



**UNA** UNIVERSITY  
NEIGHBOURHOODS  
ASSOCIATION

# UNA Positions on the Land Use Plan

February-March 2023

# The UNA and the Future of UBC Neighbourhoods

The UNA represents the 15,000 residents of UBC's residential neighbourhoods



UNA's people are UBC people



The UNA has engaged extensively with its residents



The UNA Board of Directors are the democratically elected representatives of residents

UNA residents support climate-responsible, affordable, and sustainable residential communities.

# The UNA calls on UBC to pause the development of the new LUP pending the completion of:

- a Climate Action Plan with greenhouse gas and embodied carbon goals for the neighbourhoods;
- a Housing Action Plan with specific targets and actions for increasing housing availability and affordability;
- an independent Environmental Impact Assessment to determine upper limits of ecologically sustainable development at UBC;
- a study to determine the optimal amount of green and open space needed to foster individual and community well-being in campus neighbourhoods.

# Climate Action

- UBC declares Climate Emergency (2019)
- UBC's Climate Action Plan (2020) does not cover the University neighbourhoods

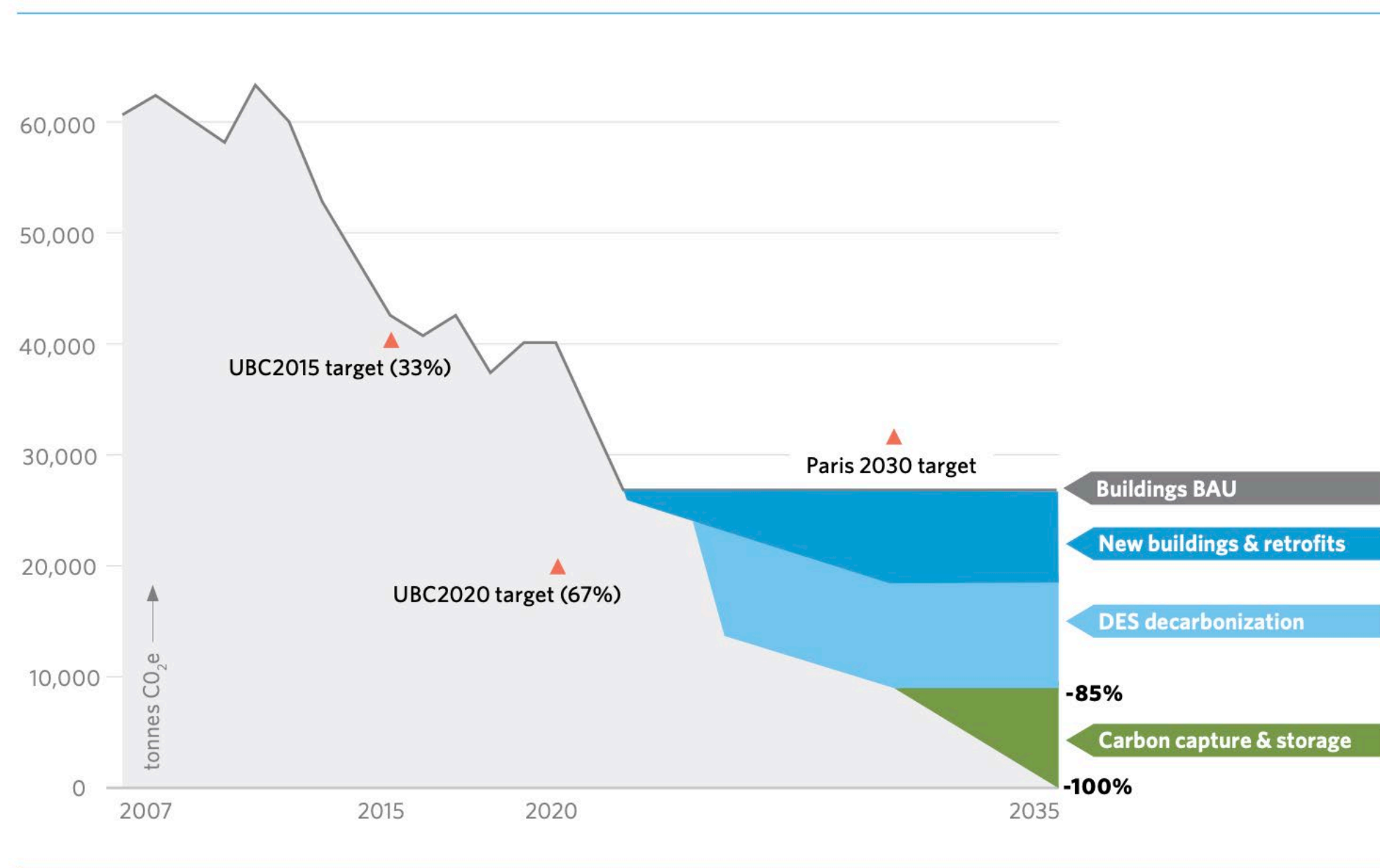


Figure 10: UBC Campus Operations Emissions Reductions Targets

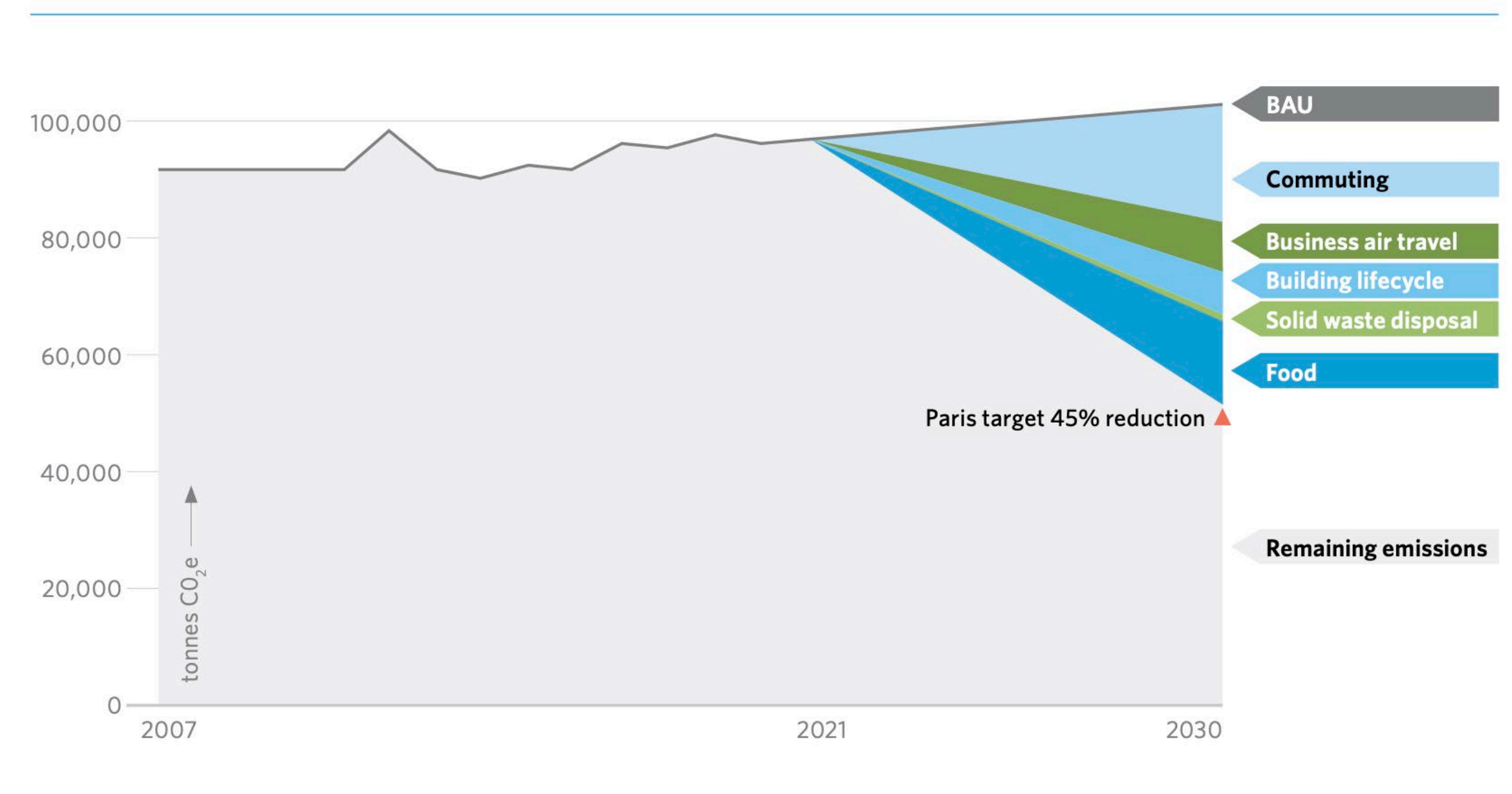


Figure 12: UBC Extended Emissions and Target

## The UNA's Position

UBC should pause its Land Use Plan until it can complete a comprehensive Climate Action Plan that includes the University neighbourhoods. The new LUP should include the Climate Action Plan's GHG and carbon goals, setting parameters for building types, green infrastructure, and density that will put the University on track to achieve those targets.

