



UBC
campus
vision
2050

Land Use Plan

Draft for Input

APRIL 2023



The UBC Point Grey campus lands are situated on the traditional, ancestral and unceded territory of the x^wməθk^wəyəm (Musqueam).

s7i:4qəy qeqən (double-headed serpent post) by Musqueam artist Brent Sparrow. Photo credit: Paul H. Joseph, UBC Brand and Marketing.



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1. Introduction

1.1 About UBC's Land Use Plan

This Land Use Plan is the regulatory document for the long-term land use intentions for the UBC Point Grey campus lands (UBC Vancouver). It guides Campus Vision 2050 implementation by enabling UBC to achieve a level of excellence in support of the university's academic mission. It also guides the future direction for the Vancouver campus, building on what makes the UBC Point Grey campus lands a special place. It enhances the livability, sustainability and character of the campus within its unique context, and helps address affordability, climate action and reconciliation.

In 2010, the Province of British Columbia introduced the *Municipalities Enabling and Validating Act (No. 3) Part 10-2010 (MEVA)*. MEVA requires all decisions related to the UBC Point Grey campus lands made by the UBC Board of Governors (the Board) to be consistent with this Land Use Plan, and makes the BC Minister of Municipal Affairs responsible for adopting Land Use Plan amendments.

Similar to Official Community Plans in BC, this Land Use Plan is a 30-year plan implemented in phases that shapes growth for the UBC Point Grey campus lands. It is updated approximately every 10 years. It regulates and guides planning and land use management for the UBC Point Grey campus lands, including long-term development plans, and must be consistent with regional plans and policies.

Since the last significant Land Use Plan update in 2011, a host of societal imperatives and critical needs for the institution and university community have emerged or strengthened, including:

- relationships with Indigenous peoples;
- deeper and more meaningful engagement with Musqueam;
- taking bold action on the climate emergency;
- improving equity, diversity and inclusion;
- responding to the regional housing affordability crisis;
- strengthening community wellbeing and campus resilience;
- enhancing biodiversity of the urban campus, and
- better connectivity with the region, including integrating the proposed Millennium Line SkyTrain extension to the UBC Vancouver campus.

If a portion of this Land Use Plan is held to be invalid by a Court of competent jurisdiction or not in compliance with the laws of British Columbia and the laws of Canada applicable therein, then the invalid portion must be severed and the remainder of this Land Use Plan is deemed to have been adopted by the minister, in accordance with MEVA, without the severed section, subsection, paragraph, subparagraph, clause or phrase.

FIGURE 1: UBC POINT GREY CAMPUS LANDS LAND USE PLAN BOUNDARY



1.2 Related Policies

1.2.1 Regional Policy Context

This Land Use Plan aligns with and supports regional policies and initiatives including:

- Metro Vancouver Regional District's *Metro 2050: Regional Growth Strategy (Metro 2050)*, which articulates regional goals around urban development, the economy, environment, housing and community services, and integrated land use and transportation, to 2050;
- Metro Vancouver Regional District's *Climate 2050*, the regional response to climate change; and,
- TransLink's *Transport 2050*, which sets out the vision, goals, strategies and key transportation initiatives for Metro Vancouver for the next 30 years.

1.2.2 UBC Strategic Context

This Land Use Plan has been guided by the Campus Vision 2050 process (described in [Section 3: Campus Vision 2050](#)), and informed by existing UBC strategic documents and initiatives including UBC's *Strategic Plan*, *Indigenous Strategic Plan*, *Wellbeing Strategic Framework*, *Academic Infrastructure Plan*, *Inclusion Action Plan*, *Transportation 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*, *the Residential Environmental Assessment Program*, as well as UBC's *Housing Action Plan* and *Climate Action Plan*.

1.2.2.1 UBC Housing Action Plan

This Land Use Plan designates areas for housing and includes amounts of development for Neighbourhood Housing on the UBC Point Grey campus lands. UBC's *Housing Action Plan (HAP)* is a 30-year strategy updated regularly that builds on the Land Use Plan and guides how UBC uses its land and financial resources to support student, faculty, staff, and community housing choice and affordability. *HAP* includes targets to guide the type of housing developed at UBC Point Grey campus lands, including Student Housing, faculty/staff housing, market rental, and other programs to support housing choice and affordability.

1.2.2.2 UBC Climate Action Plans

UBC's *Climate Action Plan 2030* provides an accelerated pathway to net zero emissions for the University's Academic buildings and energy supply. It also commits to significantly reduce greenhouse gas (GHG) emissions for extended impact areas (i.e. scope 3 emissions, such as commuting to and from campus, etc.) by 2035. The *UBC Community Energy and Emissions Plan* is a comprehensive framework to reduce energy use and GHG emissions in the UBC Point Grey campus lands' Neighbourhoods. This plan is being updated as the *Neighbourhood Climate Action Plan*.

2. Context

2.1 UBC Point Grey Campus Lands Context

The UBC Point Grey campus lands are situated on the traditional, ancestral and unceded territory of xʷməθkʷəy̓əm (Musqueam). For millennia, Musqueam have been stewards and caretakers of these lands.

UBC has existed on these lands for just over 100 years. In 1910, the Province of British Columbia chose the site in Point Grey for the UBC campus, and in 1920 set aside 1,200 hectares (around 3,000 acres) as the University Endowment Lands, with the plan to fund UBC by developing housing. Over the following years, 402 hectares (994 acres) of this endowment was granted to UBC. Musqueam representatives have advised that these decisions were made without their involvement.

The campus grew slowly and began accelerating through the 1950s to the 1980s, when UBC built much of its existing academic core. In the late 1980s, two decisions shaped UBC's future: 1) 900 hectares (2,160 acres) of the original land endowment to benefit UBC was removed and protected as Pacific Spirit Regional Park, and 2) Hampton Place, the first residential community at UBC, was developed on the UBC Point Grey campus lands.

In fall 2022, the UBC Point Grey campus lands include a diverse community of approximately:

- 61,000 students;
- 18,000 faculty and staff;
- 15,000 residents in Neighbourhood Housing; and,
- 14,000 in Student Housing.

As one of Canada's largest academic institutions and the third-largest employer in the Province of British Columbia, thousands of people travel from all over Metro Vancouver each day to learn, work and play on the UBC Point Grey campus lands, contributing to an estimated daytime population of more than 80,000 people in 2023.

2.2 Regional Context Statement Summary

MEVA requires UBC to include a Regional Context Statement in its Land Use Plan. The purpose of the Regional Context Statement is to describe the relationship between this Land Use Plan and Metro Vancouver Regional District's *Metro 2050*. The full Regional Context Statement can be found in *UBC Point Grey Campus Lands Regional Context Statement*, under separate cover.

Metro 2050 projects growth over the next 30 years to add about 1 million people to the region, reaching 3.8 million by the year 2050, or around 35,000 people per year. It prioritizes and focuses this growth in higher density development in Urban Centres and in Frequent Transit Development Areas.

The Metro Vancouver region has also prioritized extending the Millennium Line SkyTrain across Vancouver to the UBC Point Grey campus lands via TransLink's *Transport 2050: 10-Year Priorities (Transport 2050)*. A future

additional rapid transit connection from Metrotown to UBC along 41st/49th Ave and Marine Drive is also identified for study in *Transport 2050*, Metro Vancouver’s regional transportation strategy.

The UBC Point Grey campus lands are located entirely within *Metro 2050*’s “General Urban” land use designation within *Metro 2050*’s “Urban Containment Boundary” and the majority of the UBC Point Grey campus lands’ growth areas are within *Metro 2050*’s “Frequent Transit Development Area” (see *UBC Point Grey Campus Lands Regional Context Statement*, Figure B).

