

UBC
campus
vision
2050



DRAFT CAMPUS VISION 2050, HOUSING ACTION PLAN AND LAND USE PLAN UPDATE
AMS Council
October 11, 2023



THE UNIVERSITY OF BRITISH COLUMBIA
Campus + Community Planning

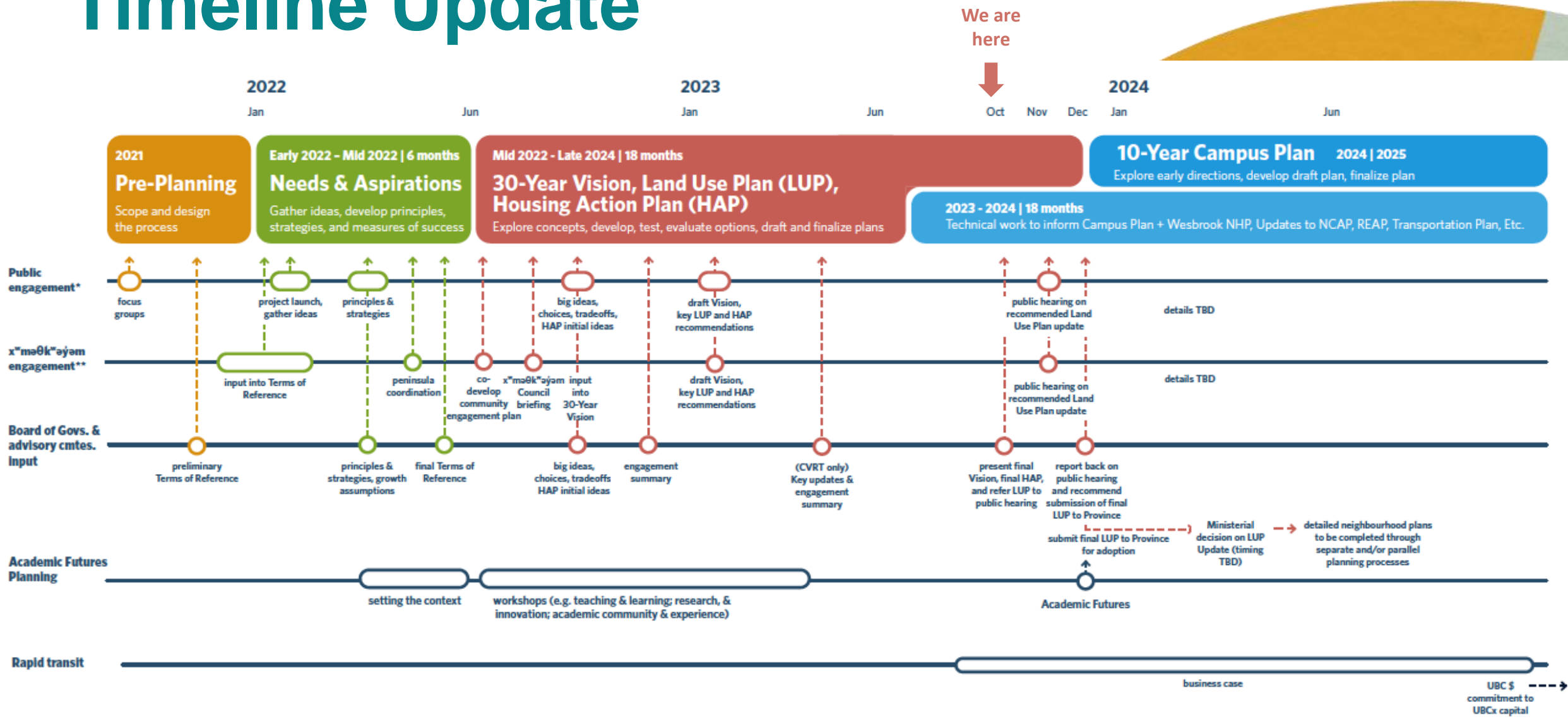
campusvision2050.ubc.ca

Agenda

- Timeline Update
- Relationship of Campus Vision to the Housing Action Plan and Land Use Plan
- Engagement Overview
- Key updates:
 - Campus Vision 2050
 - Housing Action Plan
 - UBC Land Use Plan
- Ongoing Implementation Work
- Neighbourhood Climate Action Plan
- Engagement going forward and next steps



