



<b>SUBJECT</b>	UBC Vancouver Land Use Plan – Update
<b>SUBMITTED TO</b>	Board of Governors
<b>MEETING DATE</b>	October 16, 2023
<b>SESSION CLASSIFICATION</b>	Recommended session criteria from Board Meetings Policy: OPEN
<b>REQUEST</b>	<p><b>APPROVAL REQUESTED</b></p> <p>IT IS HEREBY RESOLVED that the Board of Governors:</p> <ul style="list-style-type: none"> <li>i. Submits the amended UBC Land Use Plan for the Point Grey Campus Lands (Appendix One) to a public hearing to be held by the Public Hearing Committee in November 2023, pursuant to the <i>Municipalities Enabling and Validating Act (No. 3) Part 10-2010</i> and Ministerial Order 229-2010;</li> <li>ii. Adopts the Public Hearing Procedural Rules for Amendment of the UBC Land Use Plan for the Point Grey Campus Lands (Appendix Two) pursuant to the <i>Municipalities Enabling and Validating Act (No. 3) Part 10-2010</i> and Ministerial Order 229-2010; and,</li> <li>iii. Directs the Administration to return to the Board of Governors in December 2023 with a report from the Public Hearing Committee for the Board’s consideration to submit the amended UBC Land Use Plan to the Minister of Municipal Affairs for adoption.</li> </ul>
<b>LEAD EXECUTIVE</b>	Robin Ciceri, Vice-President External Relations
<b>SUPPORTED BY</b>	Michael White, AVP Campus + Community Planning Hubert Lai, University Counsel Gerry McGeough, Director, Planning & Design, C+CP Joanne Proft, Associate Director, Community Planning, C+CP Chris Fay, Director, Strategic Policy, C+CP Janeen Alliston, Director of Communications, C+CP Aubrey Kelly, CEO UBC Properties Trust

## EXECUTIVE SUMMARY

This report asks the Board of Governors to recommend the amended UBC Land Use Plan for the Point Grey campus lands (LUP) be referred to a November 2023 public hearing (Attachment One). This is the first major amendment to UBC’s LUP since 2011. It provides a significant opportunity to deliver on university and community priorities reflected through the Campus Vision 2050 engagement process, including reconciliation, supporting the academic mission, climate action, and addressing housing affordability.

The LUP is a provincially-approved document that enables implementation of Campus Vision 2050; the amendments are the culmination of UBC’s extensive Campus Vision 2050 engagement and technical processes. Like municipal Official Community Plans, the LUP is updated approximately every decade. Under the provincial [Municipalities Enabling and Validating Act \(No. 3\) Part 10-2010](#) (MEVA), all UBC Board of Governors’ land development decisions must be consistent with the LUP.

### Supporting UBC’s Academic Mission

The amended LUP will enable UBC to deliver on priorities in Campus Vision 2050 and the updated Housing Action Plan, including enabling: future academic and neighbourhood growth; more financial support for academic priorities; financing for student housing and neighbourhood rental growth for faculty and staff; infrastructure and amenities to support campus growth; and a potential financial contribution to bring SkyTrain to UBC.

Referral to a November public hearing does not mean formal adoption of the amended LUP; the public hearing’s purpose is to ensure all those with an interest in the amendment be provided an opportunity to be heard. Depending on the public hearing results, in December the Board of Governors will be asked to consider referring the amended LUP to the Minister of Municipal Affairs for adoption. Provincial adoption of the amended LUP is required for the Board of Governors to approve Campus Vision 2050 and the updated Housing Action Plan, both of which are presented for information at this Board meeting.

### Relationship Between the Plans

The LUP is a provincially-approved document that regulates land use and supports implementation of the Vision and HAP. As with municipal Official Community Plans, it is updated approximately every decade. Under the provincial [Municipalities Enabling and Validating Act \(No. 3\) Part 10-2010 \(MEVA\)](#), all Board of Governors’ land development decisions must be consistent with the LUP.

Campus Vision 2050 is a Board-approved high-level description of how the physical academic campus and neighbourhoods will evolve over the long-term, including the general design and character and where and how much development will occur.

The Housing Action Plan is a Board-approved direction for how UBC uses its land and enables financial resources through the LUP to improve housing choice and affordability, including faculty/staff and student housing.

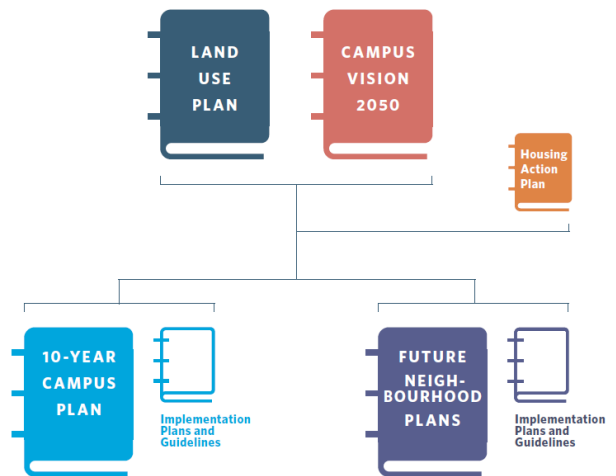


Image: Relationship between Campus Vision 2050, the Land Use Plan, Housing Action Plan and other outputs.

### Public Engagement

Through the Campus Vision 2050 process, UBC has undertaken two years of comprehensive community, First Nations and stakeholder engagement on the policies and regulatory requirements in the amended LUP. This engagement exceeds the legal requirements established in MEVA and [Ministerial Order 229/2010](#) for the LUP amendment process, including engagement with the community, government agencies, Musqueam, and other First Nations engagement as directed by the Ministry of Municipal Affairs.

Building on the broader community engagement undertaken through Campus Vision 2050, the draft LUP was shared through targeted engagement with faculty, the University Neighbourhoods Association, AMS, GSS, Musqueam, Squamish, Metro Vancouver, TransLink, and other government agencies. The companion report on Campus Vision 2050, also presented at this meeting, provides more detailed results from this broader and targeted engagement on the LUP.

The amended LUP reflects this comprehensive engagement. As with any community planning process, the Vision, Housing Action Plan and LUP have also generated a range of opinions in areas like the amount and type of growth, potential impacts on climate, biodiversity, local services and UBC’s approach to housing affordability. As

detailed further below and reflected in the companion reports, the engagement has significantly shaped the updated LUP and concurrent planning work, including the urgent need to act on housing affordability and climate action, enhance local biodiversity, and provide the commensurate amenities, services and infrastructure as the community changes over time.

### **First Nations Engagement**

In early 2022, the Ministry of Municipal Affairs directed UBC to consult with Musqueam, Squamish and 13 other First Nations in developing the amended LUP. For Musqueam, this consultation began in 2021 and has involved a comprehensive process including Relationship Agreement discussions, community dinners, and staff, community and Council engagement. For Squamish, UBC entered a formal land use referral process in early 2023, which has included extensive information sharing and multiple meetings with Squamish leadership and staff. For the other First Nations, UBC has shared information and provided opportunities for comment, reflecting the Province's direction.

The full record of consultation, potential impacts on Aboriginal interests, and mitigation strategies will be shared with the Province following the Board's December consideration to submit the final LUP.

### **Land Use Plan Policies**

Based on the Board-approved Campus Vision 2050 Terms of Reference, extensive public engagement, technical analysis, UBC policy direction, and municipal best practices, the amended LUP includes:

#### *Land Uses and Boundaries*

- Adjusting land use boundaries for academic growth and to enable growth in four Neighbourhoods: expanding the existing neighbourhood boundaries of Hawthorn Place and Westbrook Place; adjusting the boundaries of the future neighbourhoods of Stadium and Acadia.
- Identifying two "Future Planning Areas" in Acadia to preserve existing student family housing and childcare, with growth and replacement strategies to be determined in future LUP updates.
- Expanding the Green Academic boundary to include the Totem Research Fields to protect for future land-based research capacity, and to include the south campus research ponds.
- Adjusting the Village Centre Academic boundary to match University Boulevard area planning.
- Adjusting the Stadium Neighbourhood boundary to locate a new Thunderbird Stadium on East Mall.
- Changing Thunderbird Stadium and Field from "Green Academic" to "Academic" to allow integration of student housing.

#### *Campus Building Heights and Growth*

- Maintaining flexible academic growth by continuing no specific floorspace allocations per area, which supports the university's changing needs over time.
- Establishing a 20 per cent increase to the current allowable total campus neighbourhood floorspace, including residential gross buildable area amounts and estimated density for each future Neighbourhood.
- Maximum building heights:
  - Increasing academic height limits from 18 storeys (53 metres) to 22 storeys (66 metres).
  - Establishing Neighbourhood height limits by area, with predominantly mid-rise buildings and increases to taller buildings from 22 storeys for Westbrook Place (up to 39 storeys), Stadium Neighbourhood (up to 28 storeys) and Acadia (up to 35 storeys).
- Removing the current Neighbourhood site specific floor space ratio maximum to enable different forms of development, and clarifying these regulations will be set in subsequent Neighbourhood Plans.

### *Housing Choice and Affordability*

- Increasing the current minimum rental housing requirement from 20% to 30% of *total* Neighbourhood housing—at least half of which is non-market rental—noting the Housing Action Plan commitment takes that minimum to 40% of *new* Neighbourhood housing as rental for the UBC community.
- Updating the commitment to house at least 25 per cent of full-time student equivalents, with an aspirational target of at least one-third.

### *Open Space and Amenities*

- Removing the current LUP limit on commercial space to diversify services and respond to community engagement feedback.
- Building on the current requirement for Usable Neighbourhood Open Space (0.5-1.1 hectares per 1000 people) by clarifying community access to extensive open space on the institutional campus.
- Defining Neighbourhood community space requirements of 0.15 square metres per resident to include the potential for a diversity of spaces in Stadium and Acadia Neighbourhoods (e.g., community centres, multi-purpose rooms, communal meeting rooms, fitness gyms, etc.), with the exact types of spaces to be determined through subsequent Neighbourhood Plans.
- Updating UBC’s Child Care Expansion Plan to ensure childcare spaces keep pace with campus growth.

### *Biodiversity and Ecology*

- A new section with policies to identify, enhance and manage important areas of biodiversity on campus.
- Commitments to developing more detailed biodiversity strategies as part of the future Campus Plan and Neighbourhood Plans, including tree canopy targets and ways to enhance species diversity.
- Strategies to enhance ecological connectivity.

### *Climate Action and Resilience*

- Accelerating climate action by:
  - Working towards the targets and policies in UBC’s Climate Action Plan for a 100% reduction in UBC’s operational emissions by 2035;
  - Working towards new targets and policies in an updated Neighbourhood Climate Action Plan, including a committing to net zero operational emissions in new Neighbourhood buildings by 2030 at the latest.

### *Mobility and Connectivity*

- Planning for the integration of SkyTrain into the campus.
- Prioritizing sustainable modes of transportation and alternatives to single occupancy vehicles.
- Designing for a barrier-free, universally accessible campus.

### *Implementation*

- Maintaining commitments to creating detailed Neighbourhood Plans for future growth, to public and Musqueam engagement, to working with the University Neighbourhoods Association, and to collaborating with campus service providers (e.g., Vancouver School Board, Metro Vancouver, etc.).
- An updated Regional Context Statement describing the relationship between the amended LUP and Metro Vancouver Regional District’s *Metro 2050: Regional Growth Strategy*, which has been reviewed by Metro Vancouver staff.

## Public Hearing

Public engagement will continue with the Board’s referral of the amended LUP to a November public hearing. The public hearing’s purpose is for the Board of Governors to “provide all persons who believe that their interest in property is affected by the [amendment] are provided with a reasonable opportunity to be heard or to present written submissions respecting matters [the amendment to the LUP].”<sup>1</sup>

The public hearing is conducted by a legislatively-required Public Hearing Committee made up of:

- two Board of Governors members, appointed by the Chair;
- the UNA Board Chair;
- the Vice-President, External Relations;
- the Associate Vice-President, Campus and Community Planning; and,
- two external Registered Professional Planners, appointed by the Board of Governors Chair.

The Committee’s role is to report to the Board on public feedback on the proposed amendments; it does not make decisions about the LUP.

As required by legislation, this report also asks the Board to adopt amended Public Hearing Procedural Rules for Amendment of the UBC Land Use Plan for the Point Grey Campus Lands (Appendix Two). The Procedural Rules reflect municipal and provincial best practices for public hearings. The attached Procedural Rules update and replace the [Board-approved November 9<sup>th</sup>, 2010 version](#) with new provisions to encourage public participation, balanced with administrative efficiency given the high level of interest expected in the public hearing. These include the ability to provide written submissions, opportunities to participate virtually or in person, and—as is common in municipal public hearings—a five-minute time limit per speaker, increased to ten minutes when translation is required.

