Committee has hosted a resident town hall; surveyed resident views on development and living in UBC neighbourhoods; and posed detailed questions about neighbourhood expansion to UBC's office of Campus and Community Planning (CCP).

The UNA has drawn on its extensive engagement with residents in calling for

UBC to prioritize sustainable, climate-responsible, affordable development at densities consistent with the current land-use plan.

Climate Action

UBC acknowledged in 2019 that we're facing a [climate emergency](#), and that the University must act decisively to cut carbon emissions and embrace climate resilience. UBC's [Climate Action Plan](#) sets ambitious goals for reducing the University's carbon footprint, with a focus on energy, construction, waste, and travel to and from campus. The Climate Action Plan highlights UBC's innovative use of mass-timber construction, development of a campus District Energy System, and support for a Skytrain extension to campus.

It's a bold and decisive plan, but it excludes UBC's residential neighbourhoods, where the majority of new construction will occur over the next thirty years. Rather than extending the University's climate leadership to neighbourhood development, the Campus Vision planning process has largely neglected the climate emergency and the need to plan for a low-carbon, climate resilient future.

The UNA's position

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

Affordability

Students, faculty, staff, and area workers face a severe shortage of affordable housing near the University. Rents at UBC are among the highest in the Vancouver metro area, and rental vacancy rates are near zero. The average purchase price for a basic apartment is close to \$1.1 million, out of reach for most employees of the University. This is the highest anywhere in the Lower Mainland, and 32% higher than the average in Vancouver, the next most pricey municipality.

As of 2018, [49% of condominium units at UBC were not owner-occupied](#), the highest rate in Canada. This suggests that UBC condos have become a magnet for investment buyers, driving up housing prices for those seeking to purchase homes to live here. Residents suggest that many units sit vacant, though we can't know the full extent of the problem until UBC releases relevant data. It's important to note that Vancouver's ["Empty Homes Tax"](#) does not apply to UBC and the UEL, making area condos more attractive to speculators.

The UNA's position

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

Ecology and Green Space

The Point Grey Peninsula, on the traditional, ancestral territory of the Musqueam people, is a rich, but fragile ecosystem, where forests meet the sea,

eagles and owls nest precariously in some of the region's tallest trees, and threatened streams make their way around and through the dense development of the campus and residential neighbourhoods. The Campus Vision [Terms of Reference](#), with little consultation and no consideration of ecological or environmental impacts, call for a 50% increase in density for remaining neighbourhood development.

Future development should take account of the carrying capacity of the land and should prioritize a diverse “green infrastructure” within the neighbourhoods, including an abundance of trees on streets and pedestrian corridors, small and large parks, and ecologically nourishing connections with the surrounding forests and waterways.

The UNA's position

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

Affordable, Sustainable, Livable Density

The University has advanced a plan to sharply increase housing density on its remaining land by building [up to thirty new towers](#), many over thirty stories tall, in developments at Stadium Road, Acadia Park, and on the edge of the Wesbrook neighbourhood. [Concrete and steel towers involve considerably more “embodied carbon”](#) than other housing forms, and directly contradict the

University's [Climate Action](#) goals. The proposed tower heights would preclude the use of [mass-timber construction](#), which tops out at around eighteen stories.

Many cities around the world have managed to achieve high densities in compact horizontal developments, with buildings averaging six to eight stories. Stacked townhouses, row houses, and carefully designed and sited apartment buildings can be dense, but also compatible with other goals, including frequent interaction of neighbours, “eyes on the street,” community-mindedness, the safety of children, and deterring property crime. Creatively landscaped roofs, courtyards, and public green spaces can contribute to community-building, water management, sustainable landscaping, and the green aesthetic valued by residents.

The UNA's position

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

How can you get involved?

For information on how to get involved and to learn more about the UNA's advocacy on Campus Vision 2050 to date, please visit the link below.

[Learn More](#)



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The UNA publishes a variety of reports, newsletters, and a newspaper to keep you informed of news in your community.

Our mailing address is:

University Neighbourhoods Association
202 - 5923 Berton Ave
Vancouver, BC V6S 0B3
Canada

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You can [update your preferences](#) or [unsubscribe from this list](#).



August 19, 2022

Richard Watson
Chair, UNA Board of Directors
University Neighbourhoods Association
#202-5923 Berton Ave.
Vancouver, BC V6S 0B3

Sent via email: richard.watson@myuna.ca

Subject: Campus Vision 2050

I am writing with regard to the very clear and thoughtful letter that you sent to the UBC Board of Governors to convey the University Neighbourhoods Association's feedback and recommendations regarding Campus Vision 2050.

The Campus Vision 2050 engagement process has been designed with the intention to engage deeply with the full range of community and host nation interests throughout every step of the process. This includes more intentional engagement with under-represented and traditionally marginalized groups. Specific to the UNA, we have and will continue to engage with the UNA Board to reflect the needs and interests of the residential community, and at the same time, to hear directly from the thousands of residents that call UBC home and have invested themselves in the community. Just as UBC is a world-class academic institution that serves the needs of thousands of students and faculty pursuing education and research, it is also a thriving community of residents who cherish the many unique and outstanding qualities of the campus environment.

The outcomes of the spring engagement activities with the UNA Board and community, and reinforced in your letter to the UBC Board of Governors, were clearly conveyed to the Board and reflected in the Campus Vision 2050 Terms of Reference. Indeed, the views of the UNA, as expressed through its representation on the Campus Vision 2050 Community Advisory Committee as well as in its role as an advisory body to the UBC Board of Governors, were fundamental in informing the development of the Terms of Reference that was approved by the Board. UNA input helped frame critical needs around affordability, livability and sustainability, and shaped the guiding principles and the overall engagement approach.

The recommendations outlined in your letter that Campus Vision 2050 pursue goals around housing affordability, climate action, livability, and sustainable and affordable community planning are very well aligned with the seven guiding principles approved by the Board as part of the Terms of Reference. As we approach a critical next stage of the process—engaging with the community on potential directions for the 30-year vision—these goals are paramount for the Campus + Community Planning team and will be further explored through upcoming phases of work and community engagement.

At the same time, the UNA's clearly articulated concerns regarding increased neighbourhood development provided critical context and balance to the UBC Board as they considered a range of diverse voices from across the university community. Many were calling for substantially more campus neighbourhood development—well beyond the approved up to 20 per cent increase above the current Land Use Plan allocation—as a means to address housing affordability, diversity and campus vibrancy. We have documented numerous comments made through the public engagement process, the



Community Advisory Committee and direct correspondence to the Board of Governors that have urged the university to pursue significantly more campus development. I would be happy to discuss these responses in more detail at an upcoming meeting of the UNA Board.

Ultimately, the intention of the Terms of Reference is to provide a measured and balanced approach to growth that achieves the Campus Vision 2050 principles and best addresses the multiple priorities of the institution, campus communities and our host nation. The views of the UNA, along with numerous other organizations and individuals representing our diverse campus community, are fundamental to the process, and these views are not always aligned with one another. While there is very strong agreement between many voices on principles (affordability, sustainability, livability, etc.), there is a wide spectrum of opinions when it comes to approaches to achieving such principles. The challenge is to understand these diverse perspectives and create a vision that, through a thoughtful and deep engagement process, seeks to best meet the range of interests, and also be clear about choices and trade-offs.

On the point of it being premature and inappropriate to have included development growth projections in the Terms of Reference, the intention is to ground the creation of the Vision within the understanding of how the university funds its priorities, including academic initiatives, affordable housing and community amenities. Residential development helps UBC achieve many of the things the UNA and UBC want from Campus Vision 2050: more affordable housing, more amenities like child care and green space, and retail and services for those who live here now and those who will make this their home in the future. The Board of Governors has also been clear that, in pursuing the principles that boldly support livability, sustainability and affordability, the Terms of Reference include parameters for how much the campus is expected to grow in order to facilitate a transparent and honest discussion of the benefits, choices and trade-offs with the community. With these expectations in place, Campus Vision 2050 can now focus on how the campus will evolve in order to achieve our shared goals.

The UNA's ongoing involvement in the Campus Vision 2050 process will continue to help UBC understand and appreciate the views of its many neighbourhood residents. Thank you for your commitment to ensuring the UBC neighbourhoods continue to be amazing places to live and play and to your ongoing work to serve and represent our 15,000+ residents.

Yours truly,

A handwritten signature in black ink, appearing to read 'Michael White'.

Michael White, Associate Vice President
Campus and Community Planning
Email: michael.white@ubc.ca | www.planning.ubc.ca

cc: Ms. Nancy McKenzie, Chair, UBC Board of Governors
Ms. Anthonia Ogundele, Member, UBC Board of Governors
Ms. Karen Hakkarainen, Secretary to the Board of Governors, UBC
Ms. Robin Ciceri, Vice-President, External Relations, UBC
Mr. Sundance Topham, Chief Administrative Officer, UNA

UBC Land Use Plan Update (2023)

Draft Key Recommendations | Vancouver Campus

Campus Vision 2050 is developing a draft 30-Year Vision to shape how UBC's Vancouver campus changes and grows over the next 30 years. Implementing the final Vision will require amending UBC's current Land Use Plan, the provincially-approved regulatory document that governs campus development. Reflecting the draft Vision, the key draft Land Use Plan recommendations are below.

The full draft Land Use Plan will be shared with Campus Vision 2050 advisory committees and targeted stakeholders, such as the AMS and University Neighbourhoods Association, in February/March. The Land Use Plan will be updated in response, including to public input on the draft 30-Year Vision, and presented for UBC Board of Governors consideration in March. A public hearing, expected in April, is required before the Land Use Plan will be finalized.

New Imperatives and Regional Growth Strategy

- Update Land Use Plan to support the 30-Year Vision priorities, including climate action, reconciliation and affordability, and the new *Metro 2050: Metro Vancouver's Regional Growth Strategy*.

Land Uses and Boundaries (see Schedule A)

- Adjust land use boundaries to enable four neighbourhoods: Hawthorn Place and Wesbrook Place expansion (current neighbourhoods); Stadium and Acadia (new neighbourhoods).
- Identify two areas of Acadia as "Future Planning Areas" to preserve existing student family housing and child care, with growth potential and replacement strategies to be determined in future Land Use Plan updates.
- Adjust the Village Centre Academic boundary to match University Boulevard area planning.
- Change Thunderbird Stadium and Field from "Green Academic" to "Academic" to allow for student housing to be integrated into the future Thunderbird Stadium building.

Campus Building Heights and Neighbourhood Growth (see Table 1)

- Maximum building heights:
 - Increase Academic building height maximums from 18 storeys (53 metres) to 22 storeys (66 metres).
 - Establish Neighbourhood building height maximums by area, with increases from 22 storeys (66 metres) proposed for Wesbrook Place up to 39 storeys (117 metres), Stadium up to 28 storeys (84 metres) and Acadia up to 35 storeys (105 metres).
- Establish residential gross buildable area for each future neighbourhood, including an estimated gross floor space ratio to illustrate expected overall Neighbourhood density.
- Maintain Academic growth as flexible, with no specific allocations per area.
- Remove the current Neighbourhood site floor space ratio maximum to enable different forms of development, with the Land Use Plan being clear these regulations will be set in subsequent Neighbourhood Plans.

Table 1:
Neighbourhood Residential Development

	Max. Residential GBA¹ square metres (~ square feet)	Max. Building Height metres (~ storeys)	Est. Neighbourhood Gross FSR²	Status
Hampton Place	117,100 sm (1,260,000 sf)	54 metres (18 storeys)	1.0	Completed 1997
Hawthorn Place	139,900 sm (1,506,000 sf)	54 metres (18 storeys)	1.1	Completed first Neighbourhood Plan (approx. 85,100 sm/ 916,000 sf) in 2007, Hawthorn expansion: Future
Chancellor Place	75,000 sm (807,000 sf)	54 metres (18 storeys)	1.2	Completed 2013
East Campus	23,200 sm (250,000 sf)	42 metres (14 storeys)	0.8	Completed 2013
University Boulevard (Village Centre Academic)	11,900 sm (128,000 sf)	24 metres (8 storeys)	1.0	Completed 2020
Wesbrook Place	676,800 sm (7,285,000 sf)	117 metres (39 storeys)	1.4	First Neighbourhood Plan (approx. 556,000 sm/ 5,985,000 sf) under construction, estimated to be completed with expansion: 2030
Stadium Neighbourhood	151,500 sm (1,631,000 sf)	84 metres (28 storeys)	2.1	Future
Acadia Neighbourhood³	335,900 sm (3,616,000 sf)	105 metres (35 storeys)	2.3	Future
Acadia Neighbourhood Future Planning Area³	<i>To be determined in future update to Land Use Plan.</i>			
Total Planned to 2050	1,531,300 sm (16,483,000 sf)			

Table Notes

1. Gross Buildable Area (GBA) is the sum of all horizontal areas of each storey within the exterior stud face of all exterior and basement walls.
2. Estimated Neighbourhood Gross Floor Space Ratio (FSR) is the total GBA divided by the total land area of a Neighbourhood. It includes the maximum residential GBA plus an estimated non-residential GBA. This measure is estimated for illustrative purposes only and is not to be used as a measure to regulate development. Site-specific densities and non-residential GBA are determined as part of the Area or Neighbourhood Plan process.
3. Acadia Neighbourhood includes two development areas: the first to be developed <2050 at the residential floor space target indicated in the table; the second is a future planning area to be developed at a residential floor space target to be determined in a future update to the Land Use Plan.

Housing Choice and Affordability

- Increase the current minimum rental housing requirement from 20% to 30% of all Neighbourhood housing—at least half of which is non-market rental—noting that Housing Action Plan policies apply to new Neighbourhood housing on top of this minimum requirement and can be adjusted over time by the Board of Governors.
- Update the commitment to house at least 25% of full-time student equivalents, with an aspirational target of at least one-third.