This Land Use Plan was created as part of UBC’s Campus Vision 2050 (described in [Section 3: Campus Vision 2050](#)), which includes guiding principles that align with *Metro 2050* goals:

TABLE 1: METRO 2050: REGIONAL GROWTH STRATEGY GOALS COMPARISON WITH UBC VANCOUVER’S CAMPUS VISION 2050 GUIDING PRINCIPLES

Metro 2050 Goals	UBC Campus Vision 2050 Guiding Principles
<ul style="list-style-type: none"> ▪ Create a compact urban area ▪ Support a sustainable economy ▪ Protect the environment, address climate change and respond to natural hazards ▪ Provide diverse and affordable housing choices ▪ Support sustainable transportation choices 	<ul style="list-style-type: none"> ▪ Support UBC’s academic mission ▪ Take bold action to address climate change and enhance campus ecology ▪ Confront the affordability crisis ▪ Strengthen connectivity ▪ Strengthen UBC’s relationship with Musqueam and campus Indigenous communities ▪ Make campus more inclusive, accessible and welcoming ▪ Ensure the campus lands benefit the UBC community today and for generations to come

3. Campus Vision 2050

This Land Use Plan was created as part of Campus Vision 2050, UBC’s comprehensive public planning process to update key land use policy documents for the Point Grey campus lands. Campus Vision 2050 was launched in early 2022.

3.1 Engagement Process

The Campus Vision 2050 engagement process builds on the Engagement Principles from UBC Campus and Community Planning’s *Engagement Charter* and lessons learned from previous planning processes and included:

- a broad public engagement process, including three phases of engagement via online surveys, speaker events, workshops, open houses, pop-ups, walking tours and more;
- interest-based advisory committees, including a Community Advisory Committee, an Administrative Advisory Committee, and an External Advisory Committee (that included representatives from City of Vancouver, Metro Vancouver Regional District, Ministry of Transportation and Infrastructure, Royal Canadian Mounted Police, TransLink, University Endowment Lands, Vancouver Fire and Rescue Services and Vancouver School Board);
- direct engagements with academic units, student government, the University Neighbourhoods Association, UBC Properties Investments Ltd, and the BC Ministry of Municipal Affairs, which adopts UBC’s Land Use Plan in accordance with MEVA;
- fore-fronting equitable, diverse and inclusive participation, including lowering barriers to participation, building collaborative relationships with equity-seeking groups on campus, meeting the community where they are by attending scheduled meetings and joining community events;
- a comprehensive Musqueam-specific engagement process with the Musqueam Indian Band, including meeting Provincial requirements for Land Use Plan amendments; and,
- engagement with other First Nations across southern British Columbia.

3.2 Guiding Principles

This Land Use Plan follows Campus Vision 2050’s guiding principles, which align with the university’s strategic focus on “creating vibrant, sustainable environments that enhance wellbeing and excellence for people at UBC and beyond,” as articulated in UBC’s *Strategic Plan*.

SUPPORT UBC’S ACADEMIC MISSION.

Support the university’s pursuit of excellence in research, teaching, learning and community engagement to foster global citizenship and advance a sustainable and just society.

STRENGTHEN UBC’S RELATIONSHIP WITH MUSQUEAM AND CAMPUS INDIGENOUS COMMUNITIES.

Support UBC and Musqueam’s relationship and the goals and actions of UBC’s *Indigenous Strategic Plan*, while honouring and celebrating UBC’s host nation on whose traditional territory the campus is situated.

CONFRONT THE AFFORDABILITY CRISIS.

Make daily life for the campus community more affordable, convenient and supportive and enable new ways to provide affordable housing and food options as part of a complete community concept.

MAKE CAMPUS MORE INCLUSIVE, ACCESSIBLE AND WELCOMING.

Consider all ages, abilities and backgrounds and plan equitable, diverse and inclusive spaces that help achieve the best learning, working and living environments for all.

TAKE BOLD ACTION TO ADDRESS CLIMATE CHANGE AND ENHANCE CAMPUS ECOLOGY.

Support UBC's systemic, collective action to combat climate change, including reinforcing and aligning with UBC's *Climate Action Plan 2030*, and protecting and enriching campus ecology and biodiversity.

STRENGTHEN CONNECTIVITY.

Improve social, economic and ecological connections within campus and to the broader region.

ENSURE THE CAMPUS LANDS BENEFIT THE UBC COMMUNITY TODAY AND FOR GENERATIONS TO COME.

Ensure the campus lands continue to fund academic excellence, infrastructure and amenities, affordable housing for faculty, staff and students through residential development while also providing livable and sustainable communities.

4. Land Use Plan Policies

4.1 Land Use

4.1.1 Land Use Overview

Vision: In 2050, UBC Vancouver is a resilient, accessible and inclusive urban university campus—a unique combination of world-class teaching, learning and research with a thriving, residential community—that celebrates and honours its land, ecosystems, history and commitment to meaningful reconciliation with Indigenous peoples.

The UBC Point Grey campus lands continue to help UBC achieve a level of excellence in support of the university's academic mission by enabling:

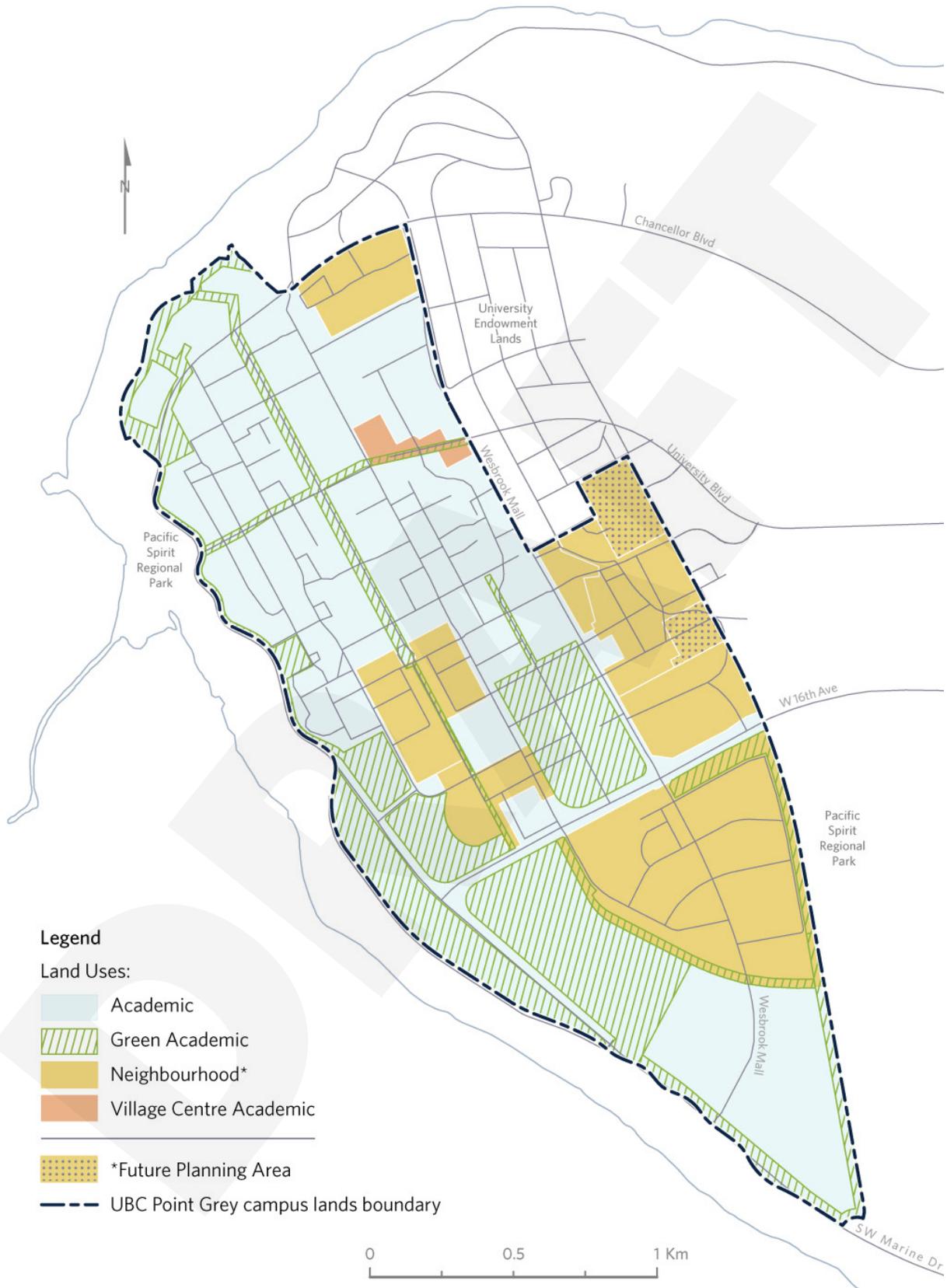
1. spaces for teaching, learning and research facilities;
2. thriving, sustainable residential communities, with a wide range of community amenities including shops, restaurants, grocery stores, community centres and schools;
3. open spaces that express Musqueam presence, enhance biodiversity, and provide space for research, movement, respite, gathering and recreation;
4. industry and community partnerships;
5. services and amenities that support the people who study, work, live and play on campus; and
6. residential development to house faculty, staff and students, and market housing from which UBC generates revenue to help achieve university priorities such as affordable housing and bursaries and scholarships.