The public hearing is planned for November 2023. The Committee will provide the Board of Governors a summary report of public hearing feedback at the December 2023 Board meeting, along with the Administration’s recommendation for further LUP amendments, if any, in response. The Board will then consider any additional amendments and submitting the LUP to the Minister of Municipal Affairs for adoption. Past provincial approvals have taken between three and six months. If the Province adopts the amended LUP, the Board can formally approve the Vision and HAP.

## Ongoing Implementation

Implementing these plans is how UBC will address many of the interests and concerns raised through the engagement process, including advancing the university’s commitments to climate, biodiversity, affordability and community-building. Implementation will be informed by related policies, technical analysis, and undertaken with community and Musqueam engagement. Examples of this work include (see Campus Vision 2050 report for detailed implementation strategies):

- the current update to UBC’s Neighbourhood Climate Action Plan, targeted for spring 2024, and regular updates to the Residential Environmental Assessment Program green building standard;
- finalizing an ecological baseline for the campus to inform biodiversity strategies in future Neighbourhood Plans and the Campus Plan update;
- updating the Vancouver Campus Plan and Transportation Plan, including near term strategies to improve West 16th Avenue intersection performance and access to Wesbrook Place Neighbourhood;

<sup>1</sup> Province of British Columbia, [Ministerial Order 229/2010](#).

- developing a new Rainwater Management Plan and updating the master servicing plan;
- creating a Community Amenities Strategy that includes updating the Child Care Expansion Plan;
- continuing to coordinate with external jurisdictions and other partners to deliver on areas of shared interest including housing affordability, rapid transit, health services, roads, public safety, schools, and infrastructure;
- advancing student housing development for the Vanier and St John’s College sites in order to take advantage of provincial funding opportunities; and
- developing future neighbourhood plans, with priority for continuing Wesbrook Place development to meet UBC’s academic and housing priorities.

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## APPENDICES

1. Amended UBC Land Use Plan for the Point Grey Campus Lands
2. Public Hearing Procedural Rules for Amendment of the Land Use Plan for The University of British Columbia’s Point Grey Campus Lands





**Land  
Use  
Plan**

**UBC Point Grey  
Campus Lands**  
Draft  
SEPTEMBER 2023





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The UBC Point Grey campus lands are situated on the traditional, ancestral and unceded territory of the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam).

sʔi: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 University of British Columbia (UBC) Point Grey campus lands (the “campus”). It implements Campus Vision 2050—UBC’s comprehensive public planning process to update key land use policy documents for the campus—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 campus, building on what makes it 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 adopted the *Municipalities Enabling and Validating Act (No. 3) Part 10-2010* (MEVA). MEVA requires decisions related to the campus 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 British Columbia, this Land Use Plan is a 30-year plan implemented in phases that shapes growth for the campus. It is updated approximately every 10 years. It regulates and guides planning and land use management for the campus, 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:

- deepening relationships with Indigenous peoples, including more meaningful engagement;
- the evolving nature of UBC’s teaching, research and learning mission;
- 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 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.

Capitalized terms used herein and not otherwise defined shall have the meaning set forth in Appendix 1 Definitions.



**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: Regional Transportation Strategy (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, 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 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 Climate Action Plans

UBC's Climate Action Plan (CAP) 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. UBC's Community Energy and Emissions Plan is a comprehensive framework to reduce energy use and GHG emissions in the campus' 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 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 campus.

In fall 2022, the campus included 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 the Metro Vancouver region each day to learn, work and play on campus, contributing to an estimated daytime population of more than 80,000 people in 2023. As summer teaching, research and learning activities continue to expand and more services and amenities are offered on both Academic and Neighbourhood lands, the campus has become a regionally significant hub of activity all year long.

### 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 Appendix 2: UBC Point Grey Campus Lands Regional Context Statement.

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 Metro 2050's "Urban Centres" and "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. 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.

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 [Appendix 2: 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 GOALS ALIGNMENT WITH UBC’S CAMPUS VISION 2050 GUIDING PRINCIPLES**

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

# 3. Campus Vision 2050

This Land Use Plan was created as part of Campus Vision 2050, which launched in early 2022 and included engagement and guiding principles that informed this Land Use Plan.

## 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, and walking tours;
- 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 uses 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, 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, the campus is a unique combination of world class teaching, learning and research and thriving campus neighbourhoods—a resilient, climate-neutral, urban campus that embraces accessibility, inclusivity and meaningful reconciliation with Indigenous peoples, while celebrating and honouring its unique history and the land and ecosystem that support it.

The campus continues 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.

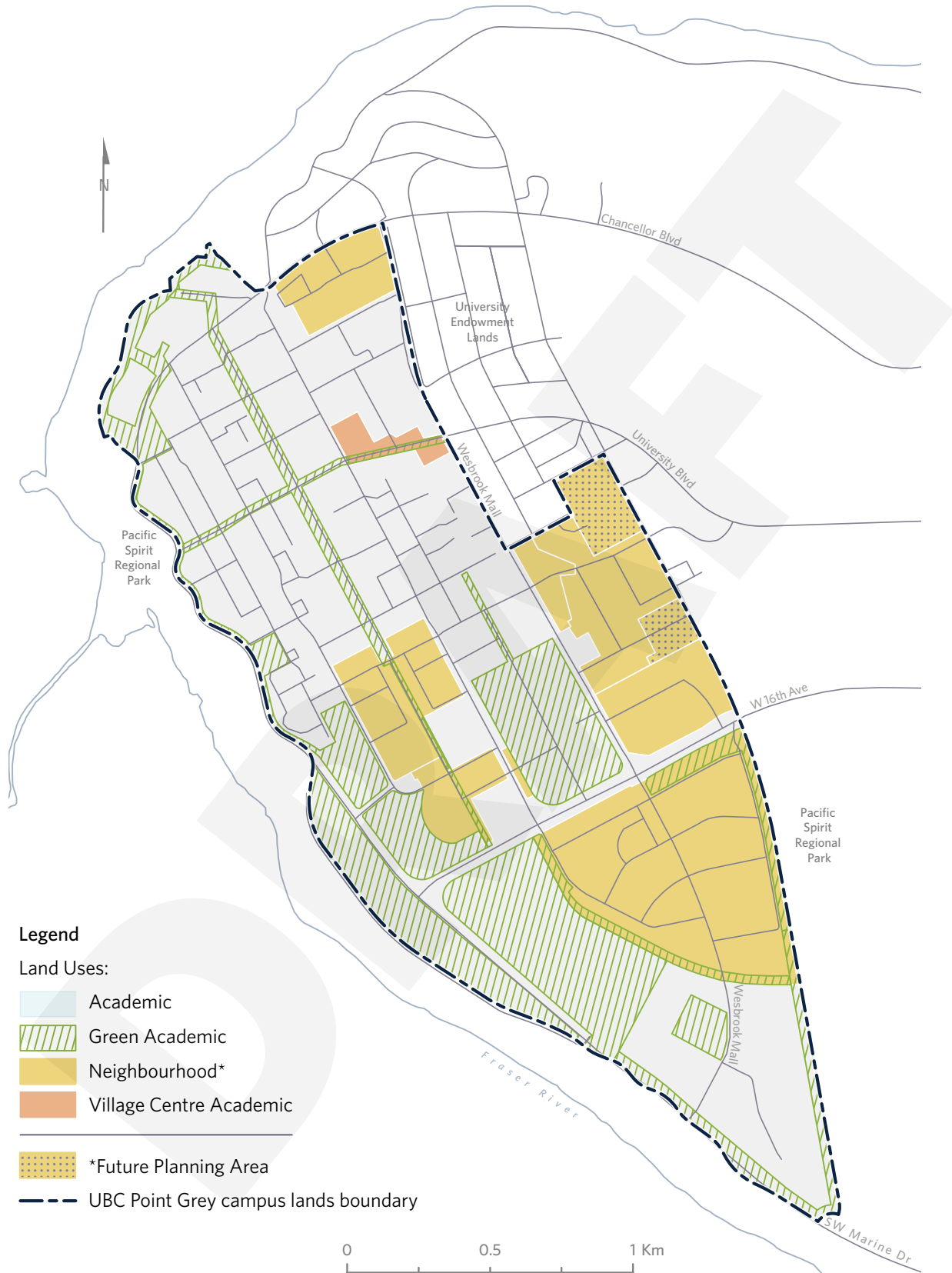


The following Land Use Plan policies continue this evolution of the campus into a year-round complete community and include policies for academic uses, housing, amenities, open space, mobility and accessibility, climate and resilience, and infrastructure and servicing. These align with regional goals 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** Use the campus to support UBC's academic mission and Strategic Plan to research, implement and test innovative approaches to climate action, green buildings and infrastructure, and sustainability and wellbeing on campus and for the broader region.
- 4.1.1.3** Enrich the campus with a strong Musqueam welcome and presence.
- 4.1.1.4** Create spaces that are welcoming to and inclusive of Musqueam and all Indigenous peoples.
- 4.1.1.5** Plan for the arrival of SkyTrain, including land uses, building and Open Space design, and facilities that support broader transit connectivity.
- 4.1.1.6** Develop a compact campus that prioritizes walking and rolling, cycling, transit and other forms of active and sustainable transport.
- 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 culture 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



## Legend

### Land Uses:

- Academic
  - Green Academic
  - Neighbourhood\*
  - Village Centre Academic
- 
- \*Future Planning Area
  - UBC Point Grey campus lands boundary

Land use boundaries are approximate. Precise boundaries to be confirmed in applicable Campus Plan and/or Neighbourhood Plan.

## 4.1.2 Academic

Academic lands are areas of the UBC Point Grey campus lands that are designated under this Land Use Plan as indoor and outdoor spaces to inspire people, ideas and actions for a better world. Academic lands are used to support a range of collaborative and interdisciplinary teaching, research and learning environments, as well as Student Housing, amenities, services and supporting infrastructure. 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, including land-based teaching and research;
- classrooms;
- libraries;
- offices;
- Open Spaces, green spaces, courtyards, plazas;
- athletics and recreation facilities, student social space;
- cultural and community 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 the UBC Point Grey campus lands that are designated under this Land Use Plan as predominantly outdoor Open Spaces, where land-based research, key cultural and athletic activities, and significant green spaces exist. Green Academic lands 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 are 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 and 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

Neighbourhood lands are areas of the UBC Point Grey campus lands that are designated under this Land Use Plan for non-institutional use and upon which UBC has been building housing, amenities, and related infrastructure for the last 30 years. Over the next 30 years the UBC Point Grey campus lands will continue to include 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 for housing, amenities, Open Space, mobility and infrastructure and servicing are under those section headings.



## LAND USE PLAN: NEIGHBOURHOOD USE

**4.1.4.1** “Neighbourhood” land uses are identified on Schedule A: Land Uses and designate areas of the UBC Point Grey campus lands 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 flexibility based on design or program reasons) with some taller buildings up to a maximum indicated in Table 2. 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.

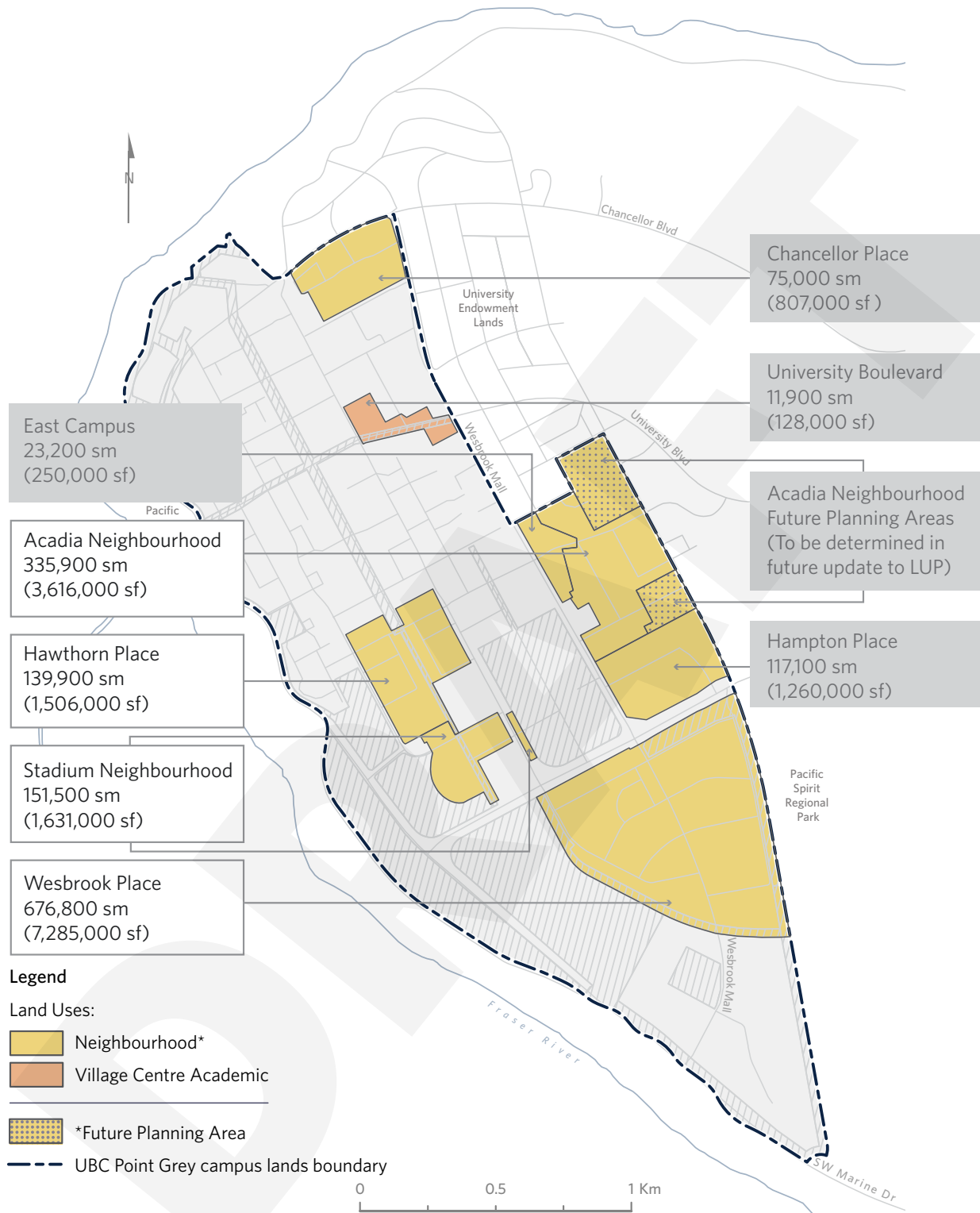
**4.1.4.4** Determine Neighbourhood development for Future Planning Areas as part of a future update to this Land Use Plan, including a full replacement strategy for affected student family housing and childcare as those facilities reach their end of life.