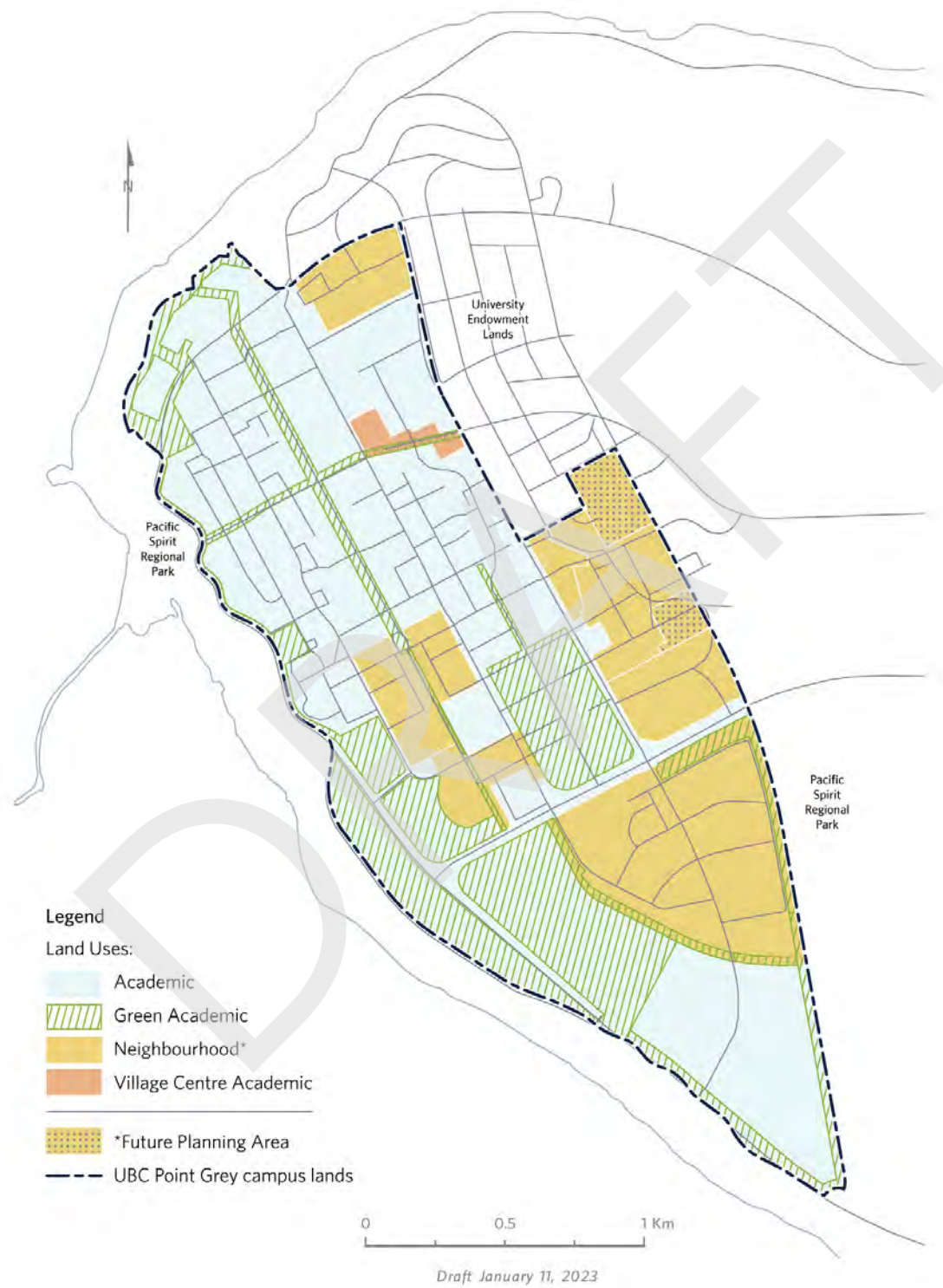
Open Space and Amenities

- Remove the current Land Use Plan limit on commercial space to diversify services and respond to community engagement feedback.
- Maintain the current requirement for Usable Neighbourhood Open Space (0.5-1.1 hectares per 1,000 people) and clarify what is included.
- Include a Neighbourhood community space requirement of 0.15 square metres per resident to enable a diversity of spaces in Stadium and Acadia (e.g. community centres, multi-purpose rooms, communal meeting rooms, fitness gyms, etc.), while clarifying the exact types of spaces that will be determined through subsequent Neighbourhood Plans.
- Update UBC's Child Care Expansion Plan to ensure child care spaces keep pace with campus growth.

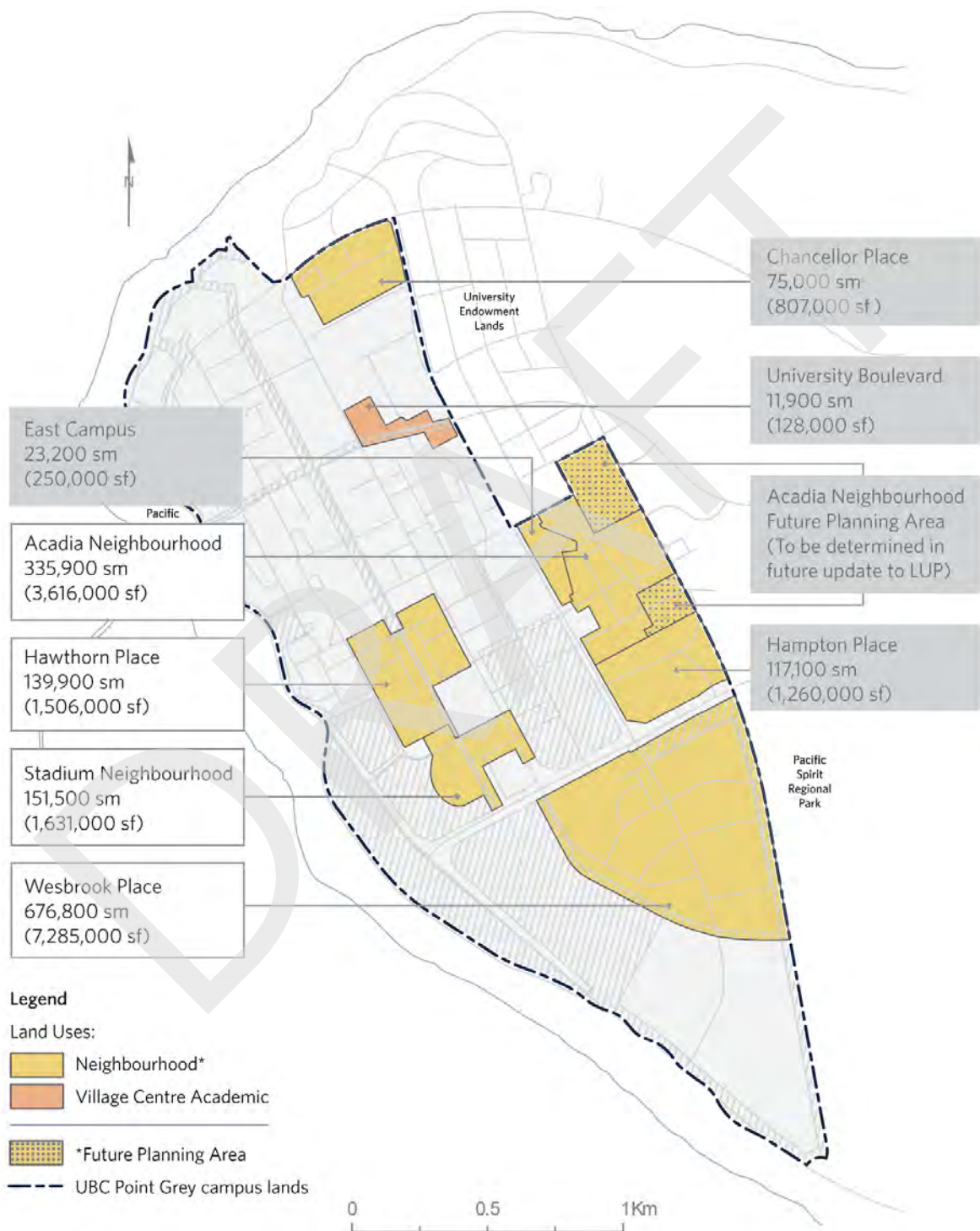
Implementation

- Maintain commitments to creating detailed Neighbourhood Plans for future growth.
- For future plans, commit to public engagement, working with the University Neighbourhoods Association and collaborating with campus service providers (e.g. Vancouver School Board, Metro Vancouver, etc.).
- Describe Provincial requirements for Musqueam engagement as part of UBC Land Use Plan updates.

Schedule A: Land Uses



Schedule B: Maximum Residential Gross Buildable Area by Neighbourhood





UBC
campus
vision
2050

30-Year Vision

Draft for Input

JANUARY 2023





Land Acknowledgement

The UBC Vancouver campus is situated on the traditional, ancestral and unceded territory of the xʷməθkʷəy̓əm (Musqueam) people. For millennia, xʷməθkʷəy̓əm have been stewards and caretakers of these lands and have accepted visitors. UBC has been located on these lands for over 100 years, and strives toward building meaningful, reciprocal and mutually beneficial partnerships with xʷməθkʷəy̓əm and learning from their relationship with the land.

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

This draft document will be updated following community engagement being held from January 17th to February 7th 2023.

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Background



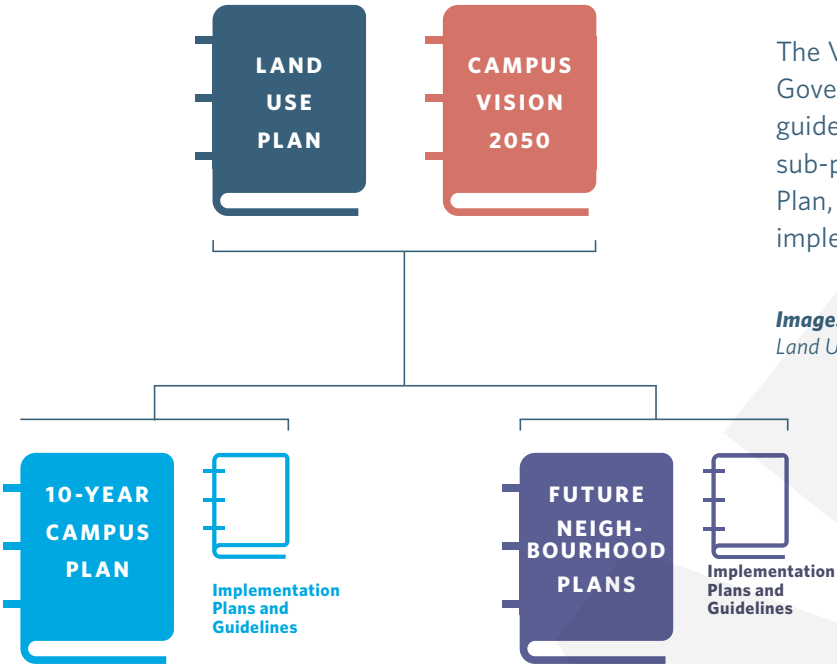
Purpose

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

The Vision was developed as part of an initial phase of Campus Vision 2050, a multi-year, comprehensive planning and engagement process.

The Vision provides a bold, high-level description of how the campus and neighbourhoods will evolve over the next 30 years, including its general look and feel and where and how much development will occur.

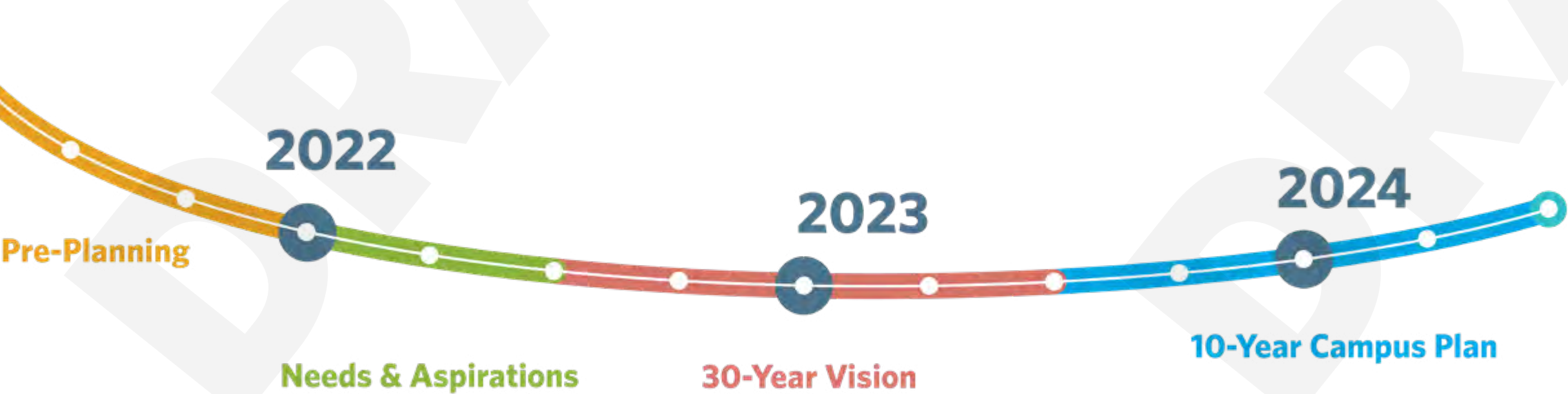
The Vision focuses on the physical development of the campus, both academic and neighbourhood lands. It addresses overall spatial layout and structure, relationships between land uses, development, and the ecological, social, cultural and physical requirements for a healthy, thriving campus community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



The Vision is adopted by the UBC Board of Governors and serves as an inspiration and guide for updating the Land Use Plan and sub-plans including the 10-Year Campus Plan, future Neighbourhood Plans and other implementation plans and policies.