Timeline Update



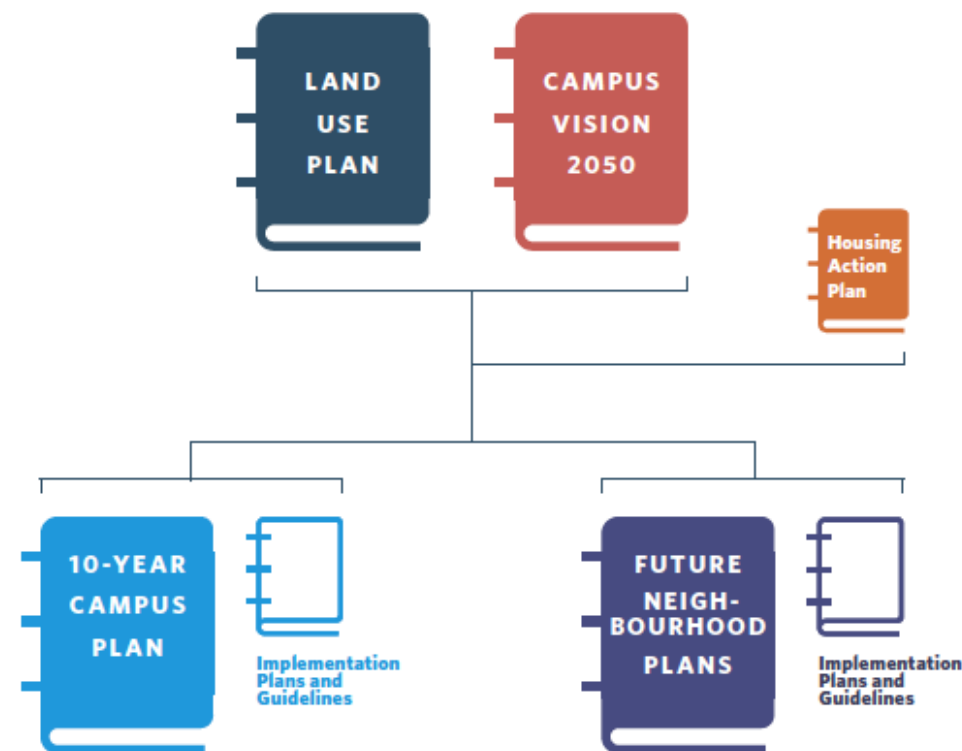
* Includes ongoing conversations with UBC groups (faculties, AMS, GSS, staff, alumni, UNA, external agencies, others)
 **x'məθk'əyām engagement aligned with UBC-Musqueam Relationship Agreement

Relationship of Campus Vision to the Housing Action Plan and Land Use Plan

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

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

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



Engagement Overview

Proactive and responsive engagement throughout the Campus Vision 2050 process.