**TABLE 2: NEIGHBOURHOOD HOUSING DEVELOPMENT**

<b>Neighbourhood</b>	<b>Maximum Neighbourhood Housing GBA</b> square metres (approximate square feet)	<b>Maximum Building Height</b> metres (approximate # of storeys)	<b>Estimated Neighbourhood Gross FSR*</b>	<b>Status</b>
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. Additional GBA of 54,800 sm / 590,000 sf to be part of future Neighbourhood Plan amendment.
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. Additional GBA of 120,800 sm / 1,300,000 sf to be part of a future Neighbourhood Plan amendment, to be completed in approx. 2030.
Stadium Neighbourhood	151,500 sm (1,631,000 sf)	84 metres (28 storeys)	2.2	Future.
Acadia Neighbourhood	335,900 sm (3,616,000 sf)	105 metres (35 storeys)	2.3	Future.
Acadia Neighbourhood Future Planning Areas	To be determined in a future update to this Land Use Plan.			
<b>Total planned to 2050:</b>	<b>1,531,300 sm (16,483,000 sf)</b>			

\*Estimated 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**



Land use boundaries are approximate. Precise boundaries to be confirmed in applicable Campus Plan and/or Neighbourhood Plan.

### 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	35,700 people
Estimated number of units in Neighbourhoods*	6,800 units	16,300 units

\*These figures are for Neighbourhood areas only, and exclude all Student Housing.

### LAND USE PLAN: NEIGHBOURHOOD USE POLICIES - CONTINUED

- 4.1.4.5** Create and/or amend a Neighbourhood Plan including public engagement prior to the development of a Neighbourhood and/or addition of residential area.
- 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

Village Centre Academic lands are areas of the UBC Point Grey campus lands that are designated under this Land Use Plan and are part of the campus' 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 and Greenways;
- 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 UBC Point Grey campus lands also provide 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 include 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 campus 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 (e.g. community centres, multi-purpose rooms, community-run spaces, interfaith spaces, libraries etc.) in Stadium and Acadia Neighbourhoods of at least 0.15 square metres per Neighbourhood resident across all Neighbourhoods on campus.
- 4.3.1.6** Continue to provide Neighbourhood residents access to campus recreational facilities through an agreement with the University Neighbourhoods Association.
- 4.3.1.7** Provide child care spaces based on policies and targets in UBC's 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 on campus, 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 support the health and wellbeing of everyone on campus. 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** Provide “Greenways” as identified on Schedule C, including a substantial “green and natural” component and 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** Provide “Green Edges” as identified 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** 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** Ensure Neighbourhood residents have access to diverse Open Spaces across campus, (e.g. gardens, forested areas, outdoor learning areas, and Usable Neighbourhood Open Space).

**4.4.2.2** For Usable Neighbourhood Open Space (UNOS) in particular, provide 1.1 hectares of UNOS per 1,000 people in Neighbourhoods, to be reduced to not less than 0.5 hectares of UNOS per 1,000 people with appropriate resident access to UBC-owned Open Spaces 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.

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

**4.4.2.4** 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.

### 4.4.3 Biodiversity and Ecology

Open Spaces play an important role in maintaining and enhancing urban biodiversity and ecology as UBC grows, and also in achieving ecological connectivity across the peninsula.

#### LAND USE PLAN: BIODIVERSITY AND ECOLOGY POLICIES

**4.4.3.1** Identify, enhance and manage important areas of biodiversity on campus.

**4.4.3.2** Extend the surrounding forests into the campus to support species movement and increase biodiversity.

**4.4.3.3** Develop biodiversity strategies as part of the Campus Plan and Neighbourhood Plans, including:

- targets (e.g. tree canopy cover for different types and scales of Open Spaces);
- enhancing species diversity;
- managing ecosystem structure at different scales to ensure ecosystem health, resiliency, and community benefits; and,
- inclusive engagement with those who have knowledge of the land (e.g. Indigenous communities and faculty).

**4.4.3.4** Provide green infrastructure and nature-based solutions for rainwater management, climate adaptation and mitigation in Open Spaces.

**4.4.3.5** 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.

**4.4.3.6** Encourage public access to natural areas on campus to minimize impact on Pacific Spirit Regional Park.

**4.4.3.7** Provide an ecological buffer in areas adjacent to sensitive ecosystems surrounding the campus, including Pacific Spirit Regional Park.

## 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 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 UBC's 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 Active Transportation**

Walking, rolling and cycling are the primary means for most people at UBC to get around, and are the highest priority modes to be accommodated on campus. Cycling and other forms of micromobility are anticipated to become increasingly attractive for trips to and from campus as off-campus infrastructure improves and adoption of e-bikes and other forms of electric micromobility expands. TransLink's Transport 2050 envisions a dramatically expanded Regional Cycling Network that connects urban centres and major destinations like UBC. The City of Vancouver and Provincial Ministry of Transportation and Infrastructure also have ambitious plans for improved cycling infrastructure on key routes to and from the campus.

### **LAND USE PLAN: ACTIVE TRANSPORTATION POLICIES**

**4.5.2.1** Provide dedicated space for active transportation modes across campus, including: a network of protected cycling facilities suitable for all ages and abilities and a range of device types (e.g. e-bikes, e-scooters, cargo bikes, etc.); secure and weather-protected bike parking and end-of-trip facilities; and shared micromobility stations/hubs.

**4.5.2.2** Prioritize the safety and comfort of vulnerable road users like cyclists and pedestrians in the design of campus streets, pathways and facilities.

**4.5.2.3** Work with TransLink and the Ministry of Transportation and Infrastructure to deliver protected cycling facilities suitable for people of all ages and abilities on major active transportation corridors to, from and around campus, including TransLink's Major Bikeway Network.

## **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 and serve intra-campus travel. Bus service will continue to play a central role in moving people to, from and around the campus.

The planned extension of SkyTrain to the campus 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. 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).

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 — including the UBC SkyTrain Extension — 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** Work with TransLink and the Ministry of Transportation and Infrastructure to deliver bus speed and reliability improvements along transit corridors, focusing investments along those Transit Priority corridors identified in Schedule D.
- 4.5.3.4** Work with TransLink to provide high quality transit passenger facilities and amenities that improve the transit passenger experience (e.g. comfortable waiting areas with shade, weather protection, seating, lighting, wayfinding information, etc.)
- 4.5.3.5** 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 station serving the southern area of campus.
- 4.5.3.6** 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.
- 4.5.3.7** 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

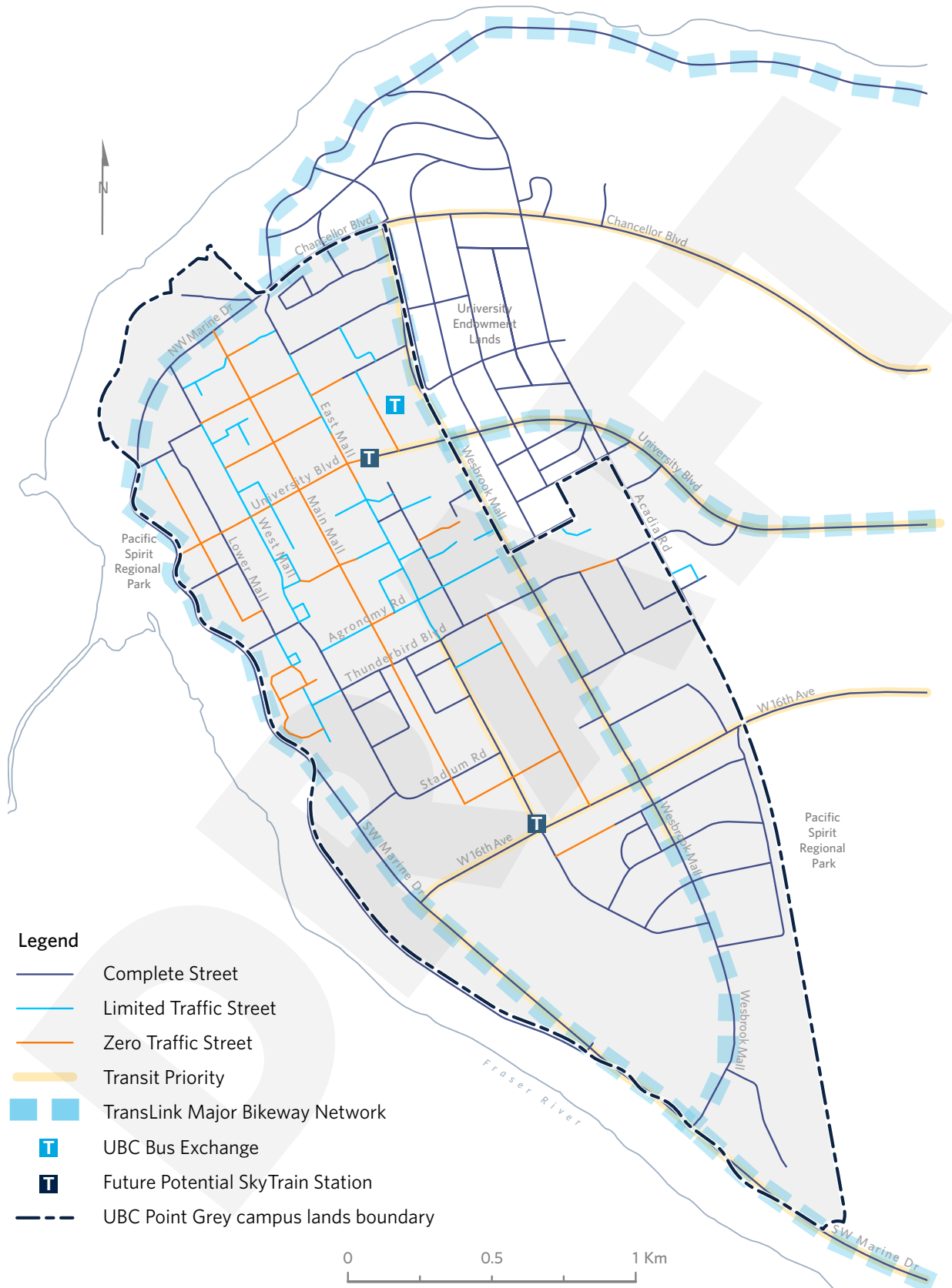
- 4.5.5.1** Identify and implement a network of multimodal streets organized functionally, as generally shown on Schedule D: Multimodal Street Network, working in conjunction with the Ministry of Transportation and Infrastructure.

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 transit, 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 campus 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 (see [Schedule D](#)).

## 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 Academic areas and 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, including buildings, Open Spaces and transportation facilities, that provides dignified, welcoming and effective access for people of all ages, abilities and backgrounds.

## 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** Commit to net zero operational and community greenhouse gas emission reductions by 2050, in support of the Intergovernmental Panel on Climate Change commitment to limit global warming to 1.5 degrees Celsius, including:

- a) working towards the targets and policies of UBC's Climate Action Plan in support of a 100% reduction in operational greenhouse gas emissions by 2035; and,
- b) working towards the targets and policies of an updated Neighbourhood Climate Action Plan, including defining a pathway to achieve net zero operational emissions in new Neighbourhood buildings no later than 2030.