42 | UBC VANCOUVER CAMPUS - CLIMATE ACTION PLAN 2030: CAP 2030 PLAN TARGETS, STRATEGIES AND ACTIONS

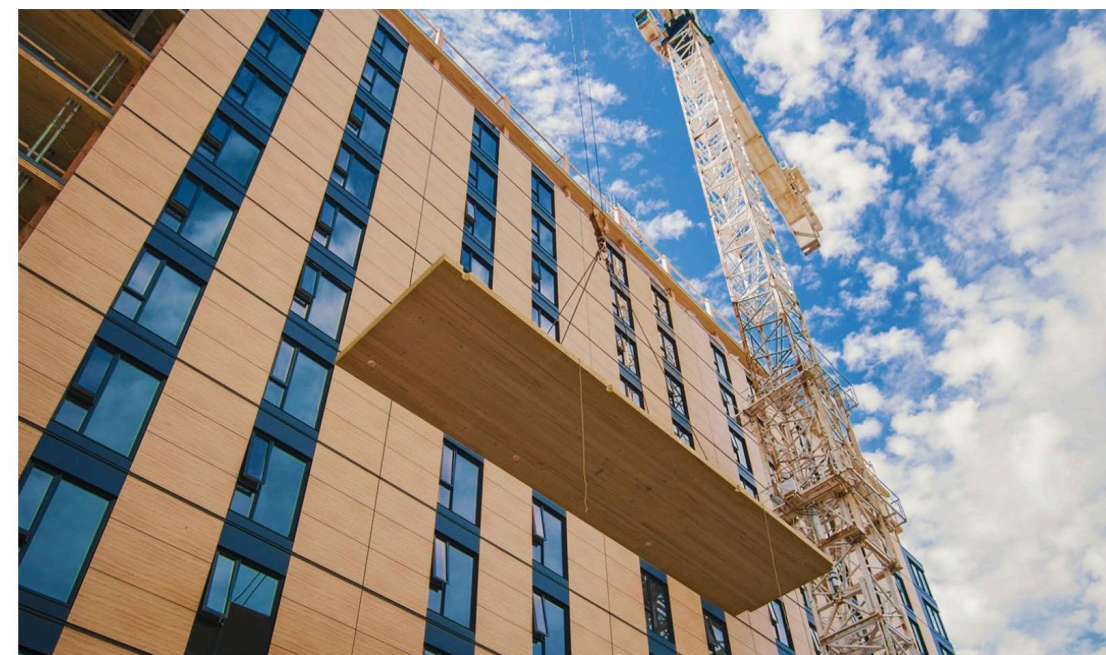


Figure 24: UBC's Tallwood Building

### EMBODIED CARBON

#### Actions: Immediate (Start F2021-22)

- Develop clear guidance for embodied carbon Life Cycle Assessment (LCA) studies for new buildings and renewals, and introduce a pilot target of 20% reduction over a baseline building.
- Develop guidance for reducing embodied carbon in buildings to discourage, reduce or potentially eliminate materials with the highest embodied carbon impacts
- Update the method for campus level reporting on embodied carbon emissions in UBC's GHG inventory and carbon reporting.

