



SUBJECT	Land Development Model
SUBMITTED TO	Advisory Committee on Campus Vision 2050 and Rapid Transit
MEETING DATE	November 16, 2022
SESSION CLASSIFICATION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	For input only - No action requested
LEAD EXECUTIVE	Robin Ciceri, Vice-President External Relations
SUPPORTED BY	Gage Averill, Provost and Vice-President Academic pro tem, UBC Vancouver Yale Loh, Interim Vice-President Finance Marcia Buchholz, Vice-President Human Resources Ainsley Carry, Vice-President Students John Metras, Interim Vice-President Operations Michael White, AVP Campus + Community Planning Moura Quayle, Vice-Provost and AVP, Academic Affairs Adam Charania, AVP HR Strategic Partnerships and Support Services Andrew Parr, AVP Student Housing and Community Services Gerry McGeough, Director, Planning & Design, C+CP Joanne Proft, Associate Director, Community Planning, C+CP Chris Fay, Director, Strategic Policy, Campus & Community Planning Janeen Alliston, Director of Communications, C+CP Aubrey Kelly, CEO, UBC Properties Trust

PRIOR SUBMISSIONS

The Advisory Committee most recently received a Campus Vision 2050 update in September 2022.

This briefing and Presentation One introduce a discussion of Campus Vision 2050 financial opportunities and prioritization. UBC's lands were endowed to the University a century ago to fund a "margin of excellence" beyond what a publicly funded university could achieve. Reflecting this vision, future neighbourhood land development is projected to enable UBC to deliver on key priorities:

1. **More UBC Community Housing**
2. **Bringing SkyTrain to UBC**
3. **Enhancing Amenities and Infrastructure**
4. **Growing the Academic Endowment**

Campus Vision 2050 provides the opportunity to significantly advance affordability through the Housing Action Plan 10-Year Review, balanced with other Board of Governors' priorities for the academic endowment, community infrastructure, and bringing SkyTrain to UBC.

Financial Prioritization

Future neighbourhood land development, including the Campus Vision 2050 Terms of Reference commitment to explore up to a 20% increase in neighbourhood development, could provide significant opportunities to advance the Board of Governors' four Campus Vision 2050 priorities:

1. **More UBC Community Housing** (described above): Increasing UBC community rental housing beyond the current policy of 30% of all growth; expanding faculty home ownership programs; and financing at least 3,300 new student housing beds.
2. **Bringing SkyTrain to UBC:** Meeting the Board of Governors’ commitment to explore a financial contribution to SkyTrain, along with other partners and government.
3. **Enhancing Amenities and Infrastructure:** To enable growth and build livable communities, funding for utilities, open space, childcare, a new Thunderbird Stadium, and other needs.
4. **Growing Academic Endowment:** Significant funding for academic needs, with financing becoming available in the longer term based on the current pace of land development and investment priorities.



Next Steps

The emerging Campus Vision 2050 and Housing Action Plan (HAP) directions above have been shared with targeted stakeholders including the University Neighbourhoods Association, UBC Properties Trust, student organizations, and Campus Vision 2050 groups. Over the coming weeks, staff will continue to develop Campus Vision 2050, the HAP, and Land Use Plan amendments through targeted community engagement and technical analysis, including transportation modeling, rainwater management, amenities and infrastructure.

In January 2023 there will be broad public and stakeholder engagement on the draft directions for the 30-Year Vision, Land Use Plan, and Housing Action Plan. The final draft Land Use Plan, 30-Year Vision and Housing Action Plan will be presented to the Board of Governors in March 2023, prior to a public hearing on the Land Use Plan.