Image: Relationship of Campus Vision 2050 to the Land Use Plan and other plans

Campus Vision 2050 Timeline



Context

The University of British Columbia (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 140+ countries around the world.

UBC Vancouver Campus

The Vancouver campus consists of 402 hectares of academic and neighbourhood lands and has been located on the Point Grey peninsula for most of its 100+ year history.

Pacific Spirit Regional Park surrounds the campus, providing rich wildlife habitat, upland temperate rainforest and the Fraser River estuary. The campus slopes gently from east to west, and bluffs overlook the Strait of Georgia, Burrard Inlet and the greater Salish Sea.

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 community 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
- 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 traditional Musqueam territory, UBC Vancouver sits at the tip of the western edge of Metro Vancouver.

Photo credit: Hover Collective, UBC Brand and Marketing

History of the Place

Musqueam Territory

For millennia, Musqueam people have lived in the area that includes the lands upon which UBC’s Vancouver campus is now located. As the river delta grew, settlements moved down the river to maintain their position at the mouth of what is known today as the Fraser River, where the main village has been for 4,000 years. Since time immemorial, Musqueam

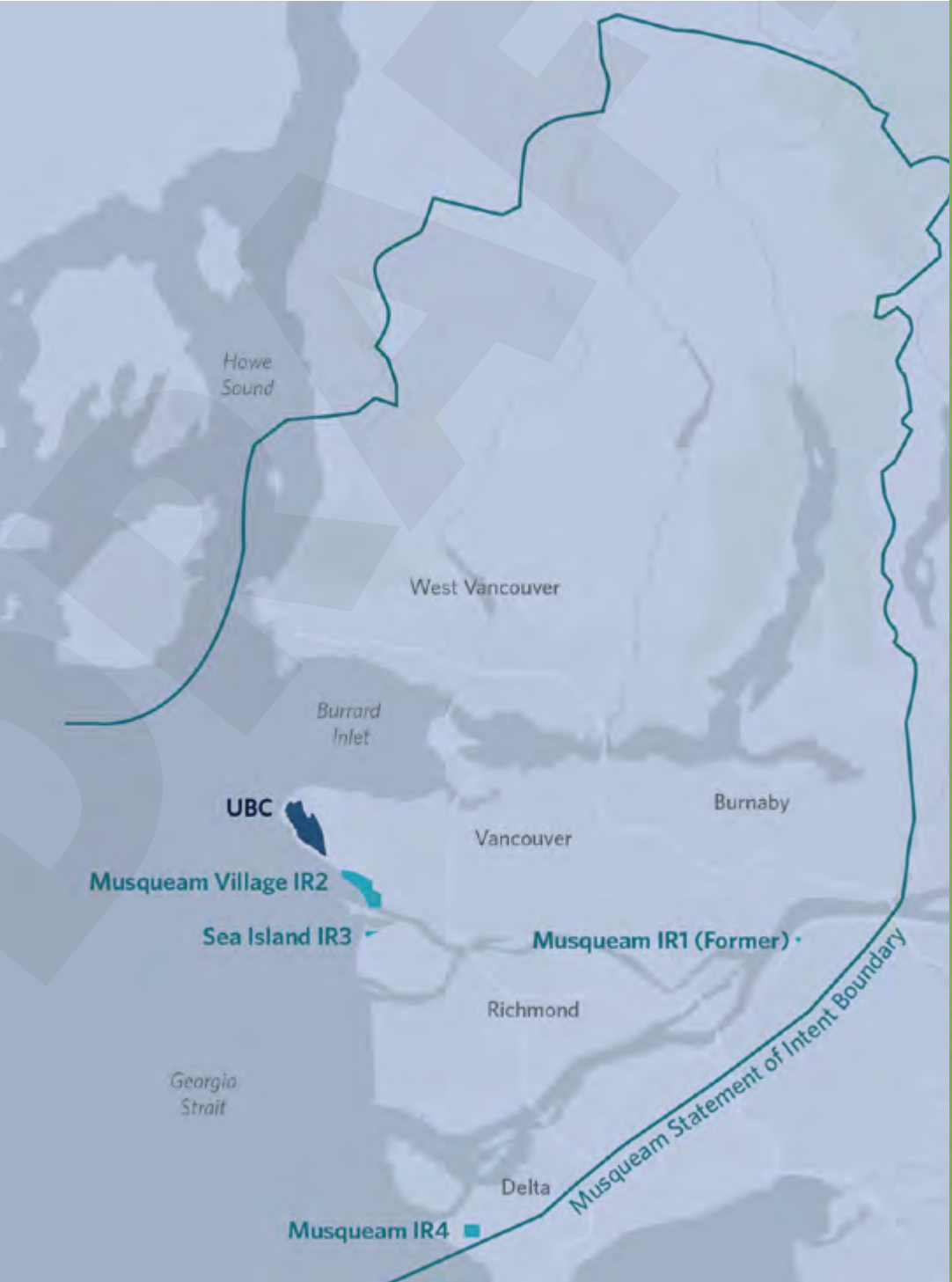
people have been stewards and caretakers of these lands and have accepted visitors. These lands have been a place of learning where the Musqueam people acquired knowledge of local plants and animals for their enduring wellbeing and ways of thriving with these resources. It is also a place of cultural and spiritual learning, welcoming and interacting with visitors to the territory.

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 involvement.

Since time immemorial, Musqueam people have been stewards and caretakers of these lands and have accepted visitors.

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



Then and Now

1971



Photo credit: Studio William Bros.

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 28,000 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:

- 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 green mobility and transportation choice
- A strong sense of place and identity in concert with growing inclusion and representation of Musqueam history and presence on campus

2023



Photo credit: Hover Collective, UBC Brand and Marketing

Becoming a Complete Community

Since 2010, the student body has grown by 20 per cent, the number of faculty and staff has increased by 25 per cent, and the neighbourhood population has nearly doubled.

Campus facilities and infrastructure have expanded to meet the demand, including new state-of-the-art teaching and research facilities, almost 5,000 new student housing beds (now totaling about 14,000), new community amenities like the Aquatic Centre and Wesbrook Community Centre, and new childcare facilities.

More than a decade after the last updates to UBC's land use planning policies, the Campus Vision 2050 process enabled UBC to work with the university community, residents and Musqueam to envision the campus and neighbourhoods of the future. The Vision seeks to address the needs, aspirations, challenges and opportunities identified by the university, the community and Musqueam, as well as the associated financial requirements.

Vision



Photo credit: Hover Collective, UBC Brand and Marketing

Growing Responsibly

UBC is a public post-secondary institution. The major sources of university revenue come from the provincial operating grant, tuition, sponsored research, and endowed funds, which support UBC's research, teaching and learning mission.

The university's capacity to provide housing opportunities to its community also financially contributes to university priorities. UBC generates investment income on the sales of pre-paid 99-year residential leases and the proceeds from commercial and residential market rental. UBC leases land—rather than selling it—and generates investment income from the revenue. In this way, the university preserves both its land and the revenue it generates in perpetuity and for the benefit of current and future generations, while building livable, thriving residential neighbourhoods.

Four critical needs require substantial funding from residential development: supporting academic excellence, more UBC community housing, bringing Skytrain to UBC, and enhancing amenities and infrastructure.

The Vision outlines how the campus and neighbourhoods will grow in the coming decades to provide housing, amenities and services, and the financial resources to deliver on these critical needs.



Photo credit: Macy Yap

Deepening Musqueam-UBC Relationship

There has been a significant shift in the relationship between UBC and Musqueam Indian Band over the past 70 years—from a time when Indigenous people were forced to give up their land and 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 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. Initial projects and collaborations under this emerging framework have helped shape the Vision.

A University and A Community

The UBC Vancouver campus has become a thriving urban area more comparable to a small city than a typical university campus. The campus is a mixture of academic and neighbourhood areas, which in turn are supported by a rich array of services and amenities, parks and open space, and world-class educational and cultural facilities.



A growing region

UBC is part of Electoral Area A, one of 23 local areas that make up Metro Vancouver. The region is home to about 2.5 million people and forecasts project the population will grow by more than 1 million people by 2050 – about 35,000 people a year. Metro Vancouver’s Regional Growth Strategy directs development to existing urban areas, including UBC, to preserve ecological habitat and farm lands.

Future growth on the Vancouver campus is being considered in the context of UBC’s broader regional presence.



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 visioning process, working together with the university to define the process itself, assess community and university needs and aspirations, generate planning ideas and strategies and explore trade-offs and choices. An engagement process with Musqueam leadership and the Musqueam community has been co-developed with Musqueam and UBC and is running in parallel and on-going.

Planning Process

The university employed a holistic approach to planning, which considered social, ecological, cultural and financial aspects of the plan, and methods and processes that specifically sought outcomes that will enable the campus community and ecology to thrive as an integrated whole. Developing the Vision involved technical and design analysis and metrics, leading urban design and sustainable community planning research, and promising practices review.

Community Engagement

The Vision is, in part, the product of extensive community engagement. Students, faculty, residents, staff, alumni and Musqueam provided feedback and input over multiple engagement periods between September 2021 and January 2023.

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.

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

Commitment to Engaging with Equity-Seeking Communities

Throughout the engagement process, Campus + Community Planning has 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, LGBTQIA2S+ people, people with disabilities, newcomers, student families, and frontline staff.

Musqueam and Other Indigenous Engagement

UBC and Musqueam Indian Band co-developed a process for Musqueam engagement in Campus Vision 2050. 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 will continue to work closely with Musqueam to understand their interests and identify ways to address them.

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



* Includes ongoing conversations with UBC groups (faculties, AMS, GSS, staff, alumni, University Neighbourhoods Association, external agencies, others)

**Musqueam engagement aligned with UBC-Musqueam Relationship Agreement discussions.

Engagement Themes

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. Prominent engagement themes include:

- **UBC’s Mission**
UBC is a university and place of learning above all else
- **Addressing the affordability crisis**
Life on campus is increasingly unaffordable for many, and more housing needs to be built for the UBC community
- **Climate emergency and campus resilience**
UBC should lead climate action by example and build more climate-adaptive and green infrastructure, including Indigenous plants traditionally harvested by Musqueam
- **Musqueam and Indigenous campus presence**
Honour and celebrate Musqueam and Indigenous ways of knowing, strengthen Musqueam presence on campus, and respect other Indigenous traditions
- **Accessibility and safety of campus**
Campus can be inaccessible to some, difficult to get around and unsafe at times
- **Managing growth and the preservation of green space and biodiversity**
Protect campus green space and consider the capacity of the campus to grow
- **Meeting 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

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

- Roadshow participant

“ How can the academic mission put people first? The heart of the academic mission should be people and meeting basic needs, to support them in excelling at learning, teaching, research, etc. ”

- Workshop participant

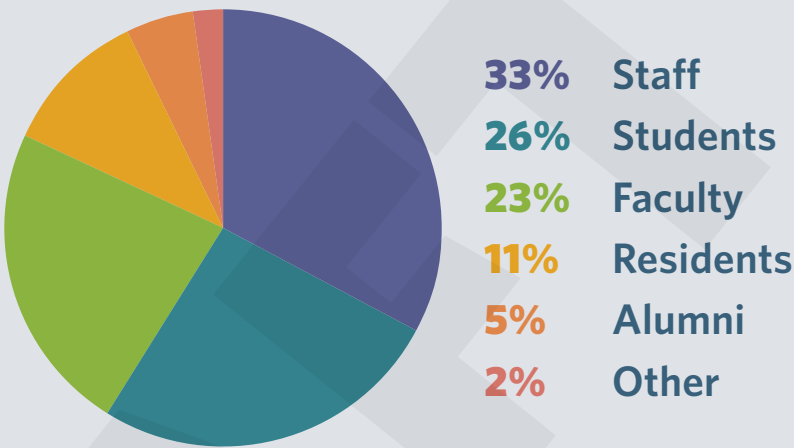


2022 Engagement Highlights

How We Reached People



Participant Affiliation to UBC



Over 9,000 Engagements
Students, faculty, residents, staff, alumni and Musqueam helped shape the Vision.

Coordinating with Other Initiatives

UBC Academic Infrastructure Plan

The Academic Infrastructure Plan (AIP) is a high-level framework and principles that identify the infrastructure needed to provide the capacity to respond and adapt to changes in pedagogy, demographics, technology and societal trends. The plan's development is led by the Office of the Provost. The AIP identifies:

- Future teaching and research needs of the university, including the types of spaces required
- High-level enrollment projections
- What future growth and change is needed across UBC's regional presence, including leveraging opportunities such as the Surrey site

The Vision enables sufficient academic land capacity to meet the long term needs and directions emerging from the AIP, including alignment with capital project prioritization and ensures the campus is responsive and adaptive to future growth and change.

UBC Housing Action Plan 10-Year Review

The Housing Action Plan (HAP) is a 30-year strategy for how UBC uses its land and financial resources to support student, faculty and staff housing choice and affordability. The strategy, first established and approved by the Board of Governors in 2012, is reviewed and updated every five years. Recognizing that affordable housing was a top concern identified throughout Campus Vision 2050 community engagement, the 10-year HAP review integrates UBC's housing affordability policies with the future vision for the Vancouver campus.