43 | UBC VANCOUVER CAMPUS - CLIMATE ACTION PLAN 2030: CAP 2030 PLAN TARGETS, STRATEGIES AND ACTIONS

### EMBODIED CARBON

#### Actions: Short Term (By 2024)

- Create an operational and academic research collaboration or hub for UBC building performance/embodied carbon.
- Develop embodied carbon reduction targets for UBC buildings by type and for campus as a whole, for application on projects in 2025-2030.

### EMBODIED CARBON

#### Actions: Medium/Long Term (By 2031+)

- In addition to embodied carbon, consider healthy and equitably-sourced materials as part of a holistic approach to building material choices.

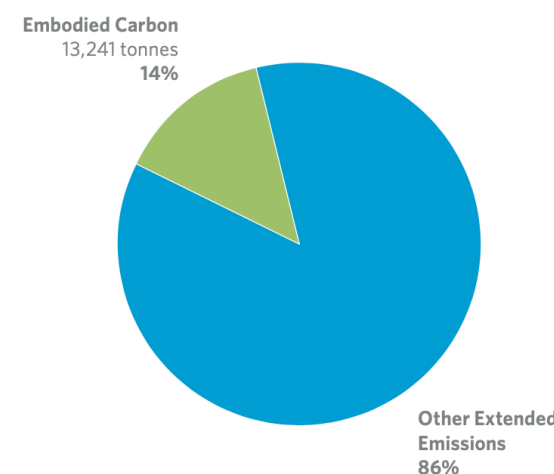


Figure 25: Extended Emissions - Embodied Carbon

The Neighbourhood Climate Action Plan should:

- Set a Baseline: What is the carbon intensity of existing buildings, energy systems, transportation, and waste in UBC neighbourhoods?
- Set Targets: What are UBC's greenhouse gas and embodied carbon reduction goals for the neighbourhoods by 2050?
- Set Plans for Action: What short-, medium-, and long-term actions are needed to ensure that UBC achieves its GHG reduction targets?

# Affordability

- Severe shortage of affordable housing near the University
- High demand for rental housing
- Lack of purchase options for faculty and staff



UBC's Oakwood and Georgia Point rental housing  
Photo from Wesbrook Properties

## The UNA's Position

Before issuing a Land Use Plan, UBC should finalize its Housing Action Plan with specific targets for housing availability and affordability.

The Plan should:

- increase the proportion of rental housing to at least 50% in its neighbourhoods, as well as affordable purchase options for UBC affiliates;
- reserve a portion of rental housing for employees of other entities who work on campus (police, firefighters, teachers, hospital workers, UNA staff, etc.);
- finance student residences and rental housing with existing funds in the TREK endowment, rather than through leasehold sales of a large proportion of its remaining land endowment.

# Ecology & Green Space

- Ecological limits and green infrastructure
- The World Health Organization recommends at least 9 m<sup>2</sup> of green space per person in a compact city, with an ideal amount of 50 m<sup>2</sup> (between 0.9 and 5 hectares per 1,000 people)





## The UNA's Position

Before completing a Land Use Plan, UBC should

- commission and publicize Environmental Impact Studies for a range of development scenarios;
- set development limits compatible with the preservation of the ecologically rich and fragile natural systems of our peninsula;
- and determine a balance of population and green space to achieve at least 5 hectares of green space per 1,000 inhabitants.