The following Land Use Plan policies continue this evolution of the UBC Point Grey campus lands into a year-round complete community and include academic uses, housing, amenities, open space, mobility and accessibility, climate and resilience, and infrastructure and servicing. These align with regional goals and support the growing population of the Point Grey Peninsula.

LAND USE PLAN: OVERVIEW POLICIES

- 4.1.1.1** Align future land use with Schedule A: Land Uses.
- 4.1.1.2** Enrich the campus with a strong Musqueam welcome and presence.
- 4.1.1.3** Create spaces that are welcoming to and inclusive of Musqueam and all Indigenous peoples.
- 4.1.1.4** Plan for the arrival of SkyTrain, including land uses, building and open space design, and facilities that support broader transit connectivity.
- 4.1.1.5** Develop a compact campus that prioritizes transit, walking and rolling, cycling, and other forms of active and sustainable transport.
- 4.1.1.6** Use the campus to research, implement and test innovative approaches to climate action, green buildings and infrastructure, sustainability and wellbeing on campus and for the broader region.
- 4.1.1.7** Concentrate new development to minimize impacts on the natural environment, optimize existing infrastructure and use less land.
- 4.1.1.8** Develop mixed use communities within the campus, where students, faculty, staff and residents can access daily needs within an easy walking or rolling distance from the places where they study, work, research and live.
- 4.1.1.9** Create a campus structure and mobility network that is legible, easy to navigate, and accessible.
- 4.1.1.10** Design buildings, open spaces and mobility routes to be accessible and welcoming to a diversity of people, including those with disabilities or medical conditions impacting their mobility.
- 4.1.1.11** Continue to develop a range of housing on campus, to support affordability, recruitment and retention, and a complete 24 hours / 7 days a week / 365 days a year campus community.
- 4.1.1.12** Locate active ground floor uses, prioritized along key pedestrian corridors, including commercial, community, arts and cultural and housing to create vibrancy and activity and to provide safety and security day and night.
- 4.1.1.13** Strategically renew, retrofit, and replace buildings, balancing financial and climate performance, community heritage value, seismic safety, program efficiency, and building condition.

SCHEDULE A: LAND USES



4.1.2 Academic

UBC Point Grey campus lands' Academic areas provide the indoor and outdoor spaces to inspire people, ideas and actions for a better world. Academic uses support a range of collaborative and interdisciplinary teaching, research and learning environments, as well as Student Housing, amenities and services. They are also where the student experience is shaped, outside and inside the classroom.

LAND USE PLAN: ACADEMIC USE POLICIES

4.1.2.1 "Academic" land uses are identified on Schedule A: Land Uses and designate areas to be used for teaching, research and other uses that directly support the academic mission of the university.

Uses in Academic areas include but are not limited to:

- academic and medical buildings;
- research facilities;
- classrooms;
- libraries;
- offices;
- open spaces, green spaces, courtyards, plazas;
- recreation facilities, student social space;
- cultural facilities;
- retail, food, restaurant, groceries, farmer's markets and stalls;
- administration buildings;
- Student Housing;
- research laboratories,
- campus-as-a-living laboratory projects,
- commercial services needed by the academic community (e.g. bookstore, conference centre, hotels, food services, retail and service commercial);
- multi-tenant research and service facilities;
- industry and community partnership spaces;
- supporting infrastructure and services (e.g. plant and utility facilities, district energy systems, power infrastructure, rainwater and green infrastructure, fire, police and ambulance facilities, etc.); and,
- mobility infrastructure and services, including: pedestrian, bicycling and micromobility facilities; public transit operations and passenger facilities; shared mobility facilities; streets and curbside facilities for pick-up, drop-off, service and deliveries; electric vehicle charging facilities; and parking for shared, personal and service/operational vehicles.

4.1.2.2 Building heights in Academic areas will be up to a maximum of 66 metres (approximately 22 storeys).

4.1.2.3 Uphold UBC's *North Campus Neighbourhood Plan* when planning development north of NW Marine Drive, due to susceptibility to cliff erosion.

4.1.3 Green Academic

Green Academic lands are areas of campus which are predominantly outdoor open spaces, where land-based research, key cultural and athletic activities, and significant green spaces exist. These areas connect with the smaller-grained open spaces found within Academic and Neighbourhood areas. Land Use Plan policies for Green Academic use are included below. Specific Land Use Plan policies for open space and mobility can be found under those section headings.

LAND USE PLAN: GREEN ACADEMIC USE POLICIES

4.1.3.1 “Green Academic” land uses are identified on Schedule A: Land Uses and designate areas of campus that will be kept primarily as open areas to support land-based teaching, research, community engagement and athletics as well as ancillary buildings and structures.

Uses in Green Academic areas include but are not limited to:

- teaching and education facilities;
- research and demonstration facilities;
- Greenways, Green Edges, including in Neighbourhoods;
- visitors centres, farmer’s markets and stalls;
- athletics facilities;
- fieldhouses, farm buildings;
- support infrastructure and services (e.g. plant and utility facilities, district energy systems, power infrastructure, rainwater and green infrastructure, fire, police and ambulance facilities, etc.); and,
- mobility infrastructure and services, including: pedestrian, bicycling and micromobility facilities; public transit operations and passenger facilities; shared mobility facilities; streets and curbside facilities for pick-up, drop-off, service and deliveries; electric vehicle charging facilities; and parking for shared, personal and service/operational vehicles.

4.1.4 Neighbourhood

UBC has been building Neighbourhoods on the UBC Point Grey campus lands for 30 years, and over the next 30 years the UBC Point Grey campus lands will continue to deliver a range of housing with access to services and amenities that meet a range of daily needs, including those essential to wellbeing. Land Use Plan policies for Neighbourhood lands are included below, while specific policies and plans for housing, amenities, open space, mobility and infrastructure and servicing can be found under those section headings.

LAND USE PLAN: NEIGHBOURHOOD USE POLICIES

4.1.4.1 “Neighbourhood” land uses are identified on Schedule A: Land Uses and designate areas of campus to provide housing, amenities and services for UBC and the broader community.