Other UBC Policies and Initiatives Informing the Vision:

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

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

Key Advisory Groups and Subject Matter Experts:

- Property and Planning Advisory Committee (PPAC)
- President's Advisory Committee on Campus Experience (PACCE)
- Senate Academic Building Needs Committee (SABNC)
- School of Community and Regional Planning (SCARP)
- School of Architecture and Landscape Architecture (SALA)
- Campus Biodiversity Initiative: Research and Demonstration (CBIRD)
- Climate Crisis in Urban Biodiversity (CCUB)
- UBC Properties Trust

University Neighbourhoods Association (UNA)

The UNA was engaged as an advisory body to the 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:**
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:**
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 Board
- **External Advisory Committee:**
Provided technical coordination between UBC and external agencies and jurisdictions, and included TransLink, RCMP, Vancouver Fire and Rescue Services, Vancouver School Board, and other jurisdictions, such as the UEL, to provide alignment between UBC growth and future delivery of regional services

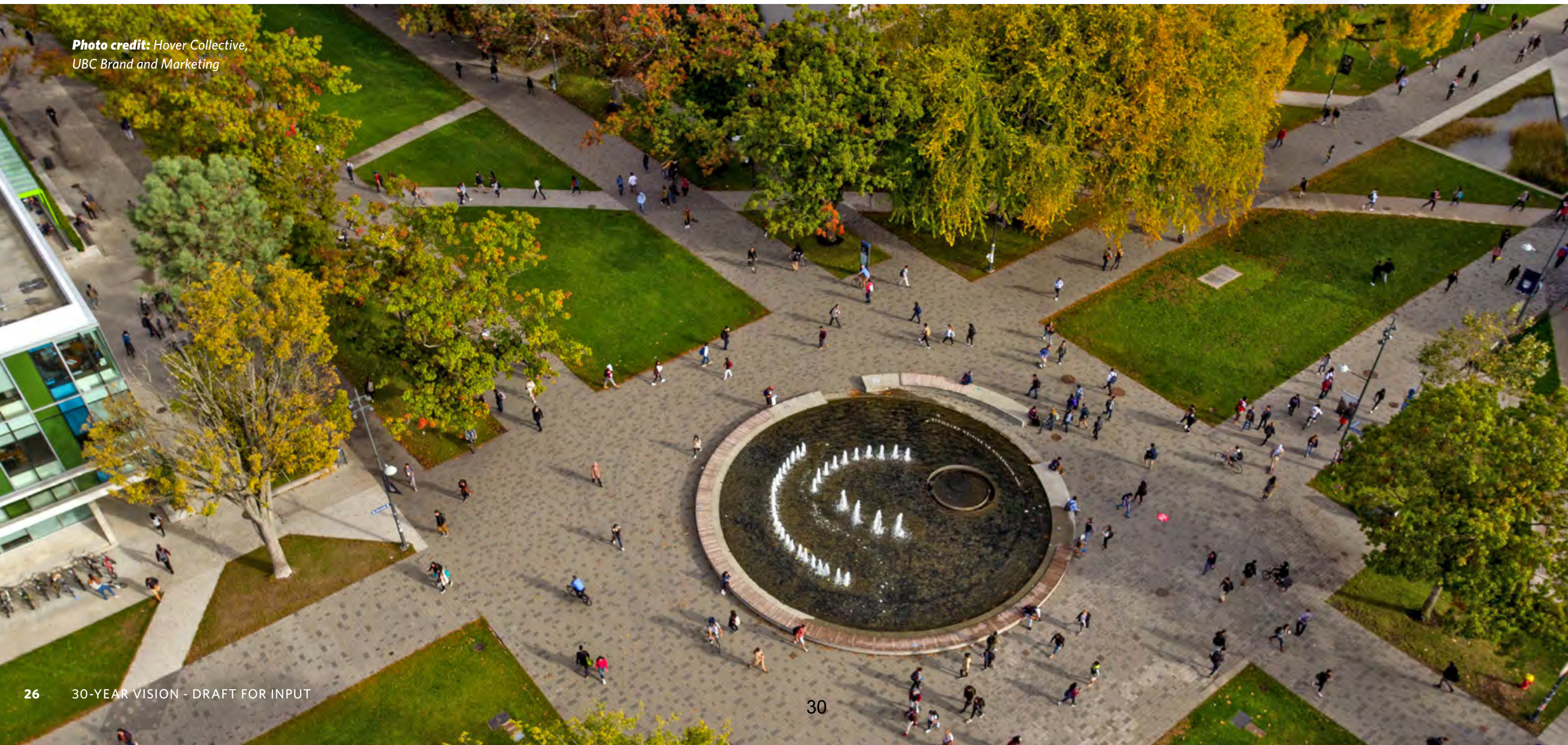


The Vision

Vision Statement

In 2050, UBC Vancouver is a resilient, accessible and inclusive urban campus—a unique and complementary combination of a world-class post-secondary institution with a thriving, complete residential community—that celebrates and honours its land, ecosystem, history and Indigenous hosts.

Photo credit: Hover Collective,
UBC Brand and Marketing



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 well-being 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 More Inclusive, Accessible and Welcoming

Everyone deserves to feel 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, including reinforcing and aligning with Climate Action Plan 2030, and protect and enrich campus ecology and biodiversity.

Strengthen Connectivity

UBC suffers from limited connectivity with the broader region—socially, economically and ecologically—and getting to, from and around the 400-hectare 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 for generations to come. 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.

Growing Over the Next 30 Years

The Vision provides the capacity for future growth in support of the guiding principles. This includes: academic and research partnership space; 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.



Program Summary

Academic Growth

The university’s academy is currently supported by approximately 20 million sq. ft. 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 UBCs Strategic Plan and the Academic Infrastructure Plan. This includes up to 3.1 million sq. ft. of additional space for core academic uses, including current capital priorities, and an additional 1 million sq. ft. for research partnership space expansion.

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

**Current
Core Academic
Space:**
13.2 Million sq. ft.

**Total Floor Space:
up to**
16.3
Million sq. ft.
(an additional 3.1
million sq. ft.).

**Current
Research Partnership
Space:**
2.5 Million sq. ft.

**Total Floor Space:
up to**
3.5
Million sq. ft.
(an additional 1
million sq. ft.).



Program Summary

Student Housing

UBC has the most student housing of almost any post-secondary institution in North America. For individuals, student housing has significant wellbeing, community-building, and affordability benefits. For UBC, it 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 4,300 student housing beds by the mid-2030s, including 1,000 beds to replace aging facilities and address seismic deficiencies, subject to demand, financing and fiscal 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.

**Current
Student Housing
Space:**
14,000 Beds

Total:
17,300 Beds
(an additional 3,300 new and 1,000 replacement beds by mid-2030s, plus additional future capacity)



Program Summary

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 8.34 million sq. ft. of neighbourhood housing.

To support the needs and aspirations of the university and the community over the next 30 years, particularly in response to the housing affordability crisis, the Vision provides for a doubling of neighbourhood housing units beyond 2022 levels—8.14 million sq. ft. of additional residential development.

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 spaces and natural areas and the childcare facilities necessary to support the future campus population.

UBC will also 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.

Current Neighbourhood Housing Space:

8.34 Million sq. ft.

Total Space:

16.48

Million sq. ft.

(an additional 8.14 million sq. ft.)



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 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. More 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.



**Big Idea:
The Learning
City**



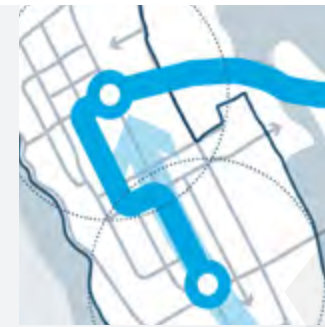
**Big Idea:
More Housing
and Expanded
Affordability
for UBC**



**Big Idea:
A Community
of Communities**



**Big Idea:
Restorative
and Resilient
Landscapes**



**Big Idea:
Connected
Campus**



**Big Idea:
Climate
Mitigation
and
Adaptation**

Big Idea: The Learning City

UBC Vancouver in 2050... With a daytime population of over 100,000 people, the campus is a learning city, showcasing UBC teaching, research and innovation. It will prioritize collaboration, creativity and knowledge exchange, and Musqueam and Indigenous knowledge, through inviting, accessible and flexible buildings and outdoor spaces for all. More than ever before, the campus is a test bed, incubator and role model for novel approaches to planning and implementing low carbon communities, translating new knowledge into practice, and attracting industry, Musqueam and

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

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



KEY STRATEGIES

- Concentrating academic growth in the campus core
- More Learning Hubs that mix housing, academic space and amenities
- Learning Corridors lined with active ground floors that connect Learning Hubs and centres of activity
- Learning Everywhere:

- Academic Land-based Research
- Musqueam and Indigenous Traditional Knowledge Exchange
- Research Partnerships



View, looking southeast, of the new SkyTrain station at the intersection of University Boulevard and the East Mall Learning Corridor. New and renovated academic buildings are concentrated within a short distance of the station, with flexible spaces that invite transformative research, knowledge exchange and interdisciplinary learning. Transparent ground floors will feature amenities and services and showcase learning activities inside.



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



Academic buildings to showcase academic research and discoveries. (Photo credit: Paul H. Joseph, UBC Brand and Marketing)



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

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



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.

New or 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, developments that mix student housing, academic space and amenities. These hubs will create connections between students and residents and people at various stages in their life, bring learning to the neighbourhoods, and maximize compatibility between different uses and users.

Learning Hubs in the academic campus are proposed in the Arts and Culture District, along Thunderbird Boulevard¹ adjacent to athletics facilities, and as part of potential future parkade redevelopment² in the campus core. Neighbourhood hubs 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 student housing. Lower floors will front new outdoor public spaces and adjacent streets and feature various combinations of academic, social and community space, childcare, and other amenities. Future design of hubs will also consider adjacent academic uses, including mitigating the impacts of building fume hoods.

¹ The Thunderbird Learning Hub will replace aging buildings at the Osborne Centre, whose uses have been incorporated into new academic facilities within the U Boulevard area. Replacement of the tennis bubble will be incorporated into the design of the new Learning Hub along with other academic programming, to be determined as part of future planning.

² Refer to Connected Campus Big Idea.



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



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.
(Photo credit: Dairy Block)



New kinds of outdoor spaces for education and to bring communities together. (Photo credit: Agron Latifi, University of Wollongong)

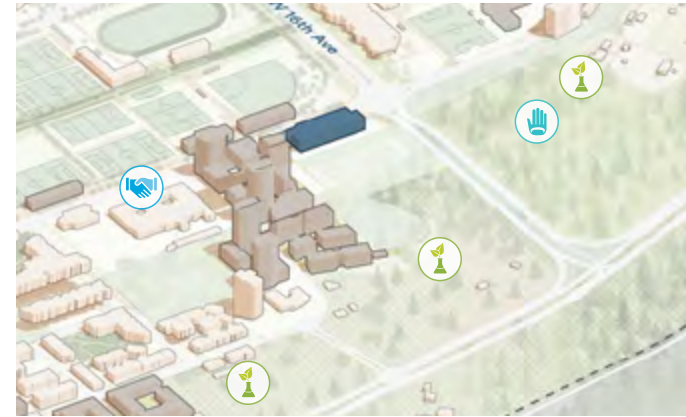


Outdoor support multi-functional learning.
(Photo credit: Loyola University Maryland)



Learning Corridors

The Vision enables stronger, more defined connections between learning hubs and centres of activity. A series of learning corridors will intensify academic capacity along East Mall, West Mall and Thunderbird Boulevard to support transit-oriented development, increase vibrancy and connect to 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 multi-functional 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 mixed-use hubs, the entire campus and neighbourhoods continue to offer significant opportunities to support teaching, learning and research. For example:

- UBC's "campus as a living lab" will expand 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 UBC's ecosystem services for the campus community.
- UBC Farm, MOA landscape, Totem Research Fields, and Research Ponds will support green academic research, including test beds for urban forestry and landscape resiliency, Musqueam traditional harvesting and stewardship practices along with knowledge exchange between western and Indigenous cultures and traditions.
- Academic-research partnership areas at Technology Enterprise Facility (TEF) and TRIUMF will expand to support innovation, knowledge-sharing and entrepreneurship.
- Integrating Indigenous knowledge and practices into campus landscapes through signage to expose the Campus community to hən̓q̓əmiñəm and Musqueam history and traditions.



UBC's urban forest and ecosystem services applied research.
(Photo credit: Greenheart TreeWalk)



The "campus as a living lab" helps solve global and regional challenges. (Photo credit: UBC Brand and Marketing)



Indigenous knowledge and practices across campus.
(Photo credit: First Nations House of Learning)



Big Idea: More Housing and Expanded Affordability for UBC

UBC Vancouver in 2050... More on-campus housing means more UBC community members have more affordable housing options close to where they work or study. The campus includes even more family homes, opportunities to age in place, and amenities that make life easier and richer for residents, including childcare, groceries and transit. Free from long commutes and worries about finding stable housing, more students,

faculty and staff have more time to focus on studying, teaching and research, being present for their families and friends, getting involved in campus life, and building community with their neighbours. Reducing the number of people commuting to campus has helped UBC address the climate crisis.

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



KEY STRATEGIES

- Double neighbourhood housing with a broad range of housing types, tenures, unit-types and sizes
- Significantly increase rental housing to accommodate below-market faculty-staff rental
- Provide at least 3,300 new student housing beds by mid-2030s, and longer-term capacity
- Create sites to pilot innovative home ownership options
- Concentrate housing within walking distance of amenities and transit
- Continue to prioritize housing access for the vulnerable and marginalized, including Indigenous students
- Support fast, reliable and affordable transit to off-campus housing via SkyTrain



A vibrant residential street in the Acadia Neighbourhood highlights a diversity of housing types and tenures, including stacked townhouses, affordable mid-rise rental apartments and higher density options. A pocket park and a narrow street lined with local retail contribute to a lively public realm.