# Affordable, Sustainable, Livable Neighbourhoods

- The University has advanced a plan to increase leasehold revenues by building up to twenty new towers
- Concrete and steel towers involve considerably more “embodied carbon” than other housing forms
- Towers preclude the use of less carbon intensive mass timber construction

# Affordable, Sustainable, Livable Neighbourhoods

## 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.

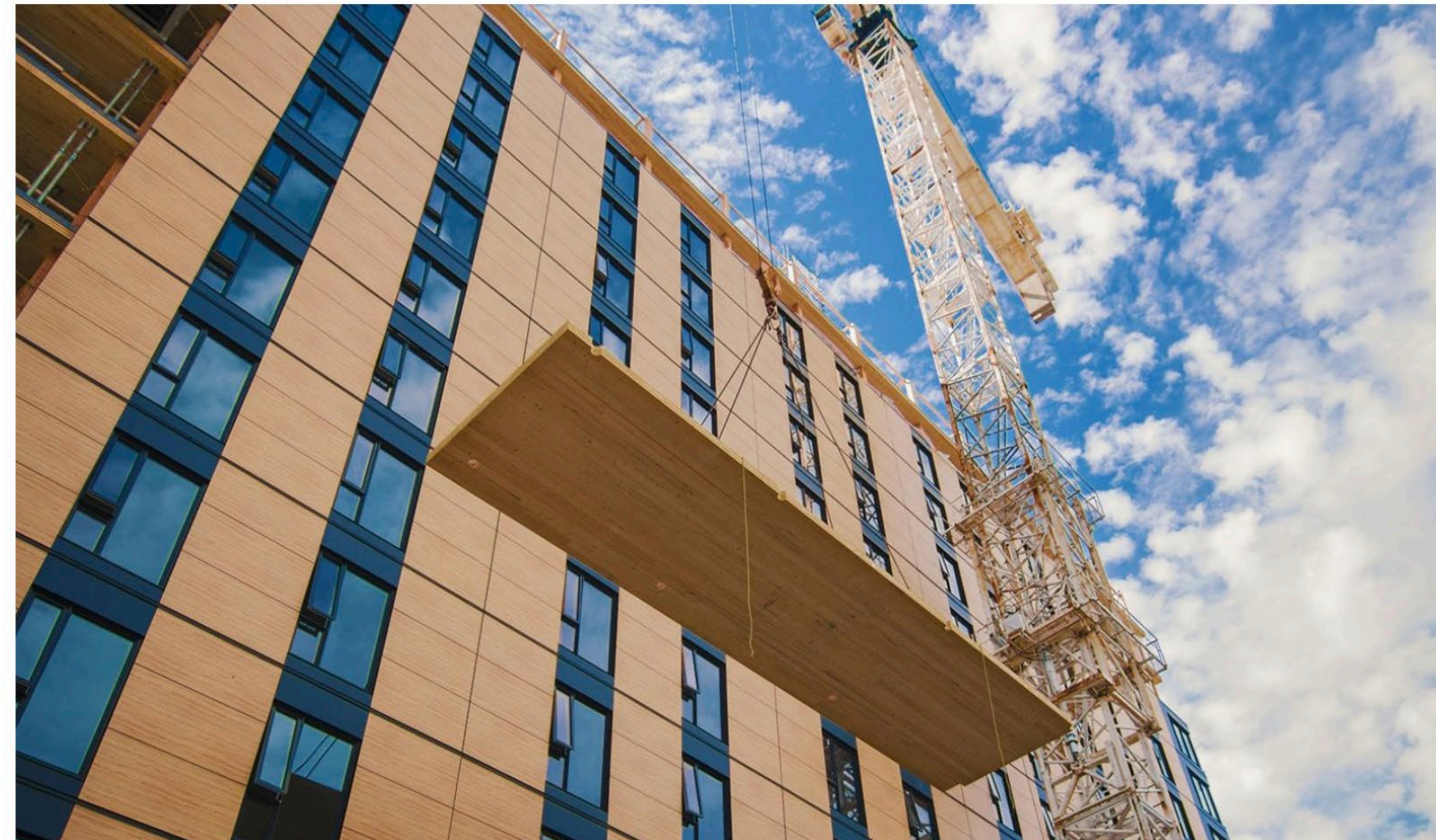


Figure 24: UBC's Tallwood Building