- 4.6.1.2** Work towards the climate adaptation targets and policies of UBC's Climate Action Plan and updated Neighbourhood Climate Action Plan.
- 4.6.1.3** Work towards the targets and policies of an updated Rainwater Management Plan for campus that addresses future climate impacts and incorporates green infrastructure strategies.
- 4.6.1.4** Work with Metro Vancouver Regional District, the BC Ministry of Transportation and Infrastructure, and the BC Ministry of Municipal Affairs to jointly address slope stability and erosion.
- 4.6.1.5** 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.
- 4.6.1.6** Work towards the targets and policies of UBC's Water Action Plan.
- 4.6.1.7** 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. The following 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, utility providers, 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.
- 4.7.1.9** Use natural systems and nature-based solutions to reduce reliance on grey infrastructure and servicing as much as possible.

# 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. 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, including coordinating external engagement.
- 5.1.1.2** Continue engaging with UBC students, faculty, residents, staff, and alumni on projects implemented under the Land Use Plan, including amending and developing Neighbourhood Plans and related policies, climate action plans, transportation plans, etc.
- 5.1.1.3** 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.
- 5.1.1.4** Continue to collaborate with the University Neighbourhoods Association (UNA) through the Neighbours Agreement, and other processes, including:
  - a) briefing the UNA Board on proposed Academic projects immediately adjacent to a Neighbourhood area boundary (within 30 metres) prior to final siting approval; and,
  - b) engaging the UNA in amending and developing Neighbourhood Plans.
- 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 a Neighbourhood Plan for Stadium Neighbourhood 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.

## 5.2 Phasing

Based on current expectations, Academic, Neighbourhood, Open Space and other 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, including in the period beyond 2050.

### 5.2.1 Phasing: near term (next 10 years)

Anticipated activities in this phase include:

- updating the Campus Plan for the academic portions of the UBC Point Grey campus lands, including planning for replacement facilities;
- supporting projects on UBC's Capital Projects Priority List;
- amending the Neighbourhood Plan for Wesbrook Place to reflect this Land Use Plan, and developing the remainder of Wesbrook Place;
- identifying the next Neighbourhood(s) and initiating Neighbourhood Plan(s) and/or amendment(s) to Neighbourhood Plan(s);
- delivering Open Spaces, services and amenities in tandem with growth in population;
- preparing biodiversity strategies, including targets;
- updating UBC's Transportation Plan, planning for SkyTrain integration and implementing transportation network improvements;
- completing UBC's updated Neighbourhood Climate Action Plan; and,
- updating UBC's Rainwater Management Plan.

### 5.2.2 Phasing: long term (years 10-30)

Activities in this phase include:

- delivering subsequent Academic and Neighbourhood development;
- updating 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,
- developing an updated Campus Plan, including planning for replacement facilities.

## 5.3 Monitoring and Updates

This Land Use Plan was developed with community engagement and in response to current and future needs and aspirations. As the university implements the Land Use Plan, regular monitoring will take place to assess progress on meeting Land Use Plan commitments. The Land Use Plan may also be amended to respond to changing needs, conditions and opportunities, with major updates expected approximately every 10 years, in line with Metro Vancouver Regional District plan updates.

# Appendix 1: Definitions

<b>“Academic”</b>	See <a href="#">4.1.2.1</a> .
<b>“Campus Plan”</b>	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.
<b>“Campus Vision 2050”</b>	A comprehensive public planning process launched in 2022 to update key land use policy documents for the UBC Point Grey campus lands, including this Land Use Plan.
<b>“Green Academic”</b>	See <a href="#">4.1.3.1</a> .
<b>“Green Edges”</b>	See <a href="#">4.4.1.5</a> .
<b>“Greenways”</b>	See <a href="#">4.4.1.4</a> .
<b>“Gross Buildable Area”</b>	See the definition of “building area” in UBC’s Development Handbook.
<b>“Neighbourhood”</b>	See <a href="#">4.1.4.1</a> .
<b>“Neighbourhood Housing”</b>	<p>Residential buildings in Neighbourhood areas that include but are not limited to:</p> <ul style="list-style-type: none"><li>▪ Market rental housing;</li><li>▪ Non-market rental housing (including faculty-staff rental, cooperative housing, social housing, and other special needs housing); and,</li><li>▪ Strata leasehold ownership housing.</li></ul> <p>For greater clarity, Neighbourhood Housing does not include Student Housing.</p>
<b>“Neighbourhood Plan”</b>	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.
<b>“Open Space”</b>	See <a href="#">4.4.1.3</a> .

**“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 the “campus”**

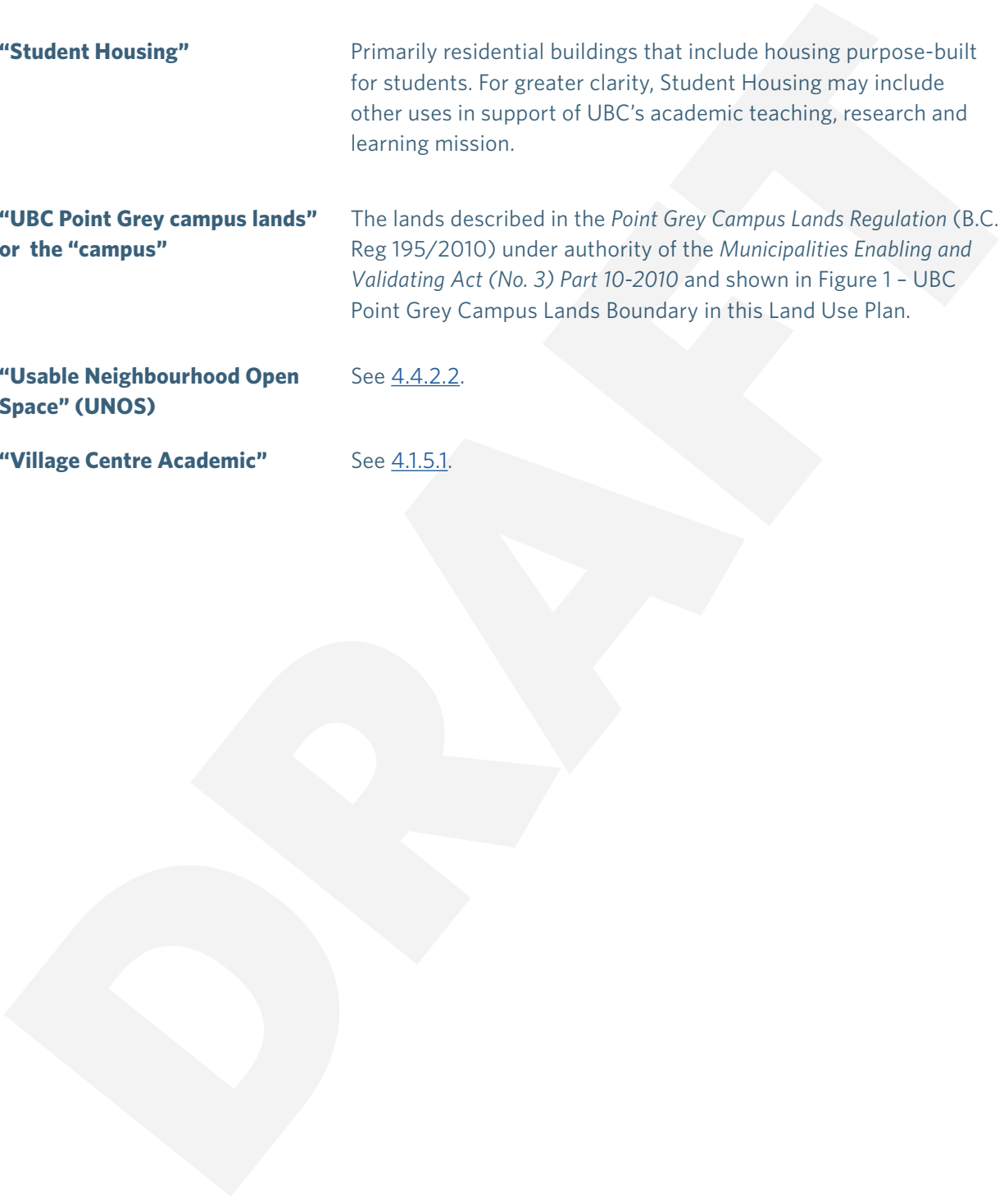
The lands described in the *Point Grey Campus Lands Regulation* (B.C. Reg 195/2010) under authority of the *Municipalities Enabling and Validating Act (No. 3) Part 10-2010* and shown in Figure 1 - UBC Point Grey Campus Lands Boundary in this Land Use Plan.

**“Usable Neighbourhood Open Space” (UNOS)**

See [4.4.2.2](#).

**“Village Centre Academic”**

See [4.1.5.1](#).





# Appendix 2: Regional Context Statement

*Available for download from [planning.ubc.ca](http://planning.ubc.ca)*

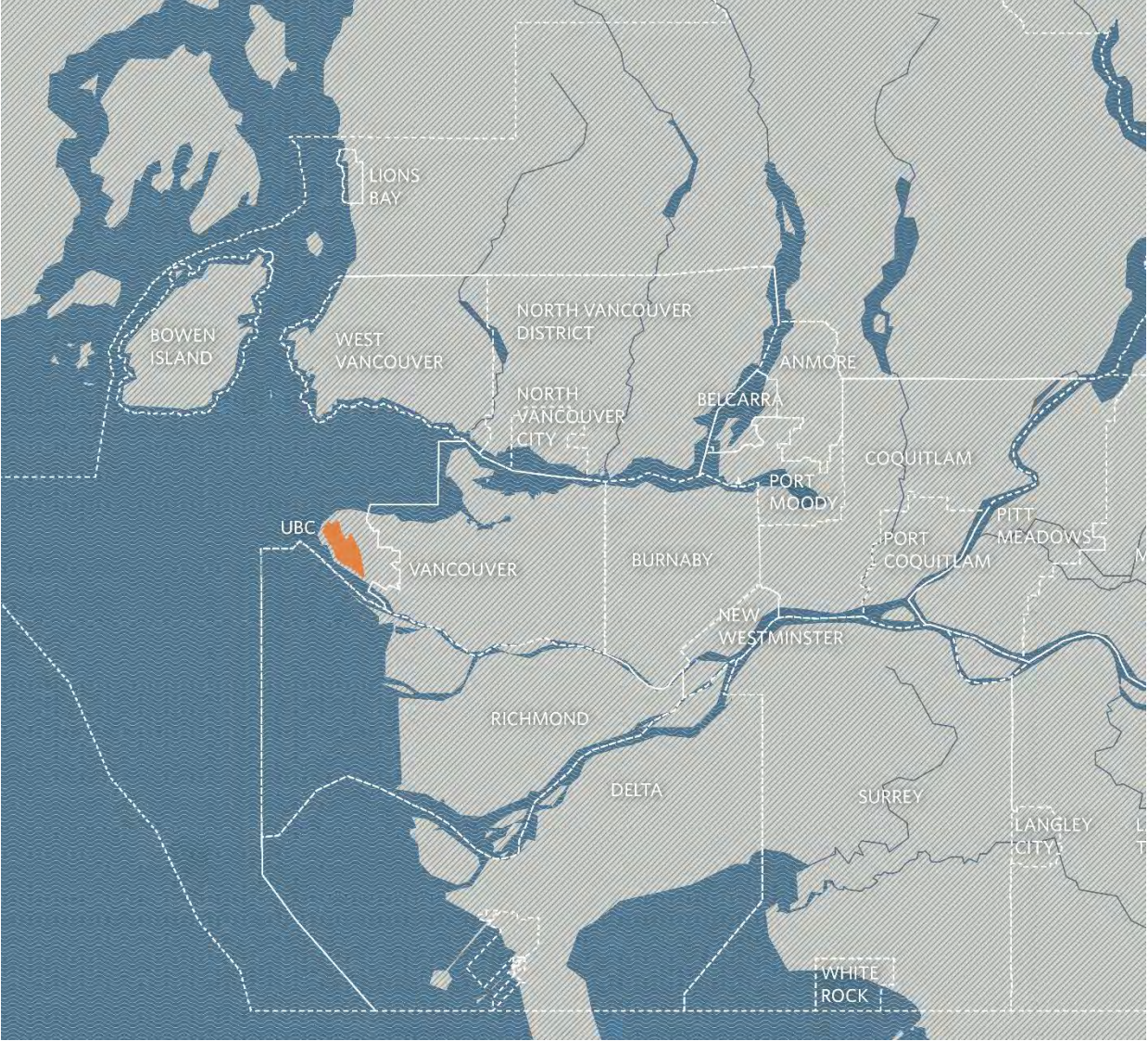
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# UBC Point Grey Campus Lands Draft Regional Context Statement

September 2023

This Regional Context Statement (RCS) describes the relationship between the University of British Columbia (UBC)'s Land Use Plan (LUP) and Metro Vancouver Regional District's Metro 2050: Regional Growth Strategy (Metro 2050). The *Municipalities Enabling and Validating Act (No.3) Part 10-2010* requires UBC to include a Regional Context Statement in a Land Use Plan.