Uses in Neighbourhood areas include but are not limited to:

- Neighbourhood Housing;
- special residential uses such as group homes;

- commercial and retail, including shops, farmer’s markets and stalls, offices, co-working spaces, meeting spaces, and a variety of home-based businesses appropriate to a residential setting;
- industry and community partnership spaces;
- community amenities, including community centres, child care, and schools;
- open spaces, including parks, playgrounds, sport courts, natural areas;
- Greenways and Green Edges;
- supporting infrastructure and services (e.g. plant and utility facilities, district energy systems, power infrastructure, rainwater and green infrastructure, fire, police and ambulance facilities, etc.);
- mobility infrastructure and services, including: pedestrian, bicycling and micromobility facilities; public transit operations and passenger facilities; shared mobility facilities; streets and curbside facilities for pick-up, drop-off, service and deliveries; electric vehicle charging facilities; and parking for shared, personal and service/operational vehicles; and,
- Academic and/or institutional uses in support of the academic mission, including Student Housing, if consistent with the Neighbourhood Plan.

4.1.4.2 Building heights in Neighbourhoods will be predominantly mid-rise (approximately 6-8 storeys) with some taller buildings up to a maximum indicated in Table 2, with flexibility based on design or program reasons. The maximum building height permitted varies across Neighbourhoods: Wesbrook Place at 117 metres (approximately 39 storeys); Acadia at 105 metres (approximately 35 storeys); and Stadium at 84 metres (approximately 28 storeys).

4.1.4.3 Neighbourhood Housing Gross Buildable Area (GBA) will target the maximums indicated in Table 2.

- Non-residential (e.g. community and commercial amenities, etc.) GBA is in addition to housing GBA indicated in Table 2, and determined in the Neighbourhood Plan (see “[4.3 Amenities](#)” for more information).
- Site density and site building heights will be determined in the Neighbourhood Plan process.

4.1.4.4 Determine Neighbourhood development for the Future Planning Area as part of a future update to this Land Use Plan, including a full replacement strategy for student family housing and childcare as those facilities reach their end of life.

TABLE 2: NEIGHBOURHOOD HOUSING DEVELOPMENT

Neighbourhood	Maximum Neighbourhood Housing GBA square metres (approximate square feet)	Maximum Building Height metres (approximate # of storeys)	Estimated Neighbourhood Gross FSR¹	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 Neighbourhood	335,900 sm (3,616,000 sf)	105 metres (35 storeys)	2.3	Future
Acadia Neighbourhood Future Planning Area	To be determined in a future update to this Land Use Plan.			
Total planned to 2050:	1,531,300 sm (16,483,000 sf)			

¹Estimated Neighbourhood Gross Floor Space Ratio (FSR) is the total Gross Buildable Area (GBA) divided by the total land area of a Neighbourhood. It includes the maximum Neighbourhood Housing 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 Neighbourhood Plan process.

SCHEDULE B: MAXIMUM NEIGHBOURHOOD HOUSING GROSS BUILDABLE AREA

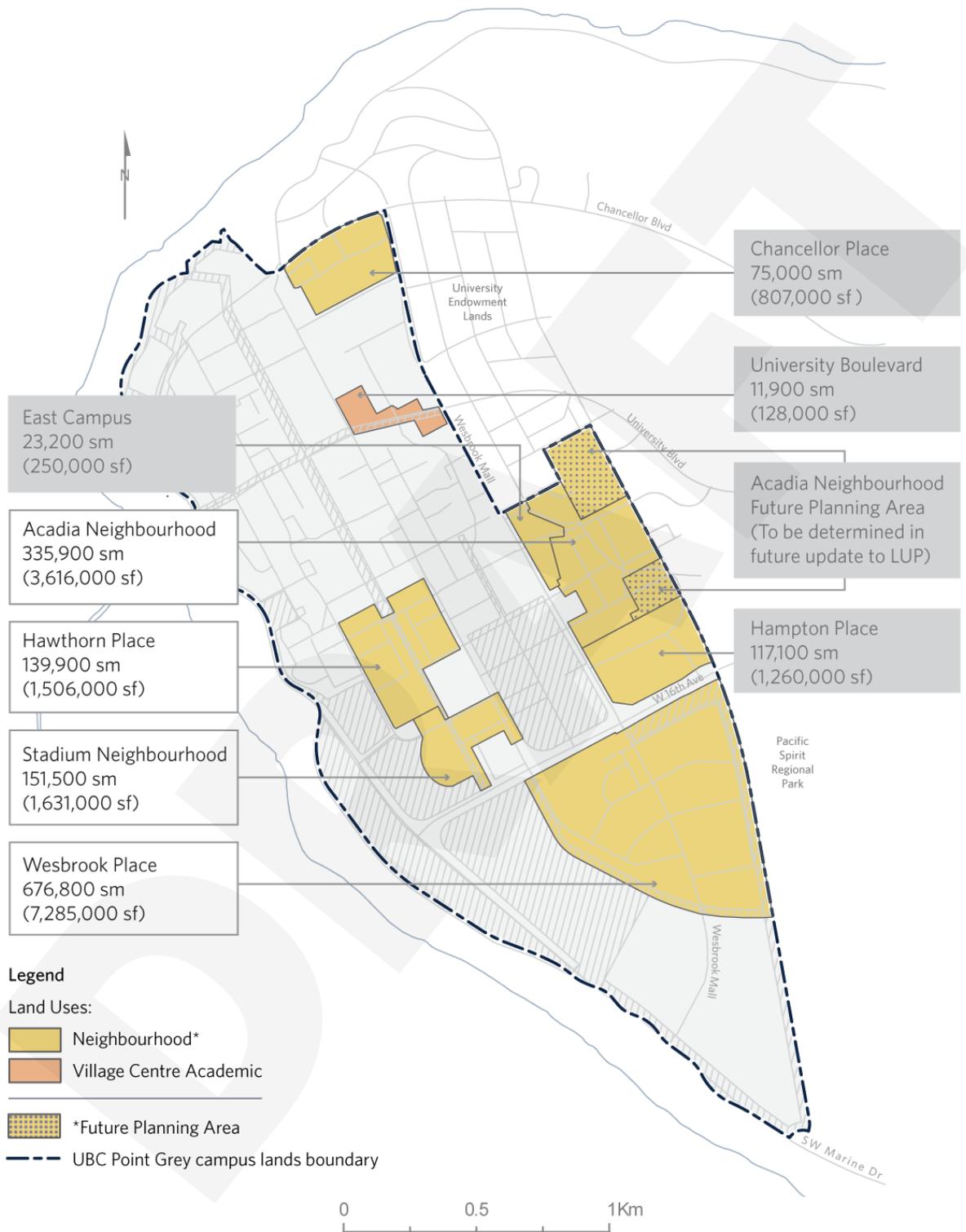


TABLE 3: POPULATION AND UNIT PROJECTIONS

Based on these Gross Buildable Areas for the Neighbourhoods, the following total population and unit numbers are estimated:

	2023	2050
Estimated population in Neighbourhoods*	14,900 people	35,600 people
Estimated number of units in Neighbourhoods*	6,800 units	16,300 units

*These figures are for Neighbourhood areas only, and do not include population and unit counts for Academic areas (e.g. Student Housing).

LAND USE PLAN: NEIGHBOURHOOD USE POLICIES - CONTINUED

4.1.4.5 Create a Neighbourhood Plan including public engagement prior to the development of a Neighbourhood.

4.1.4.6 Provide a range of housing types and tenures in Neighbourhood areas.

4.1.4.7 Design for a human-scaled, compact, pedestrian-friendly and accessible community.

4.1.4.8 Manage parking supply to reduce costs, meet sustainability goals, promote health, community interaction and safety, and reduce Neighbourhood impacts.

4.1.4.9 Accommodate Neighbourhood parking primarily underground in consolidated/shared facilities where feasible.

4.1.4.10 Design Neighbourhoods for social connection, interaction, health, wellbeing, and accessibility.

This may include, but is not limited to:

- active ground floor units oriented to courtyards and open spaces;
- human-scaled courtyards, plazas, and streets;
- accessible rooftops;
- building orientation and massing that considers energy efficiency, solar optimization and occupant comfort; and,
- mobility frameworks that prioritize and promote active and shared modes of transport.