Student Housing

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



Proposed redevelopment of Place Vanier Residence

Redevelopment of Place Vanier Residence: About 1,770 new beds plus 1,000 replacement beds

The redevelopment will increase capacity, address seismic deficiencies, create more active and vibrant streets through building design ground-floor programming, and maintain the tranquil forest character that is a defining feature of the western campus edge.



Proposed Arts + Culture District Learning Hub

Arts and Culture District Learning Hub: About 1,000 beds

A new mixed-use Learning Hub in the Arts and Culture District (Armouries Hub) will combine student housing with academic facilities to support the Faculty of Arts and will include a range of amenities such as local retail, collegia and child care.



Totem Park Residence expansion

Totem Park Residence Expansion: About 370 units of student family housing and 770 student beds, relocated from the Acadia area

Student family and independent student housing affected by the redevelopment of the Acadia area will be accommodated at Totem Park in mid-rise, family-oriented courtyard buildings in keeping with the character of the adjacent Hawthorn Neighbourhood. While the Totem Park tennis courts will have to be displaced, a plan to replace them will be developed through future engagement with the community

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

Redevelopment of Ritsumeikan House and Lower Mall Research Station: About 1,130 new beds and about 200 replacement beds

A northward expansion of the Hawthorn Neighbourhood enables new faculty and staff housing opportunities close to the academic core, displacing the aging Thunderbird Residence. The student beds displaced from here would be accommodated through future redevelopment of nearby Ritsumeikan House and Lower Mall Research Station, or within the future Learning Hub on Thunderbird Boulevard.



Redevelopment of Ritsumeikan House and Lower Mall Research Station

Additional Sites

Additional beds can be accommodated on several sites across campus including Thunderbird Learning Hub, along East Mall, within the new Thunderbird Stadium, and potential new Learning Hubs enabled through parkade redevelopment in the campus core.

The Thunderbird Learning Hub will replace aging buildings at the Osborne Centre. Replacement of the tennis bubble will be incorporated into the design of the new Learning Hub along with other academic programming to be determined. Future planning of East Mall will ensure the corridor design addresses transportation and parking/drop-off needs, noting that new sports field parking will be provided under Thunderbird Stadium. It will also ensure functionality of athletics fields, and appropriate interface with adjacent residential uses.



Future Learning Hub on Thunderbird Boulevard and East Mall

Neighbourhood Housing

UBC's future neighbourhoods will continue to model sustainable community planning and urban design best practice, incorporating successes and lessons learned at UBC and from other successful neighbourhoods in Vancouver and elsewhere.



Wesbrook Place South.

Wesbrook Place South

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



Acadia Neighbourhood.

Acadia

Acadia will be a major new neighbourhood, providing approximately 3.6 million sq. ft. of new housing, or about 3,600 units, and dovetail with the existing mixed-use neighbourhoods of University Village and Musqueam-owned Ieləh in the University Endowment Lands (UEL). Acadia will include a range of building types, with an emphasis on mid-rise wood frame buildings, with towers set back from a major central open space. A new Thunderbird Boulevard mixed-use "main street" will offer a range of amenities for the community within a pedestrian oriented environment.

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

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. The general form of development will include a mix of mid-rise and taller buildings, prioritizing wood-frame construction where possible, to maximize affordability, carbon sequestration and ground-oriented neighbourhood feel.

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., 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.



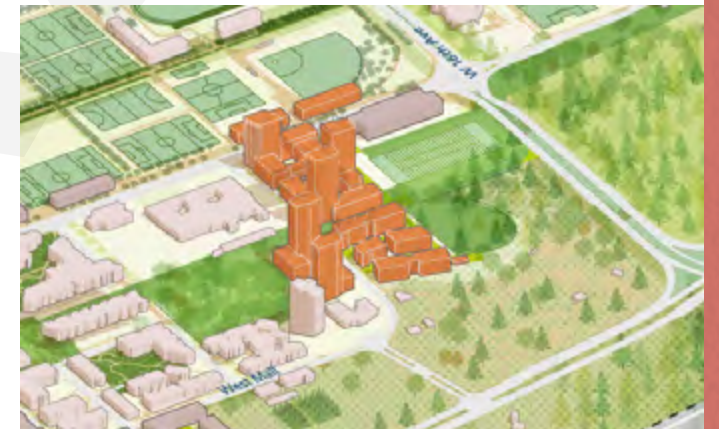
Hawthorn Place North.

Stadium Neighbourhood

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

The Vision expands the neighbourhood boundary beyond what was proposed in a 2019 draft neighbourhood concept to enable an additional 171,000 sq. ft. of mid-rise, wood-frame housing along East Mall, while maintaining the neighbourhood building height and density limits established with the community in 2019.³

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



Stadium Neighbourhood.

For more detailed descriptions of neighbourhood character, including building heights, see Character and Urban Design.



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, open space and amenities (e.g., corner stores, cafes) that

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

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



KEY STRATEGIES

A hierarchy of community amenities will support local needs and reinforce neighbourhood vitality and identity

- **Community Hearts**
Major anchors of amenities and services serving the campus-wide population
- **Mixed-Use Hubs**
Smaller clusters of amenities within and around mixed-use housing and academic hubs
- **Local Nodes**
Individual buildings or student housing nodes within proximity to mixed-use hubs or community hearts



The new Arts and Culture Mixed-Use Hub will create an anchor of activity in the northern part of campus. Student housing, new performance spaces, cafes and restaurants will draw students and the public in for concerts and events and help to animate the space day and night.

Community Amenities

Community Hearts are major anchors of amenities and services serving the campus-wide population. Examples of amenities in Community Hearts include: grocery, child care, shops, restaurants, recreation, and larger open spaces.



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

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



Orchard Commons mixed-use hub
(Photo credit: Michael Elkan)

Local Nodes are individual buildings or student residences within proximity to Mixed-Use Hubs or Community Hearts. Examples of amenities in Local Nodes include: cafeterias, coffee shops, and covered outdoor study space.



Local food in Wesbrook Neighbourhood.
(Photo credit: UBC Properties Trust)

Accessibility for All

UBC is committed to ensuring that everyone feels welcomed and supported in their daily activities on campus and in the neighbourhoods. This means designing spaces without barriers, that are welcoming, adaptable and that facilitate effective access and choice to people of all ability levels. In alignment with the new provincial Accessible BC Act, a new UBC Accessibility Committee will bring a stronger focus to how accessibility can be improved and communicated within buildings and public spaces across the campus



Community Hearts

Well-designed buildings and open spaces that are pedestrian friendly and welcoming will foster community-building and social interaction between students, faculty, residents and alumni while ensuring communities feel connected.



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



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.



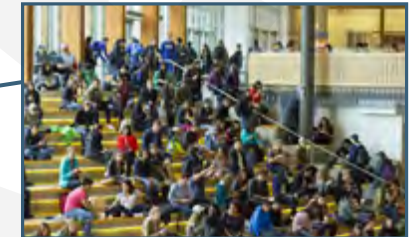
Open, shaded and weather-protected outdoor spaces to maximize human comfort.



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.

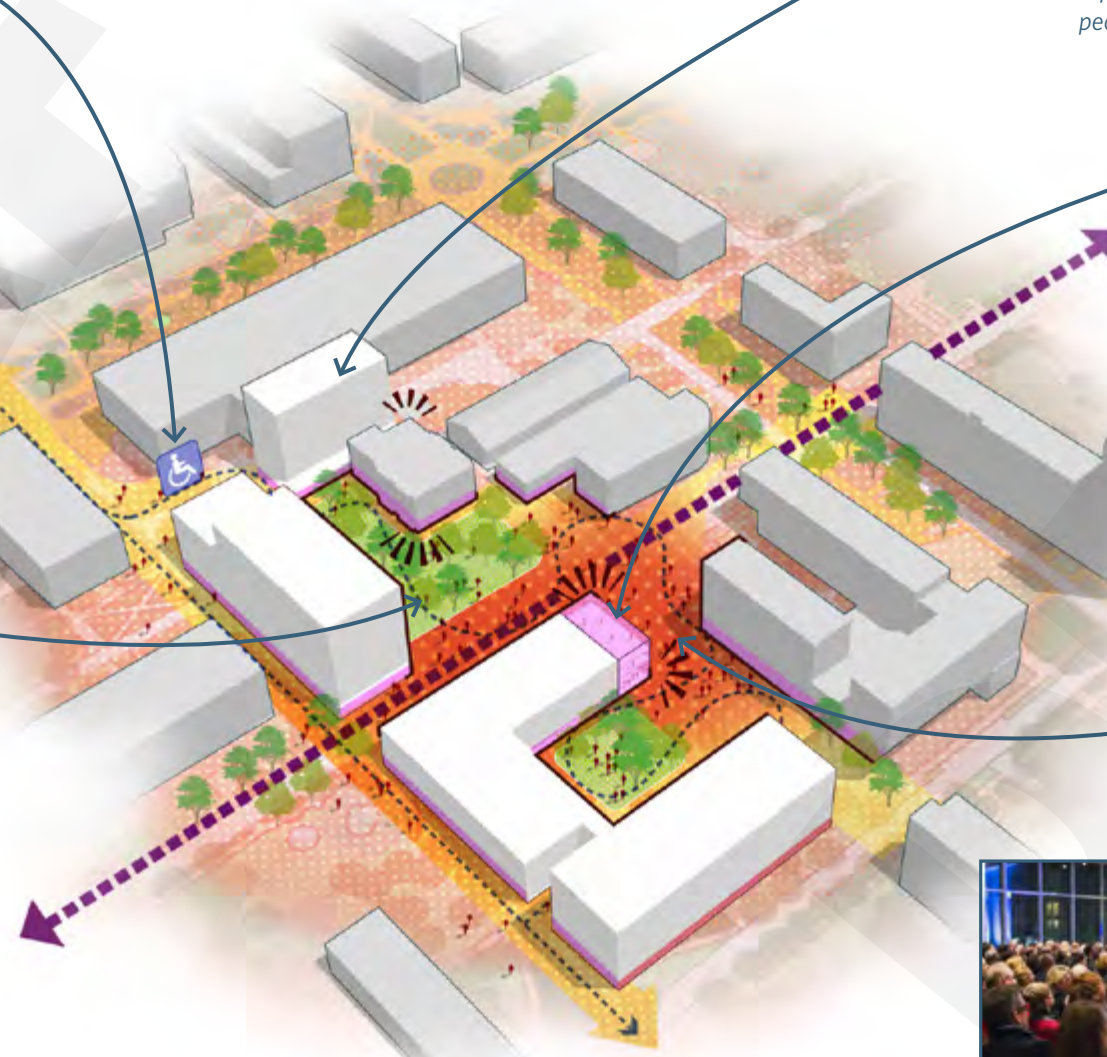


Opportunities for social connection and community building in public realm spaces through events, programming, and community-led temporal art and animation in collaboration with academic, student and residential communities.



Co-develop flexible, multi-functional spaces with opportunities for shared Musqueam community use including meeting and dialogue spaces, place for ceremony and performances outside.

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



Coordinated Delivery

The Vision establishes the framework to deliver community amenities to keep pace with population growth and 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 community partnerships.

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 to keep pace with a growing community. 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.



Photo credit: Jarek Tan

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 a system of human-scaled landscapes that nurture social wellbeing and create a sense of place

LEGEND

- PRIMARY GREEN CORRIDOR
- SECONDARY GREEN CORRIDOR
- MUSQUEAM PLACES OF SIGNIFICANCE
- UBC GATEWAY WITH MUSQUEAM WELCOME



Main Mall will be re-imagined to express the cultural values of Musqueam and enhance biodiversity and ecological resilience. At its north end, a new Flag Pole Plaza will feature Musqueam artwork and story telling. Beyond, a potential landscape connector over Northwest Marine Drive provides a new open space opportunity with expansive views over the Georgia Strait and increases access to the northernmost parts of the campus.



Surrounded by Pacific Spirit Regional Park, UBC is part of a broader ecological and open space system within the region. Situated within Musqueam territory, there is significant historic and cultural importance of this land to Musqueam. The unique qualities of UBC's open spaces have evolved over time in response to the historic campus structure of malls and courtyards, protection of green

Musqueam Values and Connection to the Land



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



Musqueam welcome at University Boulevard. (Photo credit: Hover Collective, UBC Brand and Marketing)

The entire Point Grey Peninsula, including the UBC Vancouver campus, is culturally and ecologically important for Musqueam people. Musqueam and UBC will continue to work together to identify areas having significant value, enhance these places and Musqueam access to them, and will work with Metro Vancouver to find ways to safeguard and enhance the health of the Pacific Spirit 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, as well as sites of Musqueam cultural uses.

academic land for research, recreation and cultural uses, and investments in the public realm. More recently, deeper engagement with Musqueam and evolving knowledge of Indigenous practices and climate adaptive planting are shaping novel approaches to creating and enhancing the ecological, educational and social role landscapes play on the campus.

Strategies for Enhancing Ecology and Biodiversity



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



Green corridors for continuous planting alongside places for people. (Photo credit: City of Sheffield)

The Vision prioritizes the creation of new campus green spaces and seeks to preserve and enhance existing ones to maintain healthy, bio-diverse 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.

The Vision establishes a system of landscape corridors that will extend the surrounding forest into and throughout the campus, enabling ecological connectivity, species movement and rainwater management. Wildlife habitat will be protected, and indigenous plants will be introduced in abundance, particularly those traditionally harvested by Musqueam, to protect from invasive species and increase biodiversity and climate resilience. UBC will work with Musqueam to plan and steward these landscapes.