**Figure A:** UBC Point Grey Campus Lands in Metro Vancouver



■ UBC Point Grey Campus Lands    - - - - Municipal Boundaries



Metro 2050 sets out a series of strategies and actions for Metro Vancouver Regional District and member jurisdictions, including UBC, to guide growth and respond to challenges facing our region. The strategies and actions are arranged under five interrelated goals:

### **1. Create a Compact Urban Area**

Metro Vancouver's growth is focused inside an Urban Containment Boundary, within which are a variety of complete communities with access to a range of housing choices, employment opportunities, amenities, and services.

Concentrating growth in a network of transit-oriented centres and corridors helps reduce greenhouse gas emissions and pollution, while supporting an efficient transportation network and the efficient use of land.

### **2. Support a Sustainable Economy**

The objective of this goal is to protect and optimize the land base and transportation systems required to ensure the viability of business sectors. This means supporting regional employment and economic growth, including the established and new emerging sectors and businesses. This is best achieved through the long-term protection of Industrial, Employment, and Agricultural lands, and ensuring that supports are in place to allow commerce to flourish in Urban Centres throughout the region, and heavy and light industrial activities on Industrial lands, connected by a diverse and reliable transportation system.

### **3. Protect the Environment, Address Climate Change, and Respond to Natural Hazards**

The region's vital ecosystems provide essential services for all life. A connected network of protected Conservation and Recreation lands and other green spaces throughout the region provides opportunities to enhance physical and mental health, supports biodiversity, and increases community resilience. The strategies in this goal also help Metro Vancouver and its member jurisdictions contribute to meeting the regional greenhouse gas emission reduction targets, and prepare for the impacts of climate change and natural hazards.

### **4. Provide Diverse and Affordable Housing Choices**

Metro Vancouver is a region of communities with a diverse and affordable range of housing choices suitable for residents at any stage of their lives, including a variety of unit types, sizes, tenures, prices, and locations. There is an increased supply of purpose-built rental housing, particularly in proximity to transit, and there are robust tenant protections in place to mitigate the impacts of renovation and redevelopment on renters. Residents experiencing or at risk of homelessness and those with lower incomes or special needs can access permanent, affordable, and supportive housing in neighbourhoods across the region.

### **5. Support Sustainable Transportation Choices**

Metro Vancouver's compact, transit-oriented urban form supports a range of sustainable transportation choices. This pattern of development expands the opportunities for transit, walking, cycling, and multiple occupancy vehicles, which reduces greenhouse gas emissions and household expenditures on transportation, and improves air quality. The region's road, transit, rail, and waterway networks play vital roles in serving and shaping regional development, providing linkages among the region's communities, and providing important goods movement networks.

#### **How UBC Supports Metro 2050**

UBC is an important part of the region as an educator, innovator, employer, and provider of affordable housing. UBC's Land Use Plan reflects this role, supporting the region's collaborative approach to growth and all five Metro 2050 goals with the following approaches:

## Regional Growth Strategy Targets

Metro 2050 Regional Targets		
Goal 1 Create a Compact Urban Area Targets		
Policy with Target	Applicable LUP Policies	Supplementary Information
1.1.9 b) Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of <b>focusing 98% of residential growth inside the Urban Containment Boundary</b>	See RCS Table A.  100% of UBC's projected growth is within the Urban Containment Boundary.	The future Campus Plan, academic planning, and UBC Neighbourhood Plans will include more detailed population projections as UBC implements the Land Use Plan.

**Table A: Population, dwelling unit, employment projections**

	2023	2030	2040	2050
POPULATION				
Estimated population within UBC Point Grey Campus lands Neighbourhoods*	14,900 people	24,600 people	29,500 people	35,700 people
DWELLING UNITS				
Estimated number of units within UBC Point Grey Campus lands Neighbourhoods*	6,800 units	11,300 units	13,500 units	16,300 units
EMPLOYMENT				
Estimated employment within UBC Point Grey Campus lands.	21,400 employees	23,400 employees	25,200 employees	27,100 employees

\*Residents living in Student Housing are not included in population projections or housing unit counts. Student Housing residences are included in population and household projections in Metro 2050: Regional Growth Strategy. Estimates of Student Housing and student enrolment are provided to Metro Vancouver and TransLink for associated regional growth/infrastructure demand modelling (e.g. transit).

Policy with Target	Applicable LUP Policies	Supplementary Information
<p>1.2.24 a) provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)</p> <p>Regional Targets for Residential Growth by Location:</p> <ul style="list-style-type: none"> <li>▪ All Urban Centre Types: 40%</li> <li>▪ Frequent Transit Development Areas: 28%</li> </ul> <p>Regional Targets for Employment Growth by Location:</p> <ul style="list-style-type: none"> <li>▪ All Urban Centre Types: 50%</li> <li>▪ Frequent Transit Development Areas: 27%</li> </ul>	<p>See RCS Table B, which reflects the concentration of UBC's projected growth in the Frequent Transit Development Area.</p>	<p>The future Campus Plan, academic planning, and UBC Neighbourhood Plans will include more detailed population projections as UBC implements the Land Use Plan.</p>
<p>1.2.24 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.13</p> <p>1.2.13 Implement the strategies and actions of the regional growth strategy that contribute to regional targets as shown on Table 2 to:</p> <p>a) focus 98% of the region's dwelling unit growth to areas within the Urban Containment Boundary;</p>	<p>See RCS Table B, which reflects the concentration of UBC's projected growth in the Frequent Transit Development Area;</p> <p>Schedule A: Land Uses;</p> <p>LUP 4.1.1.6 develop a compact campus that prioritizes sustainable transport; and,</p> <p>LUP 4.1.1.8 develop mixed use communities.</p>	<p>The future Campus Plan, academic planning, and UBC Neighbourhood Plans will include more detailed population projections as UBC implements the Land Use Plan.</p>



<p>b) focus 40% of the region’s dwelling unit growth and 50% of the region’s employment growth to Urban Centres; and</p> <p>c) focus 28% of the region’s dwelling unit growth and 27% of the region’s employment growth to Frequent Transit Development Areas.</p>		
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**Table B: Dwelling unit and employment growth targets for Frequent Transit Development Areas**

Location	Percentage of growth 2023-2050
TARGETS FOR RESIDENTIAL GROWTH BY LOCATION	
Frequent Transit Development Areas	100%
TARGETS FOR EMPLOYMENT GROWTH BY LOCATION	
Frequent Transit Development Areas	96%

<b>Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards Targets</b>		
Policy with Target	Applicable LUP Policies	Supplementary Information
<p>3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1:</p> <ul style="list-style-type: none"> <li>increase the area of lands protected for nature <b>from 40% to 50% of the region’s land base by the year 2050</b>; and</li> <li>increase the total regional tree canopy cover within the Urban Containment Boundary <b>from 32% to 40% by the year 2050</b>.</li> </ul>	<p>LUP 4.4.1.3 provide open space;</p> <p>LUP 4.4.1.4 provide campus greenways;</p> <p>LUP 4.4.1.5 provide campus green edges;</p> <p>LUP 4.4.3.1 identify, enhance and manage important areas of biodiversity;</p> <p>LUP 4.4.3.3 develop biodiversity strategies as part of Campus Plan and Neighbourhood Plans, including tree canopy targets; and</p> <p>LUP Schedule C Greenways and Green Edges.</p>	<p>Detailed strategies and targets (e.g. tree canopy cover and biodiversity) to be part of the subsequent Campus Plan and Neighbourhood Plans to implement the Land Use Plan.</p>
<p>3.3.7 a) identify how local land use and transportation policies will contribute to meeting the <b>regional</b></p>	<p>LUP 4.6.1.1 commit to net zero operational and community greenhouse gas emission</p>	<p>UBC’s Climate Action Plan and updated Neighbourhood Climate Action Plan (finalized in 2024)</p>

<p>greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;</p>	<p>reductions by 2050, while committing to faster reductions through UBC's Climate Action Plan and Neighbourhood Climate Action Plan.</p>	<p>include detailed policies to achieve greenhouse gas emissions reduction targets that will contribute to Metro Vancouver targets.</p>
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Goal 4 Provide Diverse and Affordable Housing Choices Targets		
Policy with Target	Applicable LUP Policies	Supplementary Information
<p>4.2.7 a) indicate how they will, within their local context, contribute toward the regional target of having <b>at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units</b> (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)</p>	<p>LUP 4.2.1.1 uphold UBC’s Housing Action Plan commitments to increase housing choice and affordability for students, faculty, staff and community. UBC’s Housing Action Plan includes: commitments to a portion of non-market and market rental housing as a percentage of all new Neighbourhood growth;</p> <p>LUP 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;</p> <p>LUP 4.2.1.4 uphold the Student Housing targets (all of which is non-market rental housing) in the Housing Action Plan;</p> <p>LUP 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; and,</p> <p>RCS Figure B and Table B reflect the concentration of UBC’s projected growth in the Frequent Transit Development Area.</p>	<p>More than 80% of UBC’s campus housing is non-market rental, including Student Housing and below-market faculty/staff rental Neighbourhood Housing. UBC’s Housing Action Plan, which guides Land Use Plan implementation, commits to increasing student housing and campus rental. This includes a commitment to up to 40% of new campus Neighbourhood Housing as rental. UBC updates the Housing Action Plan at least every five years.</p>

## Regional Growth Strategy Goals 1

### Metro 2050 Goal 1: Create a Compact Urban Area

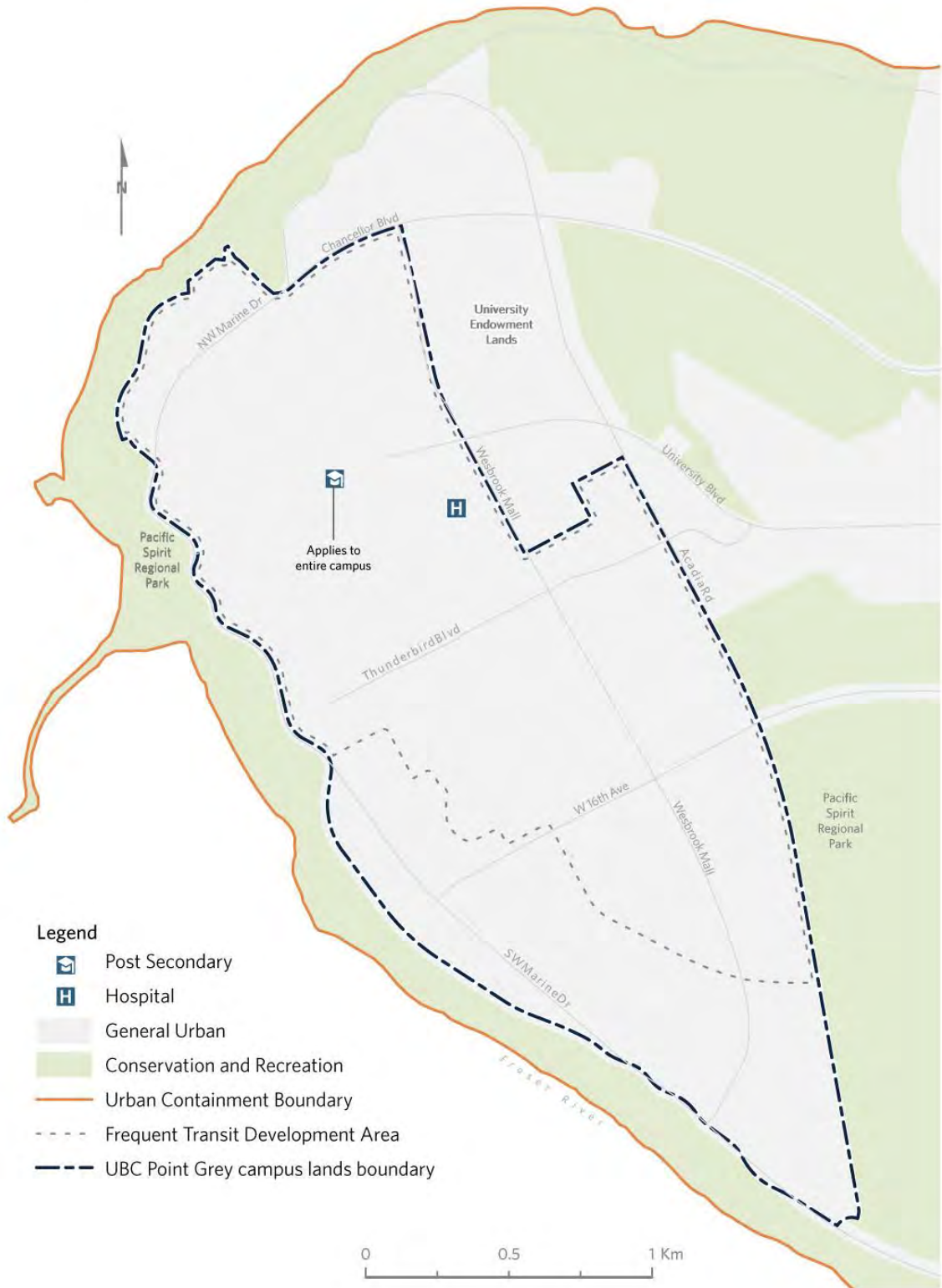
*Describe how the LUP and other supporting plans and policies contribute to this Goal:*

The Land Use Plan, Campus Vision 2050 and subsequent 10-Year Campus Plan, Transportation Plan and Neighbourhoods Plans continue the evolution of the UBC Point Grey campus lands into a year-round complete community. UBC's Campus Vision 2050 includes 7 guiding principles: 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. These guiding principles, supported by the policies outlined in the Land Use Plan work toward advancing Metro 2050's goal for creating a compact urban area.