4.1.5 Village Centre Academic

As part of the UBC Point Grey campus lands' evolution towards a complete community, an increased mixing of Academic and Neighbourhood uses along with community and partnership spaces will unlock opportunities for collaboration, creativity and knowledge exchange. Land Use Plan policies for Village Centre Academic are included below.

LAND USE PLAN: VILLAGE CENTRE ACADEMIC USE POLICIES

4.1.5.1 “Village Centre Academic” land uses are identified on Schedule A: Land Uses and designate areas of campus where a broad mixing of Academic, Neighbourhood and Green Academic uses can occur.

Uses in Village Centre Academic areas include but are not limited to:

- Academic, including teaching, research, classroom, offices, cultural, athletic, recreational, laboratories, etc.;
- partnership and community spaces, including office, meeting, collaboration, lab, research, etc.;
- housing, including Student Housing and Neighbourhood Housing;
- amenities, including shops, restaurants, food outlets, community centres, groceries, etc.;
- open spaces, including plazas, parks, playgrounds, sport courts, natural areas; support infrastructure and services (e.g. plant and utility facilities, district energy systems, power infrastructure, rainwater and green infrastructure, fire, police and ambulance facilities, etc.); and,
- mobility infrastructure and services, including: pedestrian, bicycling and micromobility facilities; public transit operations and passenger facilities; shared use mobility facilities; streets and curbside facilities for pick-up, drop-off, service and deliveries; electric vehicle charging facilities; and parking for shared, personal and service/operational vehicles.

4.1.5.2 Building heights in Village Centre Academic will generally be 18 metres (approximately 6 storeys), but may increase to a maximum of 24 metres (approximately 8 storeys) in strategic places subject to urban design.

4.2 Housing Choice and Affordability

4.2.1 Housing Choice and Affordability Overview

The UBC Point Grey campus lands are in one of the world’s least affordable regions. Unaffordable housing threatens UBC’s ability to recruit and retain faculty, staff and students. UBC plays an important role in addressing this crisis by increasing housing choice and affordability for campus communities. The University owns and operates Student Housing and the Point Grey campus lands have significant non-market rental, market rental, and privately-owned housing. Land Use Plan policies for housing choice and affordability are an important part of providing a complete campus community.

LAND USE PLAN: HOUSING CHOICE AND AFFORDABILITY POLICIES

4.2.1.1 Uphold UBC’s *Housing Action Plan* commitments to increase housing choice and affordability for students, faculty, staff and community.

4.2.1.2 Ensure at least 30% of total Neighbourhood Housing is rental—at least half of which is non-market housing including faculty/staff, social, or other housing needs—and enable higher targets for rental in new Neighbourhood Housing through UBC’s *Housing Action Plan*.

4.2.1.3 Aspire to have at least 50% of Neighbourhood Housing occupied by those who work or study on campus.

4.2.1.4 Uphold the Student Housing targets and timelines of UBC's *Housing Action Plan*.

4.2.1.5 Commit to housing at least 25% of the full-time student population in different types of on-campus Student Housing and Neighbourhood Housing, with an ambition to increase to up to 33% depending on available funding, sites, and demand.

4.3 Amenities

4.3.1 Amenities Overview

UBC Point Grey campus lands serve an important role as a provider of amenities for UBC students, faculty, staff and residents, as well as for surrounding areas. As UBC communities grow, more amenities will be delivered to keep pace and continue to provide a high degree of access to quality amenities.

Amenities may include:

- **Commercial:** shops and services that support the local needs of the UBC community, and keep the campus vibrant year-round.
- **Community space:** community centres, multi-purpose rooms, community-run spaces, interfaith spaces, and libraries are examples of potential community spaces that could be provided in Neighbourhoods, primarily for the use of Neighbourhood residents, the UBC community, and the general public.
- **Child care:** found across Academic, Neighbourhood and Village Centre Academic areas, child care is provided for UBC students, faculty, staff, residents and general public use.
- **Health services:** regional and local serving facilities like the UBC Hospital, public safety facilities, and medical offices.
- **Schools:** sites for elementary and secondary education, primarily provided by the Vancouver School Board.
- **Partnership space:** co-working, meeting, incubator, lab and other partnership spaces provide opportunities to further nurture knowledge-creation and innovation as UBC grows its industry and community partnerships.

LAND USE PLAN: AMENITIES POLICIES

4.3.1.1 Provide amenities (e.g. community and commercial) in Neighbourhoods to support future populations, as determined in the Neighbourhood Plan.

4.3.1.2 Encourage a hierarchy of commercial uses:

- a. concentrate anchor/destination commercial uses (e.g. grocery store, full-service restaurants, clinics) in existing University Boulevard and Wesbrook Village Neighbourhoods, with new commercial centres in Stadium and Acadia Neighbourhoods; and,
- b. distribute local commercial uses (e.g. personal services, convenience store, and food and beverage) across the UBC Point Grey campus lands including Academic and Neighbourhood areas in smaller mixed-use hubs.

- 4.3.1.3** Site commercial uses primarily as street-oriented ground floor spaces to support activation of the public realm and enhance night-time safety.
- 4.3.1.4** Scale commercial units to support a diversity of business types (e.g. grocery store, corner store, café, etc.).
- 4.3.1.5** Provide future community spaces in Stadium and Acadia Neighbourhoods (e.g. community centres, multi-purpose rooms, community-run spaces, interfaith spaces, libraries etc.) of at least 0.15 square metres per Neighbourhood resident across all UBC Point Grey campus lands Neighbourhoods.
- 4.3.1.6** Continue to provide Neighbourhood residents enhanced access to UBC Point Grey campus lands' recreational facilities through an agreement with the University Neighbourhoods Association.
- 4.3.1.7** Provide child care spaces based on policies and targets in the *UBC Child Care Expansion Plan*.
- 4.3.1.8** Seek to integrate child care spaces within mixed use developments, to support the expansion of child care while optimizing land use.
- 4.3.1.9** Retain the following sites for schools, as shown in UBC's *Wesbrook Place Neighbourhood Plan*:
 - Wesbrook Elementary School (future)
 - University Hill Secondary School (existing)
- 4.3.1.10** Continue to share information and work with the Vancouver School Board to enable the planning and operations of current and future schools.
- 4.3.1.11** Encourage industry, community-run and community partnerships spaces including businesses and amenities that support the campus community.

4.4 Open Space

4.4.1 Open Space Overview

The open space network is the system of connected green public spaces, courtyards, corridors, green roofs, and places for respite and social connection that are central to people's experience of the UBC Point Grey campus lands. Campus open spaces will help create a sense of welcome, guided by Musqueam values and including indigenous plants and storytelling. Open spaces also play a role in achieving ecological connectivity across the peninsula, to help achieve healthy and resilient natural systems that cross jurisdictional boundaries.

LAND USE PLAN: OPEN SPACE POLICIES

- 4.4.1.1** Increase Musqueam presence in the landscape by expressing Musqueam values in campus open spaces.

This includes, where appropriate:

- plant selection and design, including use of indigenous plant species;
- revealing and respecting water, including rainwater and water courses;

- respecting and expressing Indigenous ways of knowing including storytelling, language and knowledge-sharing;
- including Musqueam art, architecture and craft in projects;
- including opportunities for Musqueam harvesting practices;
- creating campus gateways and landscapes with a strong Musqueam welcome and presence;
- strengthening historic pathways; and,
- identifying and respecting sites that are Musqueam places of significance.

4.4.1.2 Ensure everyone on campus is within 400 metres (approximately 5-minute walking distance) of open space.

4.4.1.3 Provide a range of open space types and sizes that are accessible, adaptable, enhance placemaking and biodiversity, and strengthen connectivity.