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

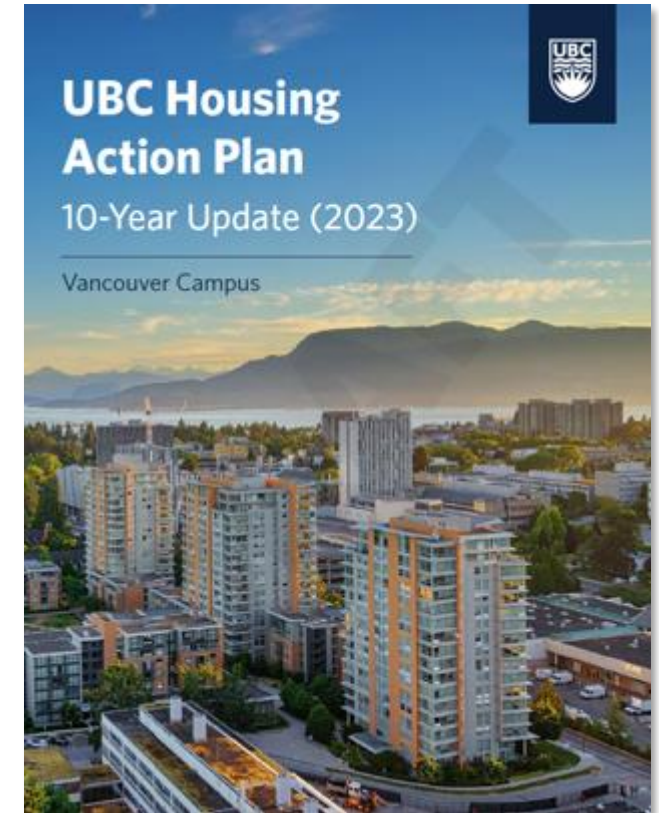
Key Updates to Campus Vision 2050

- Expanding on Opportunities and Challenges.
- Expanding and protecting land-based research.
- HAP integration and expanded affordability.
- Expanding student housing opportunities to include St John's College redevelopment.
- Concentrating future student family housing growth in the Acadia future planning area.
- More specific strategies for protecting and enhancing campus ecology and biodiversity.
- Expanded climate action commitments.
- Adaptive and coordinated approach to implementation.



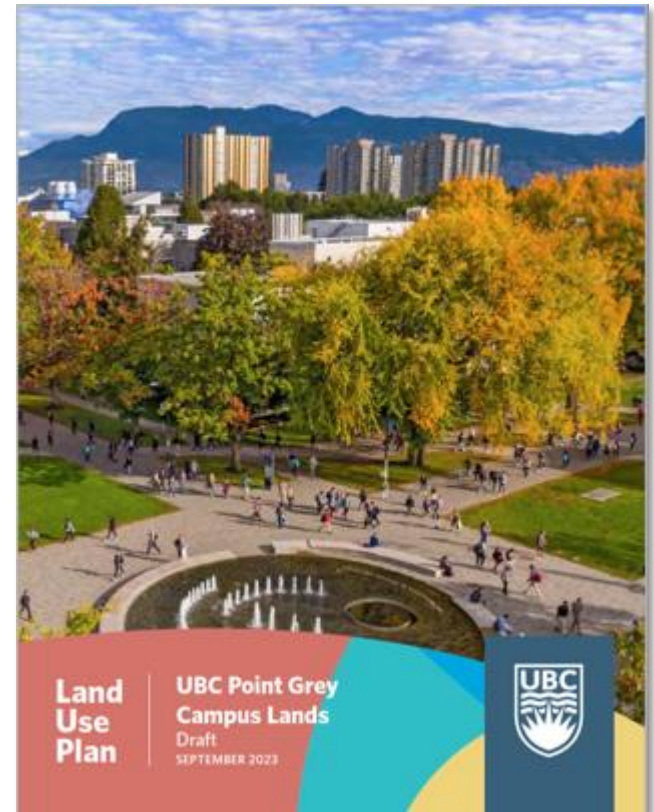
Key Updates to the Housing Action Plan

- Increasing the current commitment for rental housing from 30% to 40% of growth (25% below-market faculty/staff rental; 15% market rental for those who work or study at UBC).
- Confirmation of the expansion to the rent-geared-to-income program.
- Increasing on-campus student housing to 17,300 beds by targeting at least 3,300 new beds and 1,000 replacement beds as a priority.
- Continuing advocacy with the provincial government to enable UBC to access grants and or loans to finance to grow student housing.



Key Updates to the Land Use Plan

- New climate action commitments.
- New biodiversity and ecology policies.
- Expanding Green Academic land use to protect for future land-based research capacity on Totem Field and south campus research ponds.
- Committing to mitigation strategies to manage potential adverse impacts of UBC's growth on Musqueam rights.
- Providing additional detail on ongoing implementation work, monitoring, and future updates.
- Updating the Regional Context Statement.



Ongoing Implementation Work

Through 2023 and Beyond

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

NCAP Emerging Directions

UBC's pathway to a net-zero, climate resilient community

- UBC launched Climate Action Plan 2030 in 2021, which charts a course to reach net zero emissions for the academic campus.
- NCAP will do the same for residential neighbourhoods as well as plan for adaptation to our already changing climate.
- NCAP Emerging Directions includes scope-specific:
 - **Goals**
 - **Targets**
 - **Key Actions** to test to support goals/targets
- NCAP is being developed with engagement with the University Neighbourhoods Association, the neighbourhood community, and UBC Properties Trust.
- Feedback on Emerging Directions will inform the draft NCAP which will be presented to the community for further feedback early in 2024.