### Strategy 1.1: Contain urban development within the Urban Containment Boundary

	Section	Policy	Supplementary Information
<b>Policy 1.1.9</b>	Adopt Regional Context Statements that:		
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	UBC's Point Grey Campus lands fall within the Urban Containment Boundary, with "General Urban" Land Use Designation, as shown on RCS Figure B.
	b)	Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	<i>See Targets Section above</i>
	c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	LUP 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.
	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	The Land Use Plan supports Metro Vancouver's economic development initiatives, including focusing projected employment growth within the Frequent Transit Development Area.

**Figure B: UBC Point Grey Campus Lands Regional Context Statement Map**





Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas		
Section	Policy	Supplementary Information
Adopt Regional Context Statements that:		
a)	provide dwelling unit and employment projections that indicate the member jurisdiction's share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	<i>See Targets Section above</i>
b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	
i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	RCS Figure B, shows the developed and growth areas of UBC's campus as a Frequent Transit Development Area, consistent with Metro 2050 guidelines.
ii)	include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.13	<i>See Targets Section above</i>
iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	LUP 4.1.2.1 and 4.1.4.1 include office as a permitted use in Academic and Neighbourhood areas.
iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	LUP 4.5.4.4 and 4.5.4.5 reduce commuter parking, remove structured parking on academic campus; LUP 4.1.4.8 manage parking supply in neighbourhoods; and, UBC currently uses parking maximums to regulate residential development (UBC's Development Handbook).

Policy 1.2.24

v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	Land Use Plan guiding principles: “Make campus more inclusive, accessible and welcoming”; LUP 4.1.1.1, Schedule A: Land Uses concentrates Neighbourhood growth in re-developed areas; LUP 4.2.1.1 increase housing choice and affordability through UBC’s Housing Action Plan; and, LUP 5.1.1.6, 5.1.1.7, 5.1.1.8 identify processes for future Neighbourhood Plans for residential areas.
vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	LUP 4.3.1.7 provide child care spaces in UBC’s Child Care Expansion Plan, all within the Frequent Transit Development Area.
vii)	consider the implementation of green infrastructure	LUP 4.4.3.4 provide green infrastructure in open spaces; and, LUP 4.6.1.2 work towards the targets and policies of UBC’s updated Rainwater Management Plan including green infrastructure strategies.
viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	LUP 4.3.1.1 provide amenities in neighbourhoods that support future populations; and, LUP 4.7.1.3 update UBC’s infrastructure Master Servicing Plans to reflect projected growth.
ix)	support the provision of community services and spaces for non-profit organizations	LUP 4.3.1.1 provide amenities in Neighbourhoods; and, LUP 4.3.1.5 provide a minimum per capita size of future community spaces, including varied community services.
x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	Not applicable. Metro 2050 does not identify Employment lands on the UBC Point Grey campus lands.
xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	LUP 4.5.1.2, 4.5.5.3 prioritize sustainable transportation modes; LUP 4.5.5.1 implement a network of multimodal street types; LUP 4.5.5.4 manage traffic and enhancing safety in Academic and Neighbourhood areas; LUP 5.1.1.6, 5.1.1.7, 5.1.1.8 identify processes for future Neighbourhood Plans for residential areas.

c)	Include policies for General Urban lands that:	
i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	RCS Figure B.
ii)	exclude new non-residential Major Trip-Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	RCS Figure B and Table B reflect the concentration of UBC's projected growth in the Frequent Transit Development Area.
iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	RCS Figure B and Table B reflect the concentration of UBC's projected growth in the Frequent Transit Development Area; LUP 4.1.4.2 building heights in Neighbourhoods will be predominantly mid-rise (approximately 6 storeys) with some taller buildings up to a maximum of 14-39 storeys (maximum varies by Neighbourhood); and, LUP Table 2: Neighbourhood Housing Development, including Neighbourhood Housing Gross Buildable Area and maximum building height per neighbourhood.
iv)	encourage neighbourhood-serving commercial uses	LUP 4.1.2.1 Academic land use including retail, food, restaurant, and groceries; LUP 4.1.4.1 Neighbourhood land use including commercial and retail; LUP 4.1.5.1 Village Centre Academic land use, including shops, restaurants, food outlets, and groceries; and, LUP 4.3.1.2 encourage a hierarchy of commercial uses including local-serving are encouraged across the campus.
d)	with regards to Actions 1.2.16 and 1.2.24 c) ii), include a definition of "non-residential Major Trip- Generating uses" that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	As the province's largest post-secondary institution, UBC Vancouver is one of Metro Vancouver's most significant "non-residential Major Trip-Generators"; and, RCS Figure B and Table B reflect the concentration of UBC Vancouver's projected growth in the Frequent Transit Development Area.
e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth	RCS Figure B shows the boundary of the campus Frequent Transit Development Area,

	Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	reflecting projected campus growth in RCS Table A.
f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	LUP 4.5.1.3 coordinate transportation planning activities; LUP 4.7.1.4 coordinate with external infrastructure and service providers, including Metro Vancouver Regional District and TransLink; LUP 5.1.1.1 continue regular and ongoing engagement with Musqueam through a deeper, formal co-developed engagement process, including coordinating with external engagement; and LUP 5.1.1.3 work with regional service providers and neighbouring jurisdictions on Land Use Plan implementation.

**Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities**

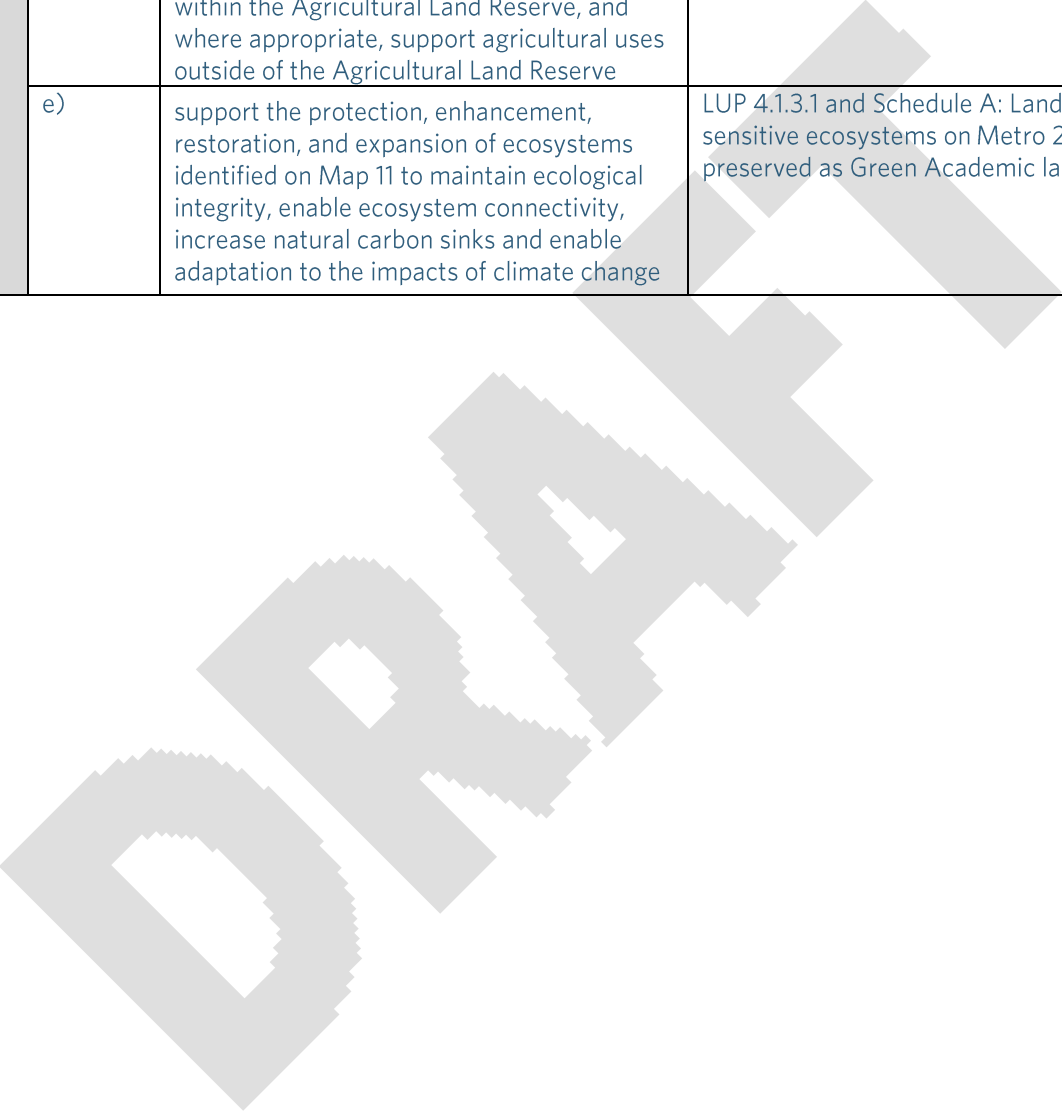
	Section	Policy	Supplementary Information
<b>Policy 1.3.7</b>	<b>Adopt Regional Context Statements that:</b>		
	a)	support compact, mixed use, transit, walking, cycling and rolling-oriented communities	LUP 4.1.1.6 develop a compact campus that prioritizes walking and rolling, cycling, transit; and, LUP 4.1.1.8 develop mixed use communities.
	b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and child care facilities, and local serving retail uses in Urban Centres or areas with good access to transit	LUP 4.3 Amenities, describes the approach to on-campus amenities including commercial, community space, child care, health services, schools, and partnership space; and, RCS Figure B and Table B reflect the concentration of UBC's projected growth in the Frequent Transit Development Area.
	c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	LUP 4.1.4.10 design Neighbourhoods for social connection, interaction, health, wellbeing, and accessibility; LUP 4.4.1.3 provide open space including playgrounds and community gardens; and, LUP 4.4.2.2 requirements for Usable Neighbourhood Open Space.
	d)	respond to health and climate change-related risks by providing equitable access to:	
	i)	recreation facilities	LUP 4.3.1.5 provide a minimum per capita size of future community spaces (at least 0.15 square metres per neighbourhood resident), including recreation facilities; LUP 4.4.1.3 provide open space; and,

			LUP 4.4.2.2 requirements for Usable Neighbourhood Open Space.
	ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	LUP 4.4.1.2 everyone on campus is within 400 metres (5-minute walk) of open space; LUP 4.4.1.3 provide open space; LUP 4.4.1.4 establish campus greenways; LUP 4.4.1.5 establish campus green edges; and, LUP 4.4.2.2 requirements for Usable Neighbourhood Open Space.
	iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities	LUP 4.1.1.6 develop a compact campus that prioritizes walking and rolling, cycling, transit; LUP 4.4.1.4 establish campus greenways; and, LUP 4.5.5.1 multimodal street network that outlines how street types prioritize walking, cycling and rolling.
	e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services	LUP 4.1.3.1 and Schedule A: Land Uses, UBC Farm preserved as Green Academic land; LUP 4.4.2.2 requirements for Usable Neighbourhood Open Space, including community gardens; and, LUP 4.3.1.1, 4.3.1.2 provide amenities and encourage a hierarchy of commercial uses including grocery stores.
	f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments	For consideration in future Neighbourhood Plans; and, LUP 5.1.1.6, 5.1.1.7, 5.1.1.8 identify processes for future Neighbourhood Plans for residential areas.
	g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while considering the impacts of these strategies on identified marginalized members of the community	LUP 4.1.1.12 plan for vibrancy, activity, safety day and night; LUP 4.5.7.1 design for safety and personal security; and, LUP 4.5.7.2 plan for active uses and improve night-time safety.
	h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	LUP 4.1.1.3 enrich UBC with strong Musqueam welcome and presence; LUP 4.1.1.4 create spaces welcoming to and inclusive of Musqueam and all Indigenous peoples; and, LUP 4.4.1.1 increase Musqueam presence in the landscape.