Landscape Corridors



Enhanced and naturalized Main Mall corridor.



Diagonal Connector moving east-west across campus.



East Mall corridor with enhanced ecology and mobility.

Main Mall

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

Diagonal Connector

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

East Mall

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

University Boulevard

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

16th Avenue

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



University Boulevard corridor.



16th Avenue as a green link between natural open spaces.

Public Realm Categories



View from East Mall through revitalized Bosque.
(Photo credit: PFS Studio, Leckie Studio)



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



View 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, ecological health, and increase Musqueam presence. Along Northwest Marine Drive and 16th Avenue, forested edges provide a green buffer that provides wildlife habitat and contributes to protecting Pacific Spirit Regional Park. These green edges also reinforce the experience of arriving to an urban campus set within nature.

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

Productive/Research Landscape

These landscapes support land-based research and teaching, including the Campus as a Living Lab initiative, in areas such as 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 that will serve as a hub for athletic, recreation and residential community sport and engagement.

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. These 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 be co-located near active commercial areas and with amenities to provide outdoor space for these uses. They will be designed to accommodate everyday informal uses such as sitting and people watching, small to medium-sized events such as farmers markets, community celebrations and informal play, and larger events such as concerts or community celebrations.

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



Ponderosa Commons provides a variety of open spaces for accommodating a range of activities. (Photo credit Nic Lehoux)



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



Large paved plaza at University Commons allows for flexible for social gathering needs. (Photo credit: Hover Collective, UBC Brand and Marketing)



Big Idea: Connected Campus

UBC Vancouver in 2050... Two on-campus SkyTrain stations transform the way people get to, from and around campus, better connecting it to the rest of the region. Members of the UBC community who live off campus have shorter, greener, less complicated commutes, giving them more time to study, work, play and rest. On-campus residents benefit from faster and easier transit access to other parts of the region and can easily meet their daily needs without owning a car. With more people arriving by transit, a renewed and expanded on-campus mobility network that prioritizes active and

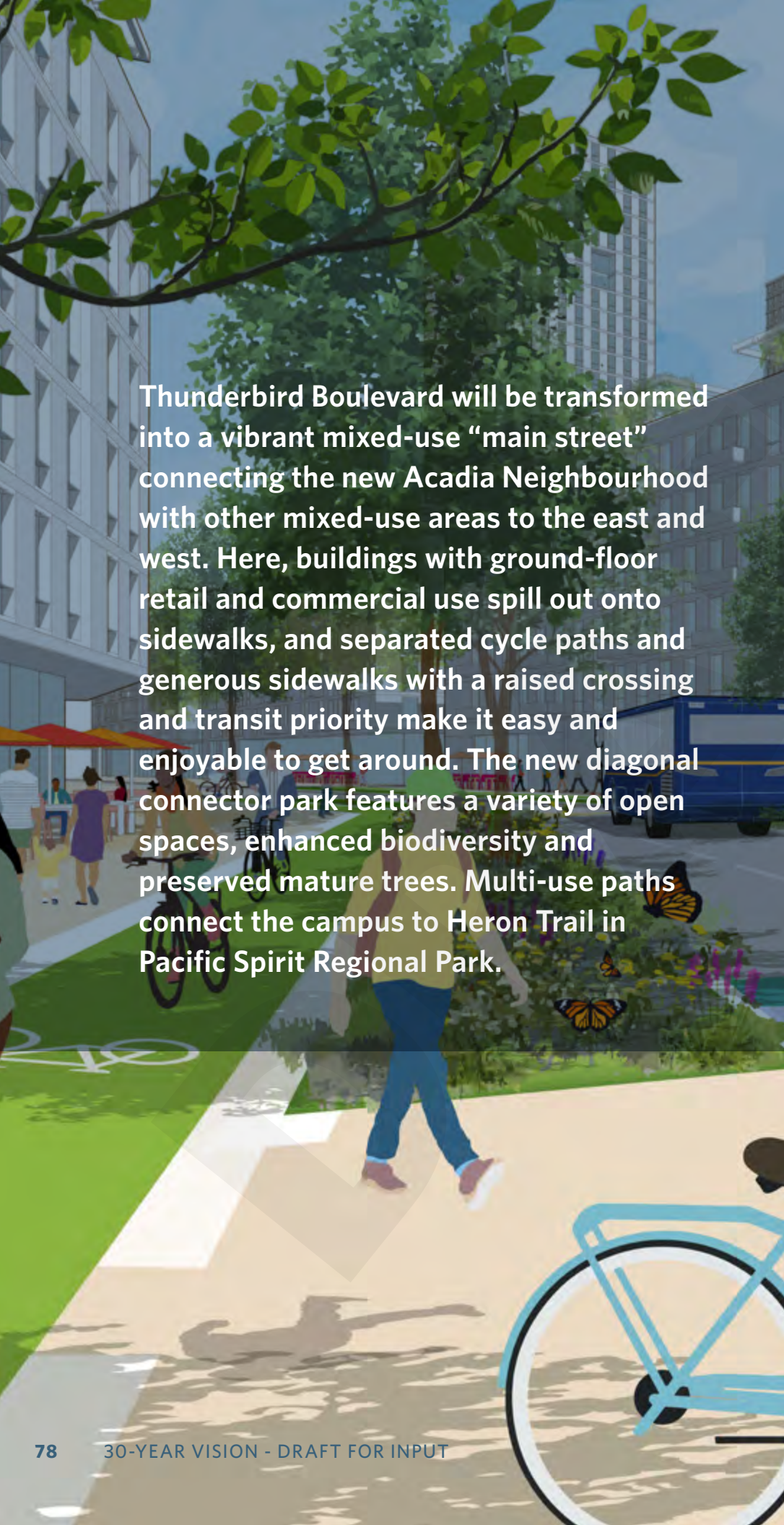
sustainable modes means people of all ages and abilities can get to where they need to go, comfortably and safely, while reducing greenhouse gas emissions. A system of connected greenspaces and separated bike lanes make active modes of transportation a pleasure, and quiet neighbourhood streets are safe for walking, rolling and playing. Lining well used pathways and corridors with active retail and community uses and good lighting supports a vibrant urban experience and improved night-time safety.

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



KEY STRATEGIES

- Enable the extension of SkyTrain to campus with a central station on University Boulevard and a south campus station to serve Wesbrook Place, Stadium Neighbourhood and Hawthorn Place
- Expand the pedestrian priority zone in the campus core while preserving access for essential services and accessible parking users
- Create a safe, legible and efficient cycling and micro mobility 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 roadways and intersections to prioritize safety, manage congestion and maintain access



Thunderbird Boulevard will be transformed into a vibrant mixed-use “main street” connecting the new Acadia Neighbourhood with other mixed-use areas to the east and west. Here, buildings with ground-floor retail and commercial use spill out onto sidewalks, and separated cycle paths and generous sidewalks with a raised crossing and transit priority make it easy and enjoyable to get around. The new diagonal connector park features a variety of open spaces, enhanced biodiversity and preserved mature trees. Multi-use paths connect the campus to Heron Trail in Pacific Spirit Regional Park.



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.

Modal Hierarchy:

1 Walking and Rolling



(Photo credit: StopAbleism.Org)

2 Cycling and Micromobility



(Photo credit: Aniv Inc.)

3 Public Transit



(Photo credit: David Sundberg)

4 Carpool/Shared Vehicles, Deliveries and Service Vehicles



(Photo credit: Maggie MacPherson, CBC)

5 Ride-hailing and Taxi



(Photo credit: Mark Warner, Flickr)

6 Single Occupancy Vehicles



(Photo credit: 4 Young Drivers)

2050 Active Transportation Network Concept

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

Key Opportunities

- Protected cycling facilities suitable for people of all ages and abilities on all Primary Cycling-Micromobility Corridors and most Secondary Cycling-Micromobility Corridors.
- 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 complement smaller bicycle parking and end-of-trip facilities distributed in buildings across campus.
- Conceptual pedestrian and cycling routes in Acadia, subject to refinement through a future Neighbourhood Plan process.



An expanded pedestrian priority zone connects to 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: Matthew Roddis)



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

Key Opportunities:

- Extend the SkyTrain Millennium Line to campus, with stations in the centre of campus near the Alumni Centre and UBC Bus Exchange and in south campus near Stadium and Wesbrook Place Neighbourhoods⁴
- 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 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 Metrotown⁵

⁴Assumed alignment, station location(s), and phasing are subject to change pending ongoing work by the Province of BC to develop the project Business Case.

⁵Technology, 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-kilometer delivery to reduce vehicle volumes on local streets and pedestrian-only areas
- Locate parking structures around the campus periphery to minimize traffic in the core and encourage the use of more sustainable modes, reduce costs, and enhance the public realm
- Consolidate neighbourhood parking underground 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 removal or replacement through redevelopment of mixed-use hubs as commuter parking demands decline with the anticipated increase in transit use⁶

⁶Timing and viability of parkade redevelopment will be coordinated with parking demand decline, and may include some replacement underground parking.



Illustrative section showing a complete street incorporating 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 frontages. (Photo credit: Perkins & Will)

Big Idea: Climate Mitigation and Adaptation

UBC Vancouver in 2050... Built upon a foundation of faculty, student and staff expertise and activism and the continued evolution and expansion of the Campus as a Living Lab initiative, the university achieved net-zero emissions before 2050. The campus is a model for urban areas around the world looking for a climate mitigation roadmap. A whole systems and compact communities approach to reducing emissions and preparing the campus for the effects of climate change influences all aspects of campus

planning, development and operations, from buildings made with sustainable materials and the use of low-carbon energy sources, to decarbonizing transportation and re-thinking waste cycles. Campus infrastructure and natural systems preserve and protect the natural resources of the peninsula and help address the impacts of extreme weather events. Resilient buildings, which provide healthy and comfortable environments through periods of intense heat and smoke, support the health and wellbeing of those who learn, live and play on campus



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



KEY STRATEGIES

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

LEGEND

- DISTRICT ENERGY SYSTEM
- CLIFF EROSION MGMT ZONE
- RAINWATER MANAGEMENT

HIGH PERFORMANCE BUILDINGS:

- FUTURE ACADEMIC
- FUTURE MID-RISE RESIDENTIAL
- FUTURE TALLER RESIDENTIAL



The new ecological park in Stadium Neighbourhood will become a significant ecological and social feature of the campus and a model for climate resilience. The park will include new forested areas, community gardens, and a lower meadow area that supports a range of recreation and programming while doubling as a rainwater management feature during heavy storms. Surrounding low carbon buildings will combine green and blue roofs for capturing and absorbing rainwater with outdoor social space.

Climate Mitigation



High performance neighbourhood housing (passive house) in Wesbrook Place Neighbourhood. (Photo Credit: Paul Joseph, UBC Brand & Marketing)



Mass timber construction at Brock Commons Tallwood House. (Photo Credit: KK Law)



UBC Campus Energy Centre (Photo Credit: Ema Peter)

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

The Neighbourhood Climate Action Plan (NCAP) will build upon UBC's climate commitments, and address greenhouse gas emissions in neighbourhoods

Climate action strategies include:

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

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

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

Climate Adaptation

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

Rainwater management strategies include:

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

Climate adaptation strategies include:

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



Rainwater garden integrated into street design. (Photo Credit: Nigel Dunnett)



Sustainable food systems research at UBC farm. (Photo Credit: Jamil Rhajjak, UBC Brand and Marketing)



Rooftop pollinator garden enhances biodiversity and reduces urban heat islands. (Photo Credit: Daily Hive Vancouver)

Character and Urban Design

The Vision’s character and urban design considerations guide the layout, form and design of new development in ways that create outstanding teaching, learning and urban living environments, and build on the unique qualities of the campus while strengthening Musqueam presence throughout.



Campus Context

The academic campus has been built around a formal arrangement of malls and east/west connectors from the 1913 Plan and nested within the landscape of Pacific Spirit Regional Park. These malls and corridors continue to serve as important organizing elements. Main Mall, the most notable physical expression of this past, will continue with its rows of Red Oak trees as a social and physical feature. While these physical origins remain, new values and goals will emerge and impact the way the campus looks and feels in the future, including embracing and showcasing Musqueam values.

Campus Gateways and Historic Views

Elevated on the Point Grey Peninsula, UBC enjoys spectacular views of the coastal mountains and the Strait of Georgia. These views are particularly important for connecting the community with the surrounding natural setting, and to the Musqueam use of land and places of cultural value. The Vision restores and celebrates 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 connect this space via a land-bridge that spans Chancellor Boulevard and terminates with a new academic building and open space.

A memorable 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.

Campus Legibility and Identity

Growth will be thoughtfully distributed to better weave the campus together, with new development concentrated around mixed-use activity centres, corridors and future rapid transit stations, making the campus more livable, walkable and easier to navigate.

Drawing in the surrounding natural features and ecology, new green connectors will break down the formality of the historic campus grid and provide opportunities for increased biodiversity, community open space and expressions of Musqueam culture and welcome. A network of secondary landscape pathways will link courtyards and open spaces and provide intuitive and legible connections across campus.



Views of the Salish Sea and mountains are celebrated from Main Mall (Photo Credit: Hover Collective, UBC Brand & Marketing)

New Gateway Building at University Boulevard and Westbrook Mall with Musqueam welcome. (Photo Credit: Perkins + Will)

Community Building

The physical design of academic and residential neighbourhoods impacts the well-being and lived experience of people who learn, live, work, and play on campus. Many factors, including physical form and opportunities for social connection, contribute to building strong communities and a sense of place. The Vision sets the stage for a campus that is connected, accessible, identifiable, memorable and delightful, and roots this in prioritizing places for people through the design of open space, streets and buildings.