PRESENTATIONS

1. Campus Vision 2050 – Land Development Model

**UBC
campus
vision
2050**



Campus Vision 2050 – Land Development Model



Agenda

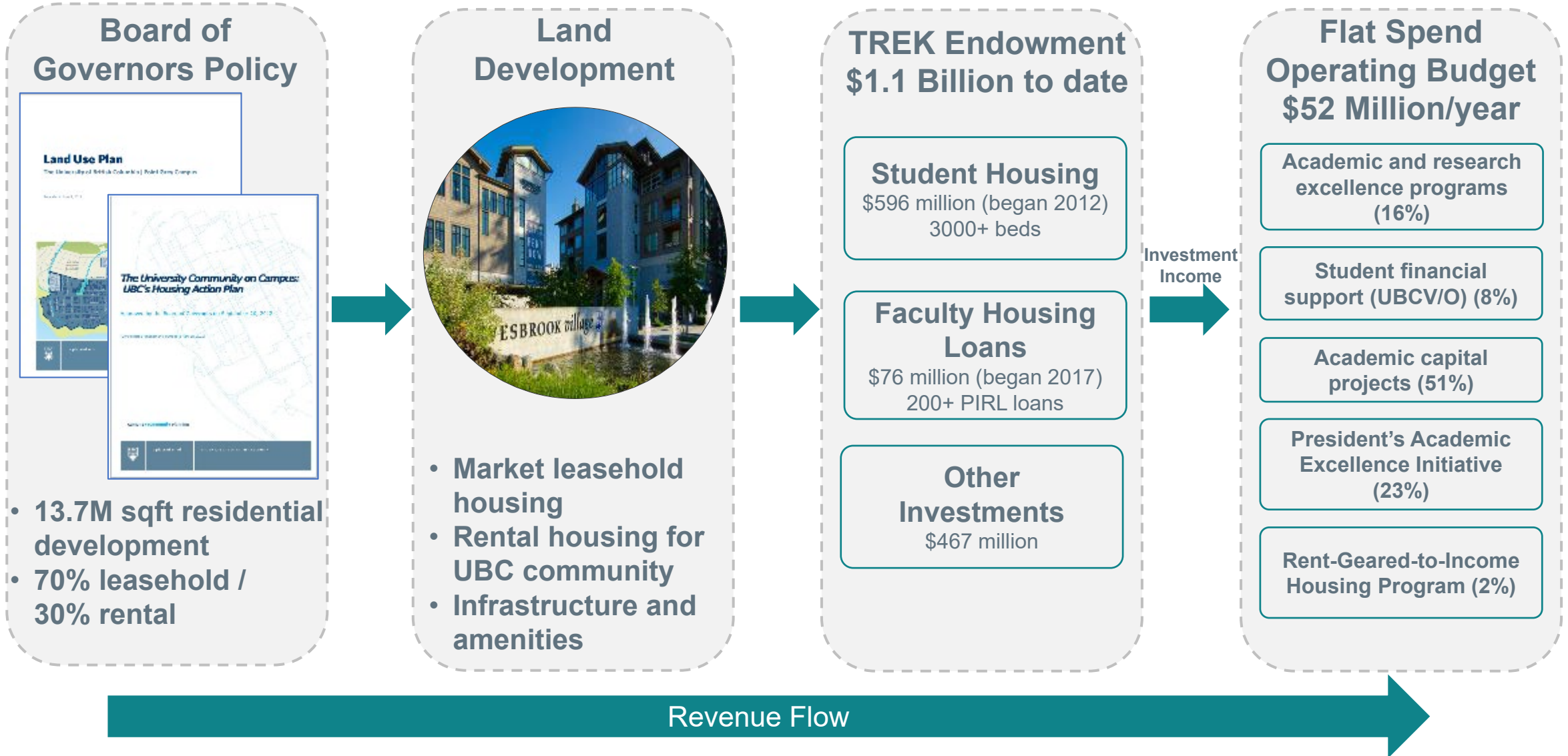
- Summary
- How UBC's Land Development Model Works
- Board of Governors CV2050 Priorities
 - More UBC Community Housing
 - Enhancing Infrastructure and Amenities
 - Bringing SkyTrain to UBC
 - Growing Academic Endowment
- Discussion



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How UBC's Land Development Model Works

UBC Land Development



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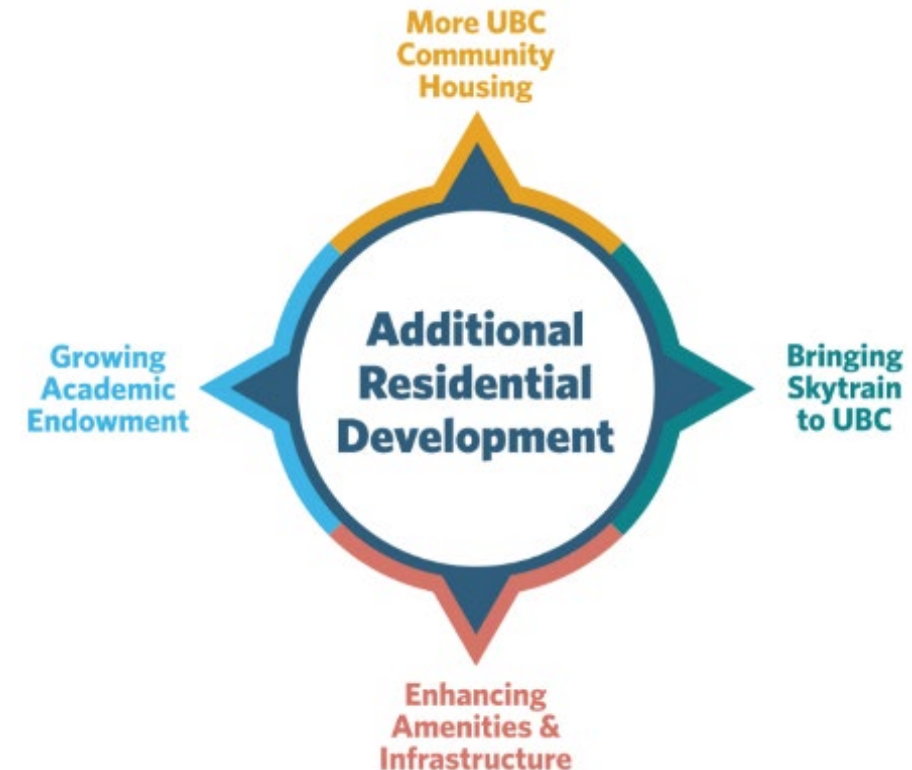
Campus Vision 2050

Board of Governors Priorities

Campus Vision 2050 Terms of Reference

Up to **20%** neighbourhood growth increase:

1. More UBC Community Housing
 - At least **3,300 new student beds**
 - Confront the affordability crisis through the **Housing Action Plan review**
2. Enhance **amenities and infrastructure**
3. Explore a **SkyTrain contribution**
4. Grow revenue to **Trek Endowment**, enabling more student housing, faculty affordability, and funding for other academic priorities



Discussion

At least 3,300 new student beds
Expanded Faculty Home Ownership
Increased Neighbourhood Rental Housing*

Funding for other academic needs, with timing dependent on and pace of development and investment priorities



Meeting the BoG commitment to explore a financial contribution

Enabling growth and building livable communities (utilities, open space, childcare, new Stadium, etc.)

*Dependent on the Housing Action Plan 10-Year Review