**Strategy 1.4: Protect Rural lands from urban development**

Policy	Section	Policy	Supplementary Information
		Adopt Regional Context Statements that:	
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	

	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	Not applicable. Metro 2050 does not identify Rural lands on the UBC Point Grey campus lands.
	c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation	
	d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve	
	e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change	LUP 4.1.3.1 and Schedule A: Land Uses, sensitive ecosystems on Metro 2050 Map 11 preserved as Green Academic land.





## Regional Growth Strategy Goals 2

Metro 2050 Goal 2: Support a Sustainable Economy			
<p><i>Describe how the LUP and other supporting plans and policies contribute to this Goal:</i></p> <p>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 and a nighttime population of around 29,000 people in 2023. The Land Use Plan, Campus Vision 2050 and subsequent 10-Year Campus Plan, Transportation Plan and Neighbourhoods Plans continue the UBC Point Grey Campus lands' evolution to support UBC's role in the region.</p>			
Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live			
Policy 2.1.10	Section	Policy	Supplementary Information
	Adopt Regional Context Statements that:		
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	UBC is one of the region's largest employers and a generator of significant economic activity. RCS Figure B and Table B reflect the concentration of UBC's projected growth in the Frequent Transit Development Area.
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	LUP 4.1.2.1, 4.1.4.1, 4.1.5.1, Schedule A: Land Uses, reflect the concentration of UBC's projected growth in the Frequent Transit Development Area.
c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	RCS Figure B and Table B reflect the concentration of UBC's projected growth in the Frequent Transit Development Area.	
Strategy 2.2 Protect the supply and enhance the efficient use of industrial land			
Policy 2.2.9	Section	Policy Text	Supplementary Information
	Adopt Regional Context Statements that:		
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	Not applicable. Metro 2050 does not identify Industrial lands on the UBC Point Grey campus lands.
b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals)		

	and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the regional growth strategy. Strata and/or small lot subdivisions on these lands should not be permitted
c)	include policies for Industrial lands that:
i)	consistently define, support, and protect industrial uses, as defined in <i>Metro 2050</i> , in municipal plans and bylaws, and ensure that non-industrial uses are not permitted
ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units
iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary
iv)	encourage improved utilization and increased intensification/densification of Industrial lands for industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density
v)	review and update parking and loading requirements to reflect changes in industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the over-supply of parking
vi)	explore municipal industrial strategies or initiatives that support economic growth objectives with linkages to land use planning
vii)	provide infrastructure and services in support of existing and expanding industrial activities
viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented industrial uses
ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between

	industrial and sensitive land uses, and to improve resilience to the impacts of climate change
x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands
d)	include policies for Employment lands that:
i)	support a mix of industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light industrial capacity of the area, including opportunities for the potential densification/intensification of industrial activities, where appropriate
ii)	allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the regional growth strategy
iii)	support the objective of concentrating larger- scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas
iv)	support higher density forms of commercial and light industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere
v)	do not permit residential uses, except for: <ul style="list-style-type: none"> <li>- an accessory caretaker unit; or</li> <li>- limited residential uses (with an emphasis on affordable, rental units) on lands within 200 metres of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light industrial uses, where appropriate and subject to the</li> </ul>

		consideration of municipal objectives and local context.	
	e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	
	f)	include policies that assist existing and new businesses to adapt to the impacts of climate change and reduce their exposure to natural hazards risks, such as those identified within the regional growth strategy (Table 5)	
<b>Strategy 2.3 Protect the supply of agricultural land and strengthen agricultural viability</b>			
<b>Policy 2.3.12</b>	<b>Section</b>	<b>Policy</b>	<b>Supplementary Information</b>
	<b>Adopt Regional Context Statements that:</b>		
	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	Not applicable. Metro 2050 does not identify Agricultural lands on the UBC Point Grey campus lands.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	LUP 4.1.2.1, 4.1.3.1, 4.1.4.1 include “farmer’s markets and stalls” as permitted uses in Academic, Green Academic and Neighbourhood areas respectively.
	c)	include policies that protect the supply of agricultural land and strengthen agriculture viability including those that:	
	i)	assign appropriate land use designations to protect agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen agricultural viability	LUP 4.1.1.1 and Schedule A maintains a “Green Academic” designation for the UBC Farm, a facility where agriculture and plant research, teaching, education and growing occurs.
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of agricultural land	Not applicable.
	iii)	support climate change adaptation including: <ul style="list-style-type: none"> <li>- monitoring storm water, flooding, and sea level rise impacts on agricultural land,</li> <li>- implementing flood construction requirements for residential uses, and</li> <li>- maintaining and improving drainage and irrigation infrastructure that support agricultural production, where appropriate and in collabo-</li> </ul>	<ul style="list-style-type: none"> <li>- Not applicable</li> <li>- LUP 4.6.1.2 work towards the policies and targets of UBC’s updated Rainwater Management Plan that addresses future climate impacts.</li> <li>- Not applicable</li> </ul>

		ration with other governments and agencies	
	iv)	protect the integrity of agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	Not applicable.
	v)	demonstrate support for economic development opportunities for agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary agricultural production as defined by the <i>Agricultural Land Commission Act</i>	
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	
<b>Policy 2.3.13</b>	<b>Section</b>	<b>Policy</b>	<b>Supplementary Information</b>
		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of protecting agricultural land, and the value of local agricultural products and experiences.	Not applicable.

## Regional Growth Strategy Goals 3

### Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

*Describe how the LUP and other supporting plans and policies contribute to this Goal:*

The Land Use Plan, Campus Vision 2050, subsequent 10-Year Campus Plan and Neighbourhoods Plans, and UBC's climate action plans, support UBC's globally-leading climate action and prepare for climate change and resilience to future shocks and hazards. The Land Use Plan also preserves open space, forested and natural areas on the UBC Point Grey Campus lands, supporting ecological connectivity. The Land Use Plan also supports developing biodiversity strategies as part of the future Campus Plan and Neighbourhood Plan updates to advance Metro 2050 goals.

#### Strategy 3.1: Protect and enhance Conservation and Recreation lands

	Section	Policy	Supplementary Information
<b>Policy 3.1.9</b>	Adopt Regional Context Statements that:		
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	Not applicable. Metro 2050 does not identify Conservation and Recreation lands on the UBC Point Grey campus lands.
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	
	i)	drinking water supply areas	
	ii)	environmental conservation areas	
	iii)	wildlife management areas and ecological reserves	
	iv)	forests	
	v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	
	vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	
	vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	
viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: <ul style="list-style-type: none"> <li>major parks and outdoor recreation areas;</li> <li>education, research and training facilities, and associated uses that serve conservation and/or recreation users;</li> <li>commercial uses, tourism activities, and public, cultural, or community amenities;</li> </ul>		



		<ul style="list-style-type: none"> <li>limited agricultural use, primarily soil-based; and</li> <li>land management activities needed to minimize vulnerability / risk to climate change impacts</li> </ul>	
	c)	Include policies that:	
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	LUP 4.4.3.6 encourage public access to UBC areas to minimize impacts on Pacific Spirit Regional Park (identified in Metro 2050 as Conservation and Recreation lands); and, LUP 4.4.3.7 provide an ecological buffer area adjacent to sensitive ecosystems, including Pacific Spirit Regional Park.
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	Not applicable.
<b>Policy 3.2.7</b>	<b>Section</b>	<b>Policy Text</b>	<b>Supplementary Information</b>
	<b>Adopt Regional Context Statements that:</b>		
	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	<i>See Targets Section above</i>
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	
	i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	LUP 4.1.3.1 and Schedule A: Land Uses. Sensitive ecosystems on Metro 2050 Map 11 preserved as Green Academic land.
	ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	LUP 4.4.3.5 link green spaces on campus and wider peninsula to enhance ecological connectivity.
	iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	LUP 4.4.1.3 provide open spaces that strengthen connectivity; LUP 4.1.2.3 uphold UBC's North Campus Neighbourhood Plan, including low impact development north of NW Marine due to susceptibility to cliff erosion; and, LUP 4.4.3.5 link green spaces on campus and wider peninsula to enhance ecological connectivity.

iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	LUP 4.4.3.7 provide an ecological buffer area adjacent to sensitive ecosystems, including Pacific Spirit Regional Park.
c)	Include policies that:	
i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	LUP 4.4.1.3 provide open space; LUP 4.4.1.4 establish campus greenways; LUP 4.4.1.5 establish campus green edges; LUP 4.4.2.3 develop neighbourhood tree and soil management plans; LUP 4.4.3.1 Identify, enhance and manage important areas of biodiversity on campus; LUP 4.4.3.3 develop biodiversity strategies as part of the Campus Plan and Neighbourhood Plans, including tree canopy targets; and, Schedule C Greenways and Green Edges.
ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	LUP 4.4.1.3 provide open space; LUP 4.4.1.4 establish campus greenways; LUP 4.4.1.4 establish campus green edges; LUP 4.4.2.3 develop neighbourhood tree and soil management plans; LUP 4.4.2.4 tree replacement requirements; Schedule C Greenways and Green Edges; LUP 4.4.3.1 Identify, enhance and manage important areas of biodiversity on campus; LUP 4.4.3.3 develop biodiversity strategies as part of the Campus Plan and Neighbourhood Plans, including tree canopy targets; and, LUP 4.5.5.3 design streets to provide tree canopy cover.
iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	LUP 4.4.2.3 develop neighbourhood tree and soil management plans.
iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	LUP 4.4.3.4 provide green infrastructure in open spaces; LUP 4.4.1.4 establish campus greenways; LUP 4.4.1.5 establish campus green edges; LUP 4.5.5.1 implement a network of multimodal street types; LUP Schedule D: Multimodal Street Network; and, LUP 4.5.5.3 design streets to provide rainwater management.
v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	LUP 4.4.3.4 provide green infrastructure in open spaces; LUP 4.6.1.2 work towards the targets and policies of UBC's updated Rainwater

		Management Plan including green infrastructure strategies; and, LUP 4.6.1.5 work towards the targets and policies of UBC’s Water Action Plan. Water Action Plan included water conservation.
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**Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality.**

	Section	Policy	Supplementary Information
<b>Policy 3.3.7</b>	Adopt Regional Context Statements that:		
	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	See Targets Section above
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as:	
	i)	existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geexchange systems, and zero emission vehicle charging infrastructure.	LUP 4.6.1.1 commit to net zero operational and community greenhouse gas emission reductions by 2050, while committing to faster reductions through UBC’s Climate Action Plan and Neighbourhood Climate Action Plan; and, LUP 4.6.1.4 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.
	ii)	community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	LUP 4.1.1.5 plan for the arrival of SkyTrain to campus; LUP 4.1.1.6 develop a compact campus that prioritizes walking and rolling, cycling, transit; LUP 4.1.1.8 develop mixed use communities; and, LUP 4.1.4.7 design for a human-scaled, compact, pedestrian-friendly community.
	c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	RCS Figure B and Table B reflect the concentration of UBC’s projected growth in the Frequent Transit Development Area.

**Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards**

	Section	Policy	Supplementary Information
<b>Policy 3.4.5</b>	<b>Adopt Regional Context Statements that:</b>		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	LUP 4.1.1.13 strategically renew, retrofit, and replace buildings, balancing factors such as climate performance, seismic safety, and building condition; LUP 4.6.1.1 commit to net zero operational and community greenhouse gas emission reductions by 2050, while committing to faster reductions through UBC's Climate Action Plan and Neighbourhood Climate Action Plan; LUP 4.6.1.2 work towards the targets and policies of UBC's updated Rainwater Management Plan to reflect current knowledge around climate change and risks; LUP 4.6.1.3 work with Metro Vancouver Regional District and the Ministry of Transportation and Infrastructure to address slope stability; LUP 4.6.1.4 work towards the targets and policies of UBC's Green Building Action Plan; LUP 4.7.1.8 coordinate new infrastructure projects to improve resiliency; and, LUP 4.7.1.9 use natural systems and nature-based solutions for future infrastructure.
	b)	include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	LUP 4.1.1.13 strategically renew, retrofit, and replace buildings, balancing factors such as climate performance, seismic safety, and building condition; LUP 4.1.2.3 uphold UBC's North Campus Neighbourhood Plan, including low impact development north of NW Marine due to susceptibility to cliff erosion; and, LUP 4.6.1.3 work with Metro Vancouver Regional District, the BC Ministry of Transportation and Infrastructure and the BC Ministry of Municipal Affairs to jointly address slope stability and erosion.