Open Space

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.

- Large, centralized open spaces and commons to accommodate outdoor learning and larger events, green infrastructure systems, and to support increased biodiversity, habitat and access to nature
- Dispersed local plazas, parks, and public spaces to provide more immediate places for social connections
- Courtyards that provide more intimate and direct open space for academic users and residents



Photo Credit: Matthew Roddis



Photo Credit: PFS Studio



Photo Credit: Michael Van Valkenburgh Associates Inc



Photo Credit: Matthew Roddis



Photo Credit: SCAPE Studio

Places for People:



Large parks

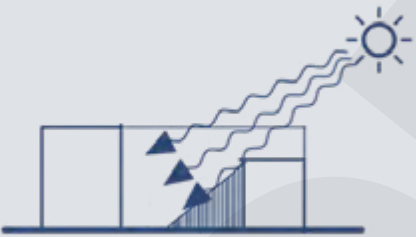


Local parks and public spaces

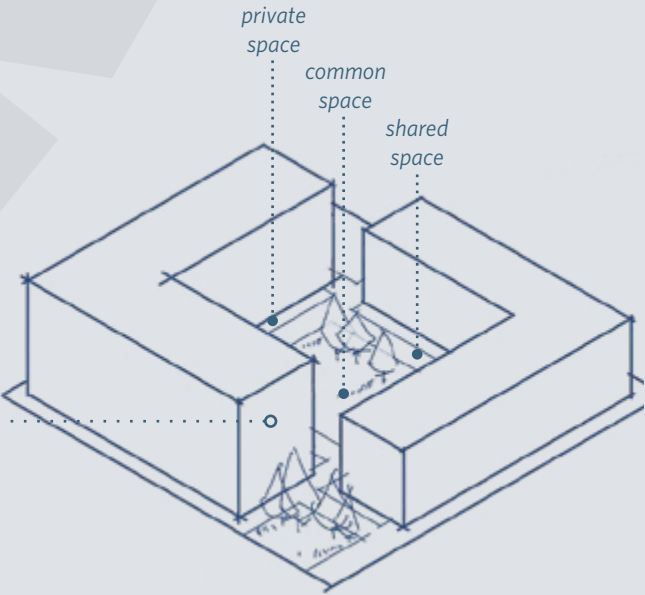


Academic quads and Courtyards

The combination of different types of open space enables a range of activities and helps create vibrant communities.



Lower building heights allow sunlight into courtyards and open spaces.



Courtyard buildings present a more public exterior (i.e. entries) to streets and the public realm, while providing more private spaces inside for residents

Courtyards help build a strong sense of community for residents through a variety of spaces for outdoor use, and enable a positive relationship with surrounding streets and the public realm.

Streets

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.



Photo Credit: Matthew Roddis



Photo Credit: Matthew Roddis



Photo Credit: Gerry McGeough



Photo Credit: Gerry McGeough

Buildings

New academic and neighbourhood buildings will help create a rich environment for people. Mid-rise buildings will establish a prevailing scale for the campus and be designed to be human-scaled. Buildings will be low enough to allow sun in and views to the sky.

Courtyard buildings offer unique types of housing and spaces, from private terraces to common social spaces, that allow building occupants to gather and socialize. They are both public and private, and contribute to the intended variation and richness of the campus.

In neighbourhoods, towers will be located discretely and purposefully to provide additional housing. In some neighbourhoods they'll have a secondary, integrated presence, deferring to the lower scale of the area, for example, in Stadium and Acadia.

Spaces for People:



An integral part of the public realm, streets will be designed to prioritize pedestrians and public life and be safe and comfortable to use by all.

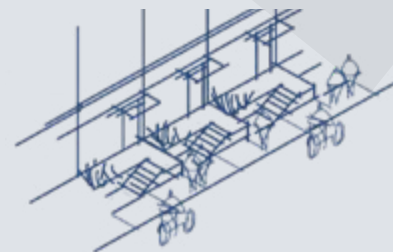
Buildings that Contribute:



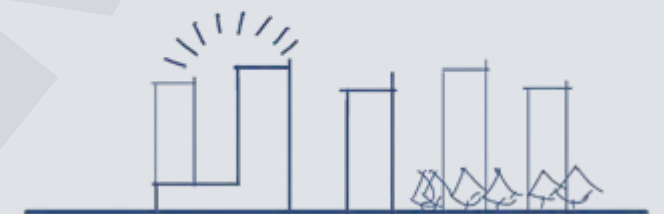
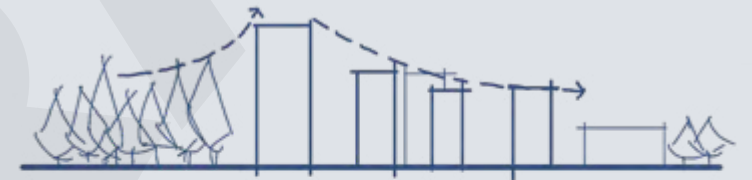
Variation in building scale helps reduce the visual presence of larger buildings.



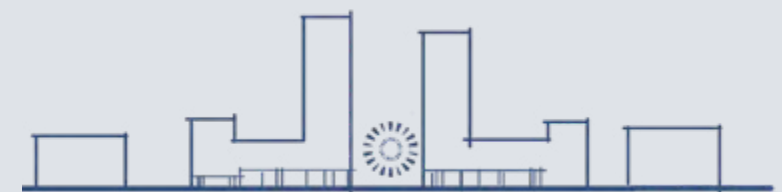
Mid-rise buildings will create an ambient scale that reinforces a human-scaled neighbourhood fabric.



Active edges along buildings featuring entries and front porches show the life and activities within.



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 creates centres of activity.

Academic Campus Character

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 forest character and avoid excessive view impacts on Wreck Beach.



Photo Credit: James Dow



Photo Credit: James Dow



Photo Credit: Z+T Studio



Photo Credit: HCMA



Photo Credit: Stammers Kontor, SLA



Photo Credit: Gerry McGeough



Photo Credit: Mariko Reed



Photo Credit: Rufus de Vries



Photo Credit: Wolbert van Dijk



Photo Credit: Anatoliy Shostak Wolbert van Dijk



Photo Credit: Gerry McGeough



Photo Credit: Mariko Reed



Photo Credit: Built Work Photography

Neighbourhood Character

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, while interior courtyards will provide more intimate spaces that function as “outdoor rooms,” framed by the buildings around them, and provide visible connections to surrounding open spaces. Each outdoor space will be designed and programmed to suit the unique needs of the residents they serve, and 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 ensure good access to sunlight and maximize 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.

Local Neighbourhood Identity

While the ultimate design of neighbourhoods will be determined through future Neighbourhood Plan processes, the Vision describes the general characteristics of each future neighbourhood area.

Acadia

Acadia will emerge as a new, walkable neighbourhood, reminiscent of older cities, with mid-rise buildings framing open spaces and small blocks and narrow streets that prioritize pedestrians.

Predominantly mid-rise, wood frame buildings (from four to six storeys) will frame internal courtyards and public spaces to support a human-scaled experience with taller mid-rise buildings fronting Thunderbird Boulevard and open spaces.

Slender towers (ranging from 18 to 35 storeys and with 6,500 to 7,000 sq. ft. floorplates) will be placed to minimize shadowing and overlook on neighbourhood public spaces and reduce visual impact at the campus scale.

An Alternative Approach



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

Wesbrook Place South

Wesbrook Place South will continue the form of towers and mid-rise buildings found throughout Wesbrook 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 onto community open space. Mid-rise buildings (four to six storeys) will be organized around a large new open space that can support a range of activities, including informal recreation and community programming, and an urban plaza framed by locally-serving ground floor activity and amenities.

An Alternative Approach



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

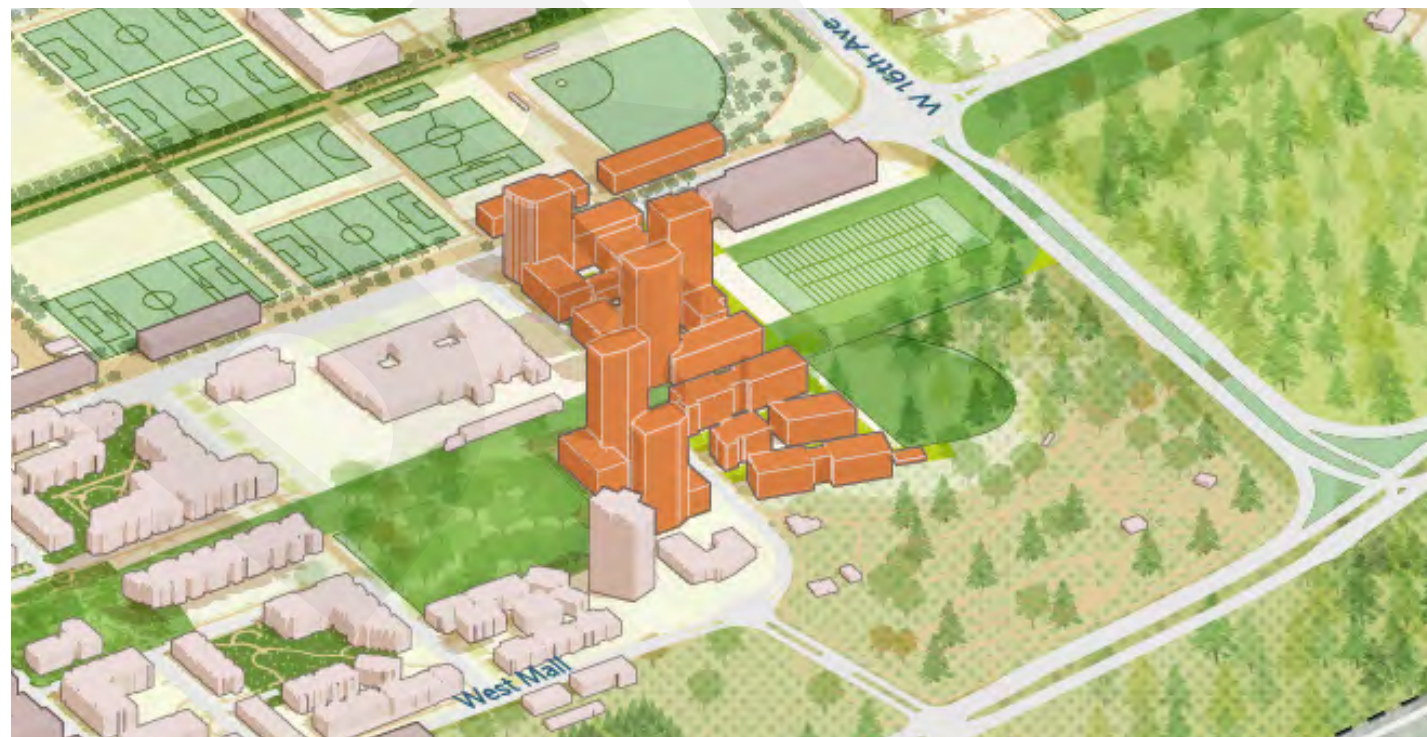
Stadium Neighbourhood

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. Potential student housing could be integrated into the east side of the new Thunderbird Stadium building.



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



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.

Hawthorn Place North

Hawthorn Place North will introduce new rental housing opportunities close to the academic core in simple, mid-rise forms, respecting the scale of the rest of the Hawthorn Neighbourhood. Front doors address and activate the street, while courtyards 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.



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



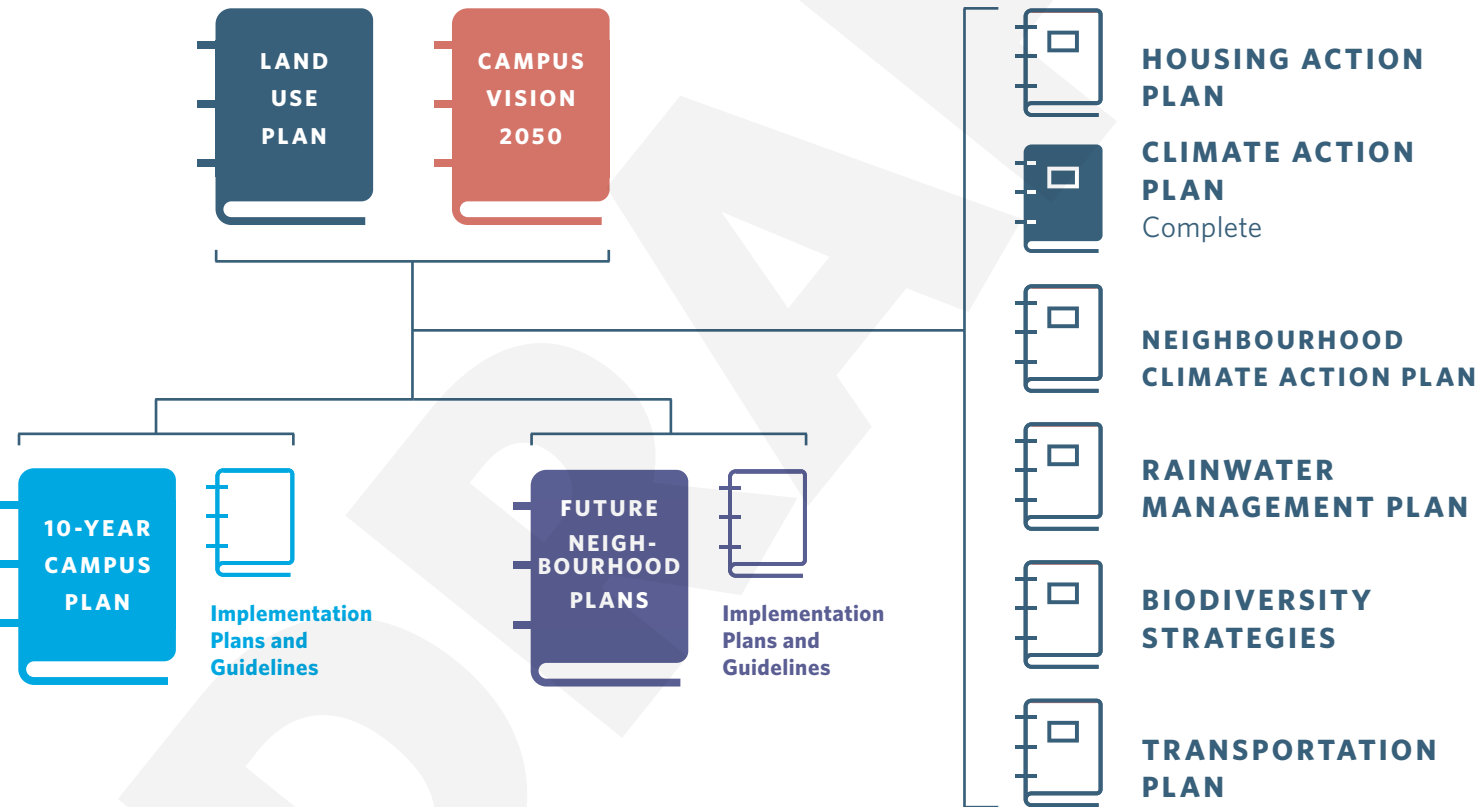
Hawthorn Place North conceptual layout and massing.
Detailed planning and design of the neighbourhood will be subject to a final Stadium Neighbourhood Plan, per the draft concept developed between 2017-19.