Open spaces include but are not limited to:

- green spaces, Greenways and Green Edges;
- courtyards, plazas;
- outdoor learning areas, gathering areas (un-enclosed sheltered and unsheltered), picnic areas;
- outdoor sports and recreation facilities, sport fields, sport courts;
- parks, linear parks and trails, pocket parks, playgrounds, splash pads;
- gardens, community gardens, urban agriculture;
- forested and natural areas;
- water features, fountains;
- areas of respite; and,
- green roofs with public access during regular opening hours.

4.4.1.4 Identify “Greenways” on Schedule C, to have a substantial “green” component and provide a continuous, multi-use, people-oriented corridor that extends throughout the campus, promoting linkages between various uses, destinations and green and natural areas.

Designs for Greenways will:

- a. vary in width and design, according to local context and conditions;
- b. include a substantial green and natural component;
- c. enhance natural systems and biodiversity;
- d. prioritize pedestrian and slow-speed accessible movement;
- e. provide for bicycle, micromobility, and where needed, service vehicles movement;
- f. consider night-time safety while reducing light impacts; and,
- g. connect with regional greenways, such as those identified in the Metro Vancouver Regional Greenways 2050 plan, where appropriate.

Greenways fall into the underlying land use designation where they occur (e.g. Academic, Neighbourhood).

4.4.1.5 Identify “Green Edges” on Schedule C: Greenways and Green Edges, to bring the surrounding forest character and functions into the campus.

Designs for Green Edges will:

- a. vary in width, while meeting ecological, buffering and aesthetic objectives;
- b. vary in design and character, ranging from formal to naturalized, to reflect the part of campus in which they are located;
- c. incorporate the directions of a detailed environmental assessment, where required;
- d. include a tree management plan; and,
- e. connect to greenways and adjacent open spaces where possible.

Green Edges fall into the underlying land use designation where they occur (e.g. Academic, Neighbourhood).

4.4.1.6 Develop biodiversity strategies as part of the Campus Plan and Neighbourhood Plans, including targets (e.g. tree canopy cover).

4.4.1.7 Provide green infrastructure and nature-based solutions for rainwater management, climate adaptation and mitigation in open spaces.

4.4.1.8 Link green spaces on campus with each other and the wider peninsula network to enhance ecological connectivity and encourage use of active and sustainable modes of transportation.

4.4.1.9 Encourage public access to natural areas on UBC Point Grey campus lands to minimize impact on Pacific Spirit Regional Park.

4.4.1.10 Provide an ecological buffer in areas adjacent to sensitive ecosystems surrounding the UBC Point Grey campus lands, including Pacific Spirit Regional Park.

4.4.1.11 To consider the visual effects of campus buildings on views from Wreck Beach, provide a view analysis as part of project reviews for proposed buildings taller than 30 metres above existing grade and located in either the area west of Lower Mall between Memorial Road and the southern edge of the West Parkade (Building #900), or in the area west of West Mall between Biological Sciences Road and Stadium Road.

SCHEDULE C: GREENWAYS AND GREEN EDGES



4.4.2 Neighbourhood Open Space

Specific policies for Neighbourhood open space ensure people living at the UBC Point Grey campus lands continue to enjoy high standards of livability and an outstanding environment to live and play.

LAND USE PLAN: NEIGHBOURHOOD OPEN SPACE POLICIES

4.4.2.1 Provide 1.1 hectares of Usable Neighbourhood Open Space (UNOS) per 1000 people in Neighbourhoods, to be reduced to not less than 0.5 hectares of public open space per 1000 people with appropriate resident access to UBC-owned open space and facilities. People refers to the planned residential population in the applicable Neighbourhood Plan.

UNOS includes areas within a Neighbourhood's borders that are outdoor and publicly accessible including, but not limited to:

- green spaces, Greenways and Green Edges;
- courtyards, plazas;
- gathering areas (un-enclosed sheltered and unsheltered), picnic areas;
- outdoor sports and recreation facilities, sport fields, sport courts;
- parks, linear parks and trails, pocket parks, playgrounds, splash pads;
- gardens, community gardens, urban agriculture;
- forested and natural areas;
- water features, fountains;
- areas of respite; and,
- green roofs with public access during regular opening hours.

UNOS does not include:

- school and child care facilities; and,
- private and semi-private open spaces within residential parcels, such as communal social areas. school and child care facilities.

4.4.2.2 Prepare a tree management plan and soil management plan as part of the Neighbourhood Plan.

4.4.2.3 Replace viable mature trees over 15 cm caliper diameter at breast height that must be removed during the course of residential development in Neighbourhoods at a ratio of 1:1 using species appropriate to the setting, and allowing trees to be sited as appropriate throughout the campus.

4.5 Mobility and Accessibility

4.5.1 Mobility and Accessibility Overview

UBC promotes the use of active and sustainable modes of transportation and the continued development of a more equitable and accessible transportation system for all via both transportation and land use plans. UBC's *Transportation Plan* for the Vancouver campus is the guiding document for transportation objectives and initiatives on campus, informed by the policies of this Land Use Plan.

LAND USE PLAN: MOBILITY AND ACCESSIBILITY POLICIES

4.5.1.1 Work towards the targets and policies of the *UBC Transportation Plan*.

4.5.1.2 Prioritize transportation modes in the following order:

1. walking and rolling (e.g. wheelchair, stroller, etc.);
2. cycling and micromobility (e.g. scooters, e-bikes, etc.);
3. public transit and accessibility vehicles;
4. carpool / shared use vehicles;
5. ride-hailing and taxi vehicles; and,
6. single occupancy vehicles.

4.5.1.3 Coordinate transportation planning activities with Musqueam, the University Endowment Lands administration, the City of Vancouver, Metro Vancouver Regional District, TransLink and the Ministry of Transportation and Infrastructure to help meet the mobility needs of the communities that make up the Point Grey peninsula.

4.5.2 SkyTrain

The arrival of SkyTrain to the UBC Point Grey campus lands will be transformative, further enabling a sustainable, transit-oriented community on campus and more transportation choice for commuters and residents alike. The Metro Vancouver region has prioritized extending the Millennium Line SkyTrain across Vancouver to UBC via TransLink's *Transport 2050: 10-Year Priorities* (2022). A rapid transit connection from Metrotown to UBC via 41st/49th Avenues and Marine Drive is also identified for study in TransLink's *Transport 2050* (technology, alignment and timing to be determined).

LAND USE PLAN: SKYTRAIN POLICIES

4.5.2.1 Plan for the integration of a central UBC SkyTrain station in the general area of University Boulevard and Money and Raymond M.C. Lee Square, and a second station serving the southern area of campus.

4.5.2.2 Plan for mobility improvements to connect the central UBC SkyTrain station to a robust sustainable transportation network for on-campus mobility and seamless intermodal connections.

4.5.3 Transit

The UBC Point Grey campus lands are currently served by a network of bus routes that link the campus with the Metro Vancouver region, as well as serve intra-campus travel.

With more people arriving by rapid transit, a renewed and expanded network of mobility corridors that prioritize active, accessible, and sustainable transportation will mean people of all ages and abilities are able to get to where they need to go on campus, comfortably and safely, while also reducing greenhouse gas emissions.

LAND USE PLAN: TRANSIT POLICIES

- 4.5.3.1** Advocate for continued improvements in transit services to, from and around the UBC Point Grey campus lands, to increase the accessibility of the campus by transit.
- 4.5.3.2** Work with TransLink to develop additional on-campus shuttle routes with safe and accessible stops that provide convenient coverage to all parts of the campus and integrate seamlessly with regional transit services, including SkyTrain.
- 4.5.3.3** Plan for the continuation of a future rapid transit connection via Marine Drive by preserving sufficient right-of-way in key corridors (e.g. W 16th Avenue, Wesbrook Mall, East Mall).

4.5.4 Transportation Demand Management

Transportation demand management plays an important role in helping to reduce single occupancy vehicle trips to, from, and within UBC Point Grey campus lands, which continues to be a significant source of GHG emissions on campus.