<b>Policy 3.4.6</b>	<b>Section</b>	<b>Policy</b>	<b>Supplementary Information</b>
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	LUP 4.1.1.13 strategically renew, retrofit, and replace buildings, balancing factors such as climate performance, seismic safety, and building condition; LUP 4.1.2.3 uphold UBC's North Campus Neighbourhood Plan, including low impact development north of NW Marine due to susceptibility to cliff erosion; LUP 4.6.1.1 commit to net zero operational and community greenhouse gas emission reductions by 2050, while committing to faster reductions through UBC's Climate Action Plan and Neighbourhood Climate Action Plan; LUP 4.6.1.2 work towards the targets and policies of an updated Rainwater Management Plan to address future climate impacts and green infrastructure strategies; LUP 4.6.1.3 work with Metro Vancouver Regional District, the BC Ministry of Transportation and Infrastructure and the BC Ministry of Municipal Affairs to jointly address slope stability and erosion; LUP 4.6.1.4 work towards the targets and policies of UBC's Green Building Action Plan; and, LUP 4.7.1.8 coordinate new infrastructure projects to improve resiliency, and minimize disruptions.
<b>Policy 3.4.7</b>	<b>Section</b>	<b>Policy</b>	<b>Supplementary Information</b>
		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	LUP 4.1.1.13 strategically renew, retrofit, and replace buildings, balancing factors such as climate performance, seismic safety, and building condition; and, LUP 4.7.1.8 coordinate new infrastructure projects to improve resiliency, and minimize disruptions.
<b>Policy 3.4.8</b>	<b>Section</b>	<b>Policy</b>	<b>Supplementary Information</b>
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	LUP 4.6.1.2 work towards the targets and policies of UBC's updated Rainwater Management Plan to reflect current knowledge around climate change and risks; LUP 4.6.1.3 work with Metro Vancouver Regional District, the BC Ministry of Transportation and Infrastructure and the BC Ministry of Municipal Affairs to jointly address slope stability and erosion; LUP 4.7.1.8 coordinate new infrastructure projects to improve resiliency, minimize disruptions, and improve resiliency; and, LUP 4.7.1.9 use natural systems and nature-based solutions for future infrastructure.

## Regional Growth Strategy Goals 4

### Metro 2050 Goal 4: Provide Diverse and Affordable Housing Choices

*Describe how the LUP and other supporting plans and policies contribute to this Goal:*

UBC plays an important role in addressing the region and UBC's affordability crisis by increasing housing choice and affordability for faculty, staff, students and other campus residents. The Land Use Plan, Campus Vision 2050, Housing Action Plan and subsequent 10-Year Campus Plan and Neighbourhoods Plans continue this work. The Housing Action Plan includes additional information on housing tenure, type and size.

### Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs

	Section	Policy	Supplementary Information
<b>Policy 4.1.8</b>	Adopt Regional Context Statements that:		
	a)	indicate how they will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	<p>UBC provides significant non-market housing for students, faculty and staff, and market housing for the UBC and broader community. UBC's Housing Action Plan describes how UBC uses its land and financial resources to improve housing choice and affordability. This includes undertaking housing needs studies for faculty, staff and students. The Housing Action Plan is approved by UBC's Board of Governors and updated at least every five years in response to housing needs.</p> <p>LUP 4.2.1.1 increase housing choice and affordability through UBC's Housing Action Plan;</p> <p>LUP 4.2.1.4 uphold the Student Housing targets in the Housing Action Plan; and,</p> <p>LUP 4.2.1.5 commit to house at least 25% of 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.</p> <p>Note: Under the Housing Needs Report Regulation, Metro Vancouver Regional District is not required to prepare a housing needs report for Electoral Area A, which includes the UBC Point Grey campus lands.</p>
	b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	<p>LUP 4.2.1.1 uphold UBC's Housing Action Plan commitments to increase housing choice and affordability, which includes: commitments to a portion of non-market and market rental housing as a percentage of all new Neighbourhood growth; affordable options for students and moderate-income faculty and staff; and a range of unit types and sizes to meet different needs;</p> <p>LUP 4.2.1.2 ensure at least 30% of total Neighbourhood Housing is rental—at least half of which is non-market housing including</p>



		<p>faculty/staff, social, or other housing needs—and enable higher targets for rental in new Neighbourhood Housing through UBC’s Housing Action Plan;</p> <p>LUP 4.2.1.3 aspire to have at least 50% of Neighbourhood Housing occupied by those who work or study on campus;</p> <p>LUP 4.2.1.4 uphold the Student Housing targets in the Housing Action Plan; and,</p> <p>LUP 4.2.1.5 commit to house at least 25% of 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.</p>
c)	identify policies and actions that contribute to the following outcomes	
i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	<p>LUP 4.1.4.3, Table 2 and Schedule B describe amounts of Neighbourhood Housing development for each area of the UBC Point Grey campus lands;</p> <p>LUP 4.1.4.6 provide a range of housing types and tenures in Neighbourhood areas;</p> <p>LUP 4.2.1.1 uphold UBC’s Housing Action Plan commitments to increase housing choice and affordability for students, faculty, staff and community, which includes: commitments to a portion of non-market and market rental housing as a percentage of all new Neighbourhood growth; affordable options for students and moderate-income faculty and staff; and a range of unit types and sizes to meet different needs;</p> <p>LUP 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;</p> <p>LUP 4.2.1.4 uphold the Student Housing targets in the Housing Action Plan; and,</p> <p>LUP 4.2.1.5 commit to house 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.</p>
ii)	increased supply of family-friendly, age-friendly, and accessible housing	<p>LUP 4.1.1.8 develop mixed use communities;</p> <p>LUP 4.1.1.11 develop a range of housing on campus;</p> <p>LUP 4.1.4.6 provide a range of housing types and tenures in Neighbourhood areas;</p>

		LUP 4.1.4.7 design for a human-scaled, compact, and accessible community; and, LUP 4.2.1.1 uphold UBC's Housing Action Plan commitments to increase housing choice and affordability for students, faculty, staff and community, which includes: commitments to a portion of family-friendly units in rental buildings; demand studies including for student family housing growth; accessibility improvements.
iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	LUP 4.1.1.11 develop a range of housing on campus; LUP 4.1.4.6 provide a range of housing types and tenures in Neighbourhood areas; and, LUP 4.2.1.1 uphold UBC's Housing Action Plan commitments to increase housing choice and affordability for students, faculty, staff and community, which includes: attainable ownership programs; innovative tenure options.
iv)	increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex, four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	LUP 4.1.1.1, Schedule A: Land Uses concentrates Neighbourhood growth in undeveloped areas; LUP 4.1.1.11 develop a range of housing on campus; LUP Table 2 and Schedule B describe amounts of Neighbourhood residential development for each area of the UBC Point Grey campus lands; LUP 4.1.4.6 provide a range of housing types and tenures in Neighbourhood areas; LUP 4.1.4.7 design for a human-scaled, compact, and accessible community; and, RCS Figure B and Table B reflect the concentration of UBC's projected growth in the Frequent Transit Development Area.
v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	RCS Figure B and Table B reflect the concentration of UBC's projected growth in the Frequent Transit Development Area; LUP Schedule A: Land Uses; LUP 4.1.1.6 develop a compact campus that prioritizes sustainable transport; LUP 4.1.1.8 develop mixed use communities; and, LUP 4.1.4.7 design for a human-scaled, compact, and accessible community.
vi)	increased social connectedness in multi-unit housing	LUP 4.1.4.1 identifies land uses to complement Neighbourhood growth, including amenities and services like community centres and playgrounds; and,

			LUP 4.1.4.10 design neighbourhoods for social connection, interaction, health, wellbeing, and accessibility.
	vii)	integrated housing within neighbourhood contexts and high quality urban design	LUP 4.1.1.8 develop mixed use communities; LUP 4.1.4.7 design for a human-scaled, compact, and accessible community; LUP 4.1.4.10 design neighbourhoods for social connection, interaction, health, wellbeing, and accessibility; and, LUP 5.1.1.6, 5.1.1.7, 5.1.1.8 processes for future Neighbourhood Plans for residential areas, including urban design.
	viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	LUP 4.6.1.1 commit to net zero operational and community greenhouse gas emission reductions by 2050, while committing to faster reductions through UBC's Climate Action Plan and Neighbourhood Climate Action Plan; and, LUP 4.6.1.4 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.
	<b>Section</b>	<b>Policy</b>	<b>Supplementary Information</b>
<b>Policy 4.1.9</b>	<b>Prepare and implement housing strategies or action plans that:</b>		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	<p>UBC's Housing Action Plan describes how UBC uses its land and financial resources to improve housing choice and affordability. This includes undertaking housing needs studies for faculty, staff and students and determining actions to support UBC's housing priorities. The Housing Action Plan is approved by UBC's Board of Governors and updated at least every five years in response to housing needs.</p> <p>LUP 4.2.1.1 uphold UBC's Housing Action Plan commitments to increase housing choice and affordability for students, faculty, staff and community.</p> <p>Note: Under the Housing Needs Report Regulation, Metro Vancouver Regional District is not required to prepare a housing needs report for Electoral Area A, which includes the UBC Point Grey campus lands.</p>
	b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	
	c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups;	
	d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	

Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply			
Section	Policy	Supplementary Information	
Policy 4.2.7	Adopt Regional Context Statements that:		
	a)	<p>indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)</p>	<p><i>See Targets Section above</i></p>
	b)	<p>articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas</p>	<p>LUP 4.1.1.1 Schedule A: Land Uses concentrates Neighbourhood growth in undeveloped areas, resulting in no impact on existing renter households; and, LUP 4.2.1.1 uphold UBC’s Housing Action Plan commitments to increase housing choice and affordability for students, faculty, staff and community, including programs to support moderate-income rental households.</p>
	c)	<p>identify the use of regulatory tools that protect and preserve rental housing</p>	<p>LUP 4.1.1.1 Schedule A: Land Uses concentrates Neighbourhood growth in undeveloped areas, resulting in no impact on existing renter households; LUP 4.2.1.1 increase housing choice and affordability through UBC’s Housing Action Plan, which includes: commitments to a portion of non-market and market rental housing as a percentage of all new Neighbourhood growth; LUP 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; LUP 4.2.1.4 uphold the Student Housing targets (all of which is non-market rental housing) in the Housing Action Plan; and, LUP 4.2.1.5 commit to house at least 25% of the full-time student population in different types of on-campus Student Housing and Neighbourhood Housing, with an ambition to</p>

		increase to up to 33% depending on available funding, sites, and demand.
d)	identify policies and actions that contribute to the following outcomes:	
i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	LUP 4.2.1.1 increase housing choice and affordability through UBC's Housing Action Plan; LUP 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; LUP 4.2.1.4 uphold the Student Housing targets (all of which is non-market rental housing) in the Housing Action Plan; LUP 4.2.1.5 commit to house 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; and, RCS Figure A and Table B reflect the concentration of UBC's projected growth in the Frequent Transit Development Area.
ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	LUP 4.1.1.1 Schedule A: Land Uses concentrates Neighbourhood growth in undeveloped areas; and, LUP 4.2.1.1 increase housing choice and affordability through UBC's Housing Action Plan, which includes: commitments to a portion of non-market and market rental housing as a percentage of all new Neighbourhood growth.
iii)	protection and renewal of existing non-market rental housing	LUP 4.1.1.1 Schedule A: Land Uses concentrates Neighbourhood growth in undeveloped areas; LUP 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; LUP 4.2.1.4 uphold the Student Housing targets (all of which is non-market rental housing) in the Housing Action Plan, including

			replacement strategies for redeveloped sites; and, LUP 4.2.1.5 commit to house 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.
	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	LUP 4.1.1.1 Schedule A: Land Uses concentrates Neighbourhood growth in undeveloped areas; and, LUP 4.2.1.4 uphold the Student Housing targets (all of which is non-market rental housing) in the Housing Action Plan, including replacement strategies for redeveloped sites.
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	LUP 4.6.1.1 commit to net zero operational and community greenhouse gas emission reductions by 2050, while committing to faster reductions through UBC's Climate Action Plan and Neighbourhood Climate Action Plan; and, LUP 4.6.1.4 implement UBC's Green Building Action Plan, which includes policies and commitments to academic and neighbourhood district energy systems as well as green building standards as part of academic and neighbourhood growth.
	<b>Section</b>	<b>Policy</b>	<b>Supplementary Information</b>
<b>Policy 4.2.8</b>	Prepare and implement housing strategies or action plans that:		
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock;	LUP 4.1.1.1 Schedule A: Land Uses concentrates Neighbourhood growth in undeveloped areas; and, LUP 4.2.1.4 uphold the Student Housing targets (all of which is non-market rental housing) in the Housing Action Plan, including replacement strategies for redeveloped sites.
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	LUP 4.1.1.1 Schedule A: Land Uses concentrates Neighbourhood growth in undeveloped areas; and, LUP 4.2.1.4 uphold the Student Housing targets (all of which is non-market rental housing) in the Housing Action Plan, including replacement strategies for redeveloped sites.
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2.	LUP 5.1.1.3 work with Metro Vancouver Regional District on Land Use Plan implementation.



**Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness**

Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness			
	Section	Policy	Supplementary Information
<b>Policy 4.3.7</b>	Adopt Regional Context Statements that:		
	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	LUP 4.2.1.1 increase housing choice and affordability through UBC's