NCAP Emerging Directions Engagement: Oct. 17 – Nov. 3

Learn more and provide your feedback in the following ways:



**NCAP Website
+ Online Survey**



Open House
Oct 19, Wesbrook CC



Walking Tour
Oct. 20



Workshops
In person: Oct 25, 28
Online: Oct 31



**Community
Conversations**
Contact Madeleine

Visit <https://planning.ubc.ca/ncap> to register for events and fill out survey (live on Oct. 17)

Contact Madeleine (Engagement Manager) with questions: madeleine.zammar@ubc.ca

Engagement and Next Steps

Expected October 16 Special Board of Governors Meeting

- Board receives the Vision and HAP for information and is asked to refer the LUP to public hearing.
- Board is asked to adopt proposed Public Hearing Procedural Rules, required under MEVA.

Neighbourhood Climate Action Plan: October 17 – November 3 Public Engagement

- Emerging Directions: Goals, Targets, Actions.
- October 23rd UCSD Workshop on detailed actions.

Expected November 7 Public Hearing on the Land Use Plan

- Legislative requirement to ensure all those with an interest in the LUP amendment have an opportunity to be heard.
- Presided over by a Public Hearing Committee, including UNA Board Chair.

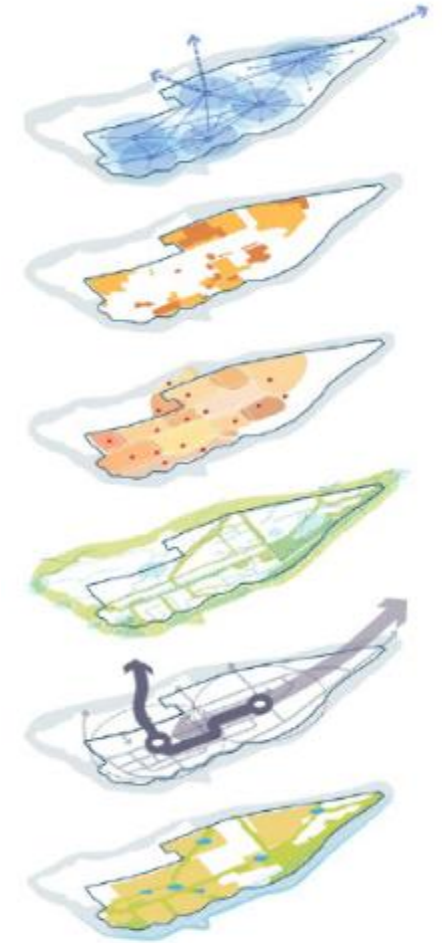
December 5 Board of Governors Meeting

- Public Hearing Committee submits results of public hearing. Board then considers any additional LUP revisions—excluding growth targets, land uses, or future densities—and considers submitting the LUP to the Province for adoption.

Appendix

Campus Vision 2050 Highlights

- Long-term vision for the Vancouver campus that supports UBC's academic mission, values and priorities.
- Reflects Board-approved Terms of Reference to deliver on seven guiding principles and six big ideas, including:
 - a flexible target of 20% more academic floorspace and additional industry research space;
 - at least 3,300 new and 1,000 replacement student housing beds in alignment with HAP policies as a priority;
 - a doubling of neighbourhood residential development with ~8m square feet (20% above the current LUP) that will enable UBC to deliver on critical university needs; and
 - a comprehensive suite of amenities, services and infrastructure to support the future population.



Housing Action Plan Highlights

Focuses on the balance between improving affordability, expanding housing choice, and delivering financially sustainable housing initiatives in four areas:

1. More Rental Choice

Growing on-campus non-market rental housing for faculty and staff, and market rental housing for students and other campus employees, along with additional policies to improve affordability for lower income groups and through regional housing choices.

2. Attainable Ownership

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

3. Student Housing Opportunities

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

4. Strategic Initiatives

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

Land Use Plan Highlights

- Enables the 30-Year Vision priorities, including climate action and resilience, reconciliation and affordability.
- Informed by technical analysis, UBC policy direction, and municipal leading practice.
- Updated land use boundaries, growth amounts and distributions, and maximum building heights by area.
- Increased student and rental housing targets in alignment with HAP.
- Neighbourhood open space, community space, retail, and childcare targets.
- Process commitments for future neighbourhood plans, and regional and Musqueam engagement.