LAND USE PLAN: TRANSPORTATION DEMAND MANAGEMENT POLICIES

- 4.5.4.1** Promote the use of alternatives to single occupancy vehicles as modes of transportation.
- 4.5.4.2** Continue to support the U-Pass BC program of discounted transit passes for students.
- 4.5.4.3** Pursue a program of discounted transit passes for staff, faculty, and residents, prioritizing lower wage workers and expanding eligibility over time.
- 4.5.4.4** Reduce the availability of commuter parking on campus as alternatives are developed, while providing an appropriate amount and distribution of accessible parking spaces across campus in visible locations close to all buildings in Academic areas.
- 4.5.4.5** Explore removal and redevelopment of structured parking in the campus core as commuter parking demands decline with improved transit services.
- 4.5.4.6** Explore online learning and working where possible, to decrease the need to travel to campus.

4.5.5 Multimodal Street Network

The street network provides convenient and safe movement throughout campus via a mosaic of streets that prioritize sustainable modes of transportation.

LAND USE PLAN: MULTIMODAL STREET NETWORK POLICIES

4.5.5.1 Identify and implement a network of multimodal streets organized functionally, as generally shown on Schedule D: Multimodal Street Network, working in conjunction with the Ministry of Transportation and Infrastructure.

The network includes but is not limited to:

- **Complete Streets** - Corridors open to all road users.
- **Limited Traffic Streets** - Corridors open to walking, rolling, cycling and micromobility and select vehicles only, including service and delivery vehicles, emergency vehicles and users of accessible parking.
- **Zero Traffic Streets** - Corridors open to walking, rolling, cycling and micromobility and emergency vehicles only, with transit accommodated on select segments only.

4.5.5.2 Redesign and redevelop streets according to the function and priority of the street, downsizing and re-orientating streets for non-vehicular traffic and intersections to meet local and ecological functions.

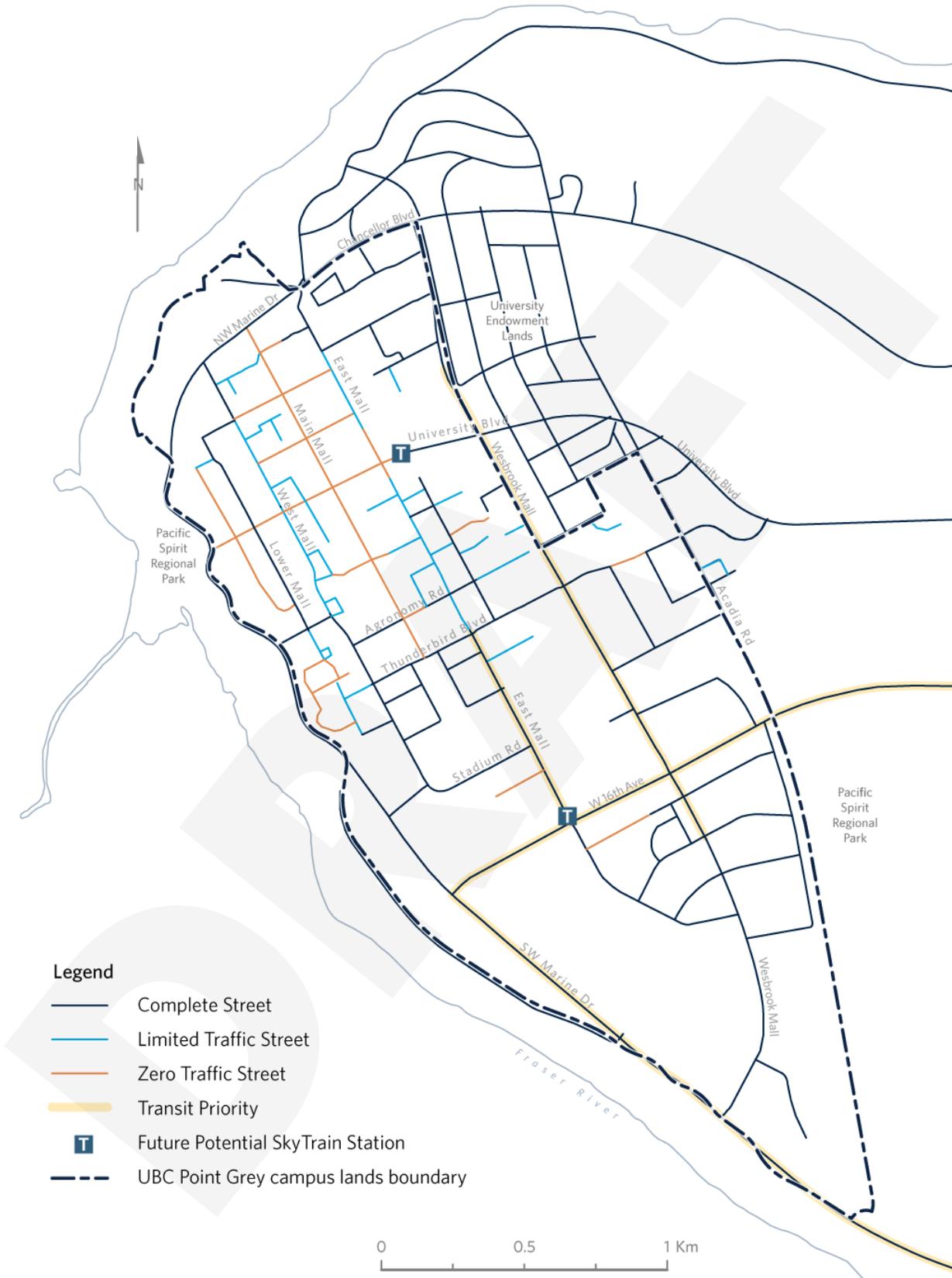
4.5.5.3 Design streets to prioritize sustainable modes of transportation and provide activation and ecological value, including rainwater management, tree canopy cover, etc.

4.5.5.4 Manage traffic and enhance safety and user experience with special consideration for accessibility in Academic and Neighbourhood areas.

4.5.5.5 Integrate the walking, rolling, cycling and micromobility network of UBC Point Grey campus lands with regional greenway, bikeway and open space networks.

4.5.5.6 Support the implementation of transit priority measures on corridors with regional transit services (e.g. Wesbrook Mall, W 16th Ave, SW Marine Drive, East Mall).

SCHEDULE D: MULTIMODAL STREET NETWORK



Schedule D: Multimodal Street Network is conceptual. Future design and layout of transit alignments, station locations, streets and intersections are subject to more detailed planning and decision-making by UBC and/or government partners.

4.5.6 Accessibility

Everyone deserves to be welcomed and supported in their daily activities on campus including the Neighbourhoods. The UBC Point Grey campus lands' plans and designs will consider all ages, abilities and backgrounds and lead to equitable, diverse and inclusive spaces that help achieve the best learning, working and living environments for all.

LAND USE PLAN: ACCESSIBILITY POLICIES

4.5.6.1 Design a barrier-free, universally accessible campus that provides dignified, welcoming and effective access to people of all abilities.

4.5.7 Safety and Security

With more people at street level and more opportunities for walking, rolling, cycling and taking public transit, streets will be safer day and night.

LAND USE PLAN: SAFETY AND SECURITY POLICIES

4.5.7.1 Design for safety and personal security.

4.5.7.2 Plan for active residential, retail and community uses and lighting along highly used pathways and corridors, to support an active and vibrant urban experience and improve night-time safety while reducing light impacts on climate and ecology.

4.6 Climate and Resilience

4.6.1 Climate and Resilience Overview

Land use, housing and transportation policies have a significant impact on climate action, both for mitigation and adaptation. The Land Use Plan supports UBC's globally-leading climate action success and prepares for climate change and resilience to future shocks and hazards. Measures that support climate action and resilience are embedded across this Land Use Plan, with additional specific Land Use Plan policies included here.