Implementing the Vision

Planning 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 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.

Implementation Plans

Several other plans and strategies will be developed in parallel with the 10-Year Campus Plan 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.
- **Working with Musqueam**
Working with Musqueam and subject matter experts, indicators, targets and guidelines will be developed for enhancing and protecting ecology and increasing biodiversity, including through Indigenous planting, tree retention and increased understory planting. Continue implementing Musqueam presence opportunities.
- **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 specific design objectives, strategies and high level phasing for implementing near-term public realm investments.

- **Community Facilities Strategy**

A Community Facilities 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.

- **Child Care Expansion Plan**

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

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, 10-Year Campus Plan and the Academic Infrastructure Plan, and through close engagement with faculties and academic units.

Collaborative Planning

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 Musqueam Indian Band, 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 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

Working with Musqueam

UBC and Musqueam Indian Band are working together to transform their long-standing relationship with a new 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.

Near-Term

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.
- Implement 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 ammend Neighbourhood Plan(s).
- Deliver services and amenities in tandem with growth in population.

Long-Term

Years 10 - 30

- 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 childcare 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. As the university moves forward with implementing the Vision, its effectiveness will be monitored and it may 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.

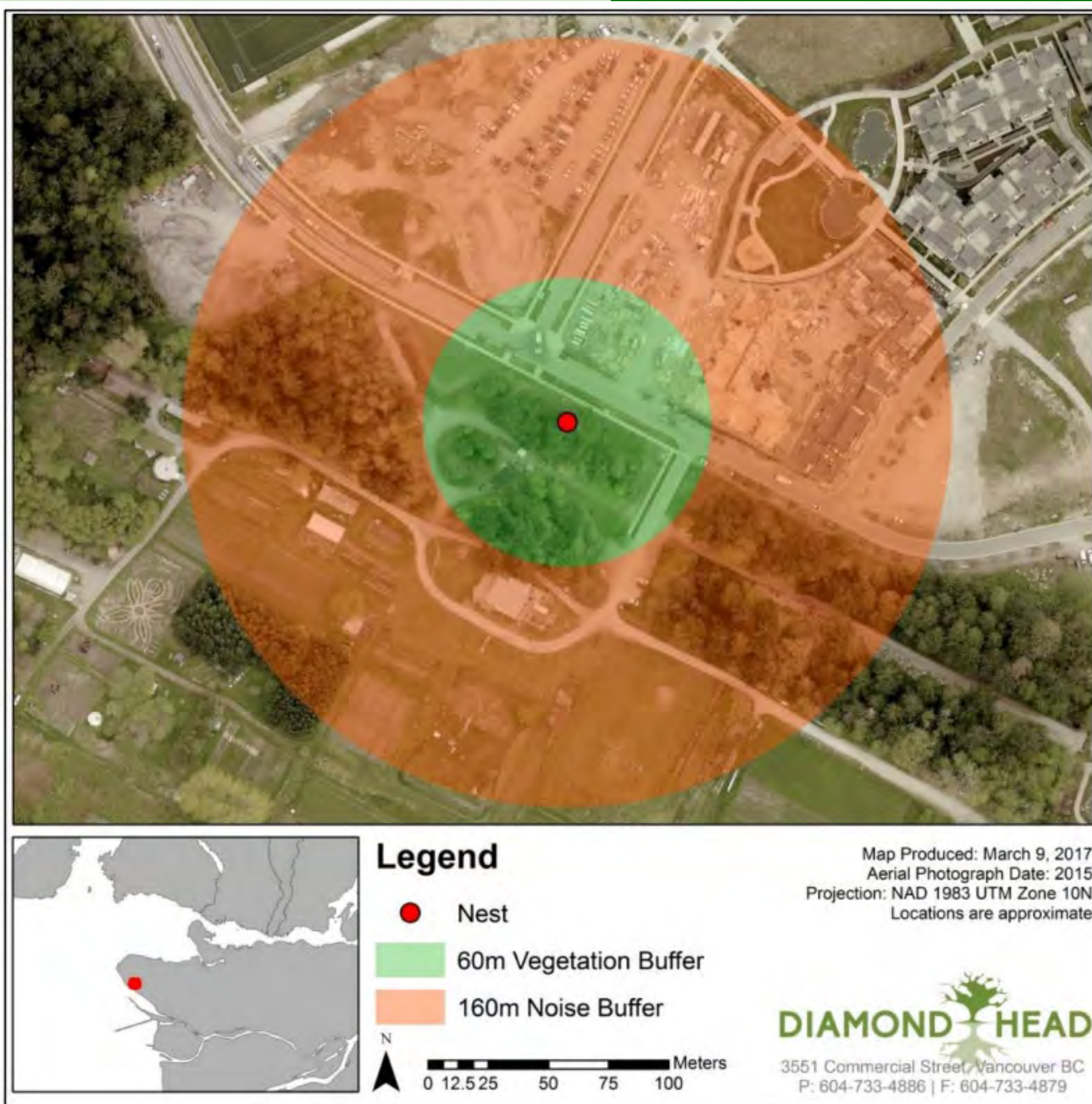
BALD EAGLE NEST CAMPAIGN

UPDATE ON COMMUNITY CAMPAIGN TO SAVE THE NEST AT
ROSS AVENUE / BIRNEY DRIVE



The Bald Eagle Nest

- ▶ Located at Ross Avenue / Birney Drive in Wesbrook Village, by UBC Farm
- ▶ A nesting pair of bald eagles have been using it since at least 2017
- ▶ UBC have coned the nest and displaced the eagles to allow building development on Lot 6 to go ahead, instead of keeping a 160m buffer zone between the nest and development



TIMELINE



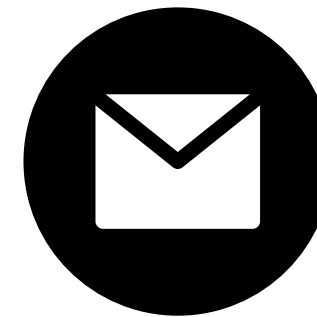
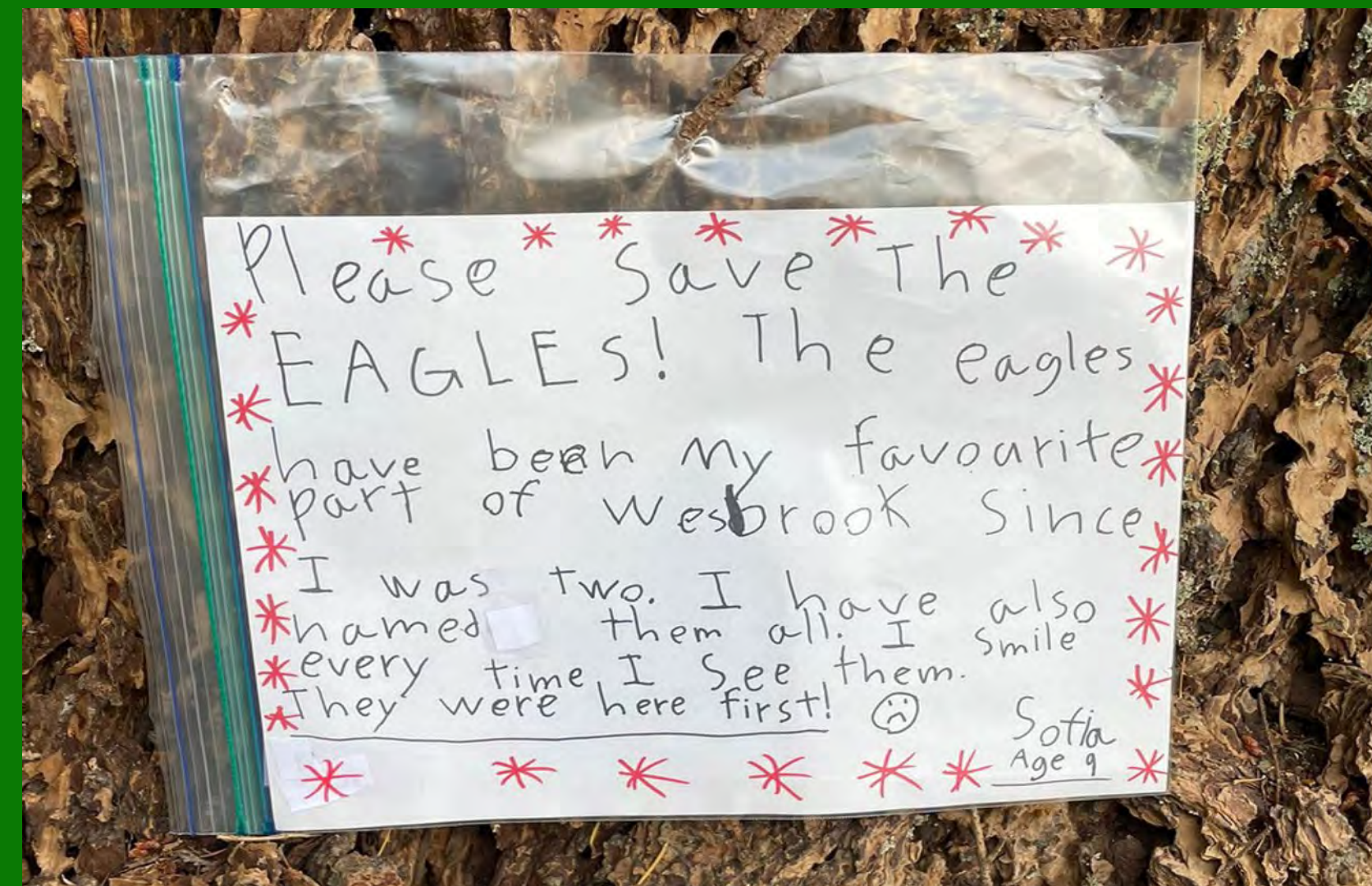
Consultation

- There are no records in UBC Properties Trust / Campus and Community Planning meeting minutes of residents' concerns about the nest (despite it being raised).
- Wesbrook Neighbourhood Plan 2011: "Issue: Preservation of Eagle's nest. Proposal: The area and trees surrounding the eagle's nest is being retained as green space with no housing allocated to that lot."
- Coning the nest was not mentioned in any public meeting or consultation process.
- Development in any other area of Vancouver, i.e. with municipal representation, requires thorough community consultation.



How have we tried to communicate with UBC

- Individual residents and the campaign organisers have contacted UBC, UBC Properties Trust, UBC Campus and Community Planning, the UBC President and Polygon before the cone was placed on the nest, receiving either no response or stock responses.
- Organized a petition at <https://chnng.it/nPwrGf82f4> which gathered over 18,500 signatures and was sent to all the people above.
- Contacted Joyce Murray MP, David Eby MLA, Katrine Conroy MP (Minister for Forests) and Nathan Cullen MP.
- Met with UBC Campus and Community Planning.
- Social media messaging.
- Local media features.



Response from Michael White (VP of UBC Campus and Community Planning)

"... to clarify jurisdictional responsibilities with regard to the nest. UBC is responsible for the Neighbourhood Plan and associated development regulations, UBCPT is responsible for implementing the Neighbourhood Plan, including securing permits that ensure all development activities adhere to UBC and ministerial rules and regulations, and the Ministry is responsible for regulations, guidelines and permits for protected species."

Next steps



- We ask the UNA Board to please take our concerns to the UBC Board of Governors under s.16 of the Neighbours Agreement 2020 and request that:

- a) The cone is removed from the nest and UBC guarantee that the nest and surrounding 160m noise buffer zone will be protected from future interference, as implied in the 2011 Wesbrook Plan;
- b) An answer is provided as to why the option of leaving the nest and surrounding 160m area free from development was not considered by UBC; and
- c) UBC commit to carrying out more meaningful consultation for similar future decisions and responding directly to community concerns.



- A new resident group has formed: UBC Community for Sustainable Development (UCSD). Please join our first public meeting on Dec 8th at 7pm at Wesbrook Community Centre by RSVPing to UBCCommunity4SustainableDev@gmail.com