LAND USE PLAN: CLIMATE AND RESILIENCE POLICIES

4.6.1.1 Support the Intergovernmental Panel on Climate Change commitment to limit global warming to 1.5 degrees Celsius by achieving net zero operational and community greenhouse gas emissions by 2050, while committing to faster reductions through UBC's *Climate Action Plan* and *Neighbourhood Climate Action Plan*.

4.6.1.2 **Work toward**s the targets and policies of UBC's *Climate Action Plan* in support of a 100% reduction in operational greenhouse gas emissions by 2035.

4.6.1.3 Work towards the targets and policies of an updated UBC *Neighbourhood Climate Action Plan*, including defining a pathway to achieve net zero operational emissions in new Neighbourhood buildings no later than 2030.

- 4.6.1.4** Work towards the targets and policies of an updated UBC *Rainwater Management Plan* that addresses future climate impacts and incorporates green infrastructure strategies.
- 4.6.1.5** Work with Metro Vancouver Regional District and the BC Ministry of Transportation and Infrastructure to jointly address slope stability and erosion.
- 4.6.1.6** Work towards the targets and policies of UBC's *Green Building Action Plan* in support of the vision for UBC's buildings to make net positive contributions to human and natural systems by 2035.
- 4.6.1.7** Work towards the targets and policies of UBC's *Water Action Plan*.
- 4.6.1.8** Work towards the targets and policies of UBC's *Zero Waste Action Plan*.

4.7 Infrastructure and Servicing

4.7.1 Infrastructure and Servicing Overview

Quality, timely infrastructure and servicing is crucial to supporting UBC's Point Grey campus lands and meeting goals like UBC's ambitious climate action objectives. The University receives infrastructure and services from external groups such as BC Hydro, Metro Vancouver Regional District, Vancouver Fire and Rescue Services, and the RCMP. UBC is also a provider of campus infrastructure. These policies describe how UBC will enable financially sustainable infrastructure and services to support this Land Use Plan.

LAND USE PLAN: INFRASTRUCTURE AND SERVICING POLICIES

- 4.7.1.1** Ensure fiscally responsible management of existing and proposed infrastructure.
- 4.7.1.2** Design and operate safe, secure and sustainable water, sewer, energy and waste and material reuse, reduction and diversion systems to support UBC's operations and community.
- 4.7.1.3** Update UBC's infrastructure *Master Servicing Plans* to reflect projected growth.
- 4.7.1.4** Coordinate with external infrastructure and service providers including Metro Vancouver Regional District, the Greater Vancouver Sewerage and Drainage District and the Greater Vancouver Water District, utilities, Vancouver Fire and Rescue Services, the RCMP, and provincial ministries to plan for campus growth, including the transition to zero emission vehicles and transit.
- 4.7.1.5** Provide infrastructure and servicing as much as possible in advance of Neighbourhood development to minimize construction impacts for residents.
- 4.7.1.6** Prioritize infrastructure investments and resources in growth areas of campus.
- 4.7.1.7** Locate underground infrastructure in right-of-way corridors to maximize land use opportunities and minimize disruptions.
- 4.7.1.8** Coordinate new infrastructure projects with renewal projects to improve resiliency, minimize disruptions, and reduce overall costs.

5. Implementation

5.1 Implementation Overview

This Land Use Plan is part of a family of UBC policy documents related to how UBC Point Grey campus lands develop over the next 30 years. It is the intention for this Land Use Plan to have major updates approximately every 10 years, in line with regional plan updates.

The implementation of this Land Use Plan will require careful coordination between different UBC units and partners, as well as coordination across jurisdictions and levels of government.

LAND USE PLAN: IMPLEMENTATION POLICIES

- 5.1.1.1** Continue regular and ongoing engagement with Musqueam through a deep, formal co-developed engagement process as defined through the UBC-Musqueam Relationship Agreement.
- 5.1.1.2** Continue to work with various regional service providers including Metro Vancouver Regional District, TransLink, utility providers, the Vancouver School Board, Vancouver Coastal Health, Provincial Health Services Authority, neighbouring jurisdictions, and provincial ministries to coordinate planning activities and deliver services in tandem with development.
- 5.1.1.3** Continue to collaborate with the University Neighbourhoods Association through the Neighbours Agreement, and other processes.
- 5.1.1.4** Brief the University Neighbourhood Association (UNA) Board on proposed Academic projects immediately adjacent to a Neighbourhood area boundary (within 30 metres) prior to final siting approval. UBC will consider, but is not bound by, input received from the UNA Board in identifying concerns and options for addressing those concerns.
- 5.1.1.5** Develop an updated Campus Plan to further direct growth on Academic lands.
- 5.1.1.6** Amend Neighbourhood Plans for Wesbrook Place and Hawthorn Place to align with the updated boundaries and development allocations in this Land Use Plan.
- 5.1.1.7** Complete the *Stadium Neighbourhood Plan* to align with the updated boundaries and development allocations in this Land Use Plan.
- 5.1.1.8** Develop a Neighbourhood Plan for Acadia to align with the updated boundaries and development allocations in this Land Use Plan.
- 5.1.1.9** Engage the University Neighbourhoods Association in amending and developing Neighbourhood Plans.

5.2 Phasing

Based on current expectations, development will continue over the next 30 years. As part of future Land Use Plan updates, new areas may also be identified for development and redevelopment in the period beyond 2050.

5.2.1 Phasing: near term (next 10 years)

Development activities in this phase are expected to be:

- update the Campus Plan for the academic portions of the UBC Point Grey campus lands, including planning for replacement facilities (e.g. Student Housing, child care);
- develop projects from UBC's Capital Projects Priority List;
- amend the Neighbourhood Plan for Wesbrook Place with new expanded boundary and development allocations, and develop remainder of Wesbrook Place;
- identify the next Neighbourhood(s) and initiate Neighbourhood Plan(s) / amendment(s) to Neighbourhood Plan(s); and,
- deliver services and amenities in tandem with growth in population.

5.2.2 Phasing: long term (years 10-30)

Development activities in this phase are expected to be:

- deliver subsequent Academic and Neighbourhood development;
- update this Land Use Plan, including considering "Future Planning Areas", and new areas for additional development and redevelopment, in alignment with updates to the *Housing Action Plan*; and,
- develop an updated Campus Plan, including planning for replacement facilities.

Appendix 1: Definitions

“Campus Plan”

A plan approved pursuant to UBC Board of Governors Policy UP12 “Land Use Policy”, generally for areas of the UBC Point Grey Campus Lands excluding Neighbourhood lands, and updated from time-to-time.

“Gross Buildable Area”

See the definition of “building area” in UBC’s *Development Handbook*.

“Neighbourhood Housing”

Residential buildings in Neighbourhood areas that include but are not limited to:

- Market rental housing;
- Non-market rental housing (including faculty-staff rental, cooperative housing, social housing, and other special needs housing); and,
- Strata leasehold ownership housing.

For greater clarity, Neighbourhood Housing does not include Student Housing.

“Neighbourhood Plan”

A plan approved pursuant to UBC Board of Governors Policy UP12 “Land Use Policy”, for a Neighbourhood, as identified on Schedule A: Land Uses of this Land Use Plan, such as the *Wesbrook Place Neighbourhood Plan*.

“Student Housing”

Primarily residential buildings that include housing purpose-built for students. For greater clarity, Student Housing may include other uses in support of UBC’s academic teaching, research and learning mission.

“UBC Point Grey campus lands” or “UBC Vancouver” or “Vancouver campus” or “campus”

The lands described in the *Point Grey Campus Lands Regulation* (B.C. Reg 195/2010) under authority of the *Municipalities Enabling and Validating Act (No. 3) Part 10-2010* and shown in Figure 1 – UBC Point Grey Campus Lands Boundary in this Land Use Plan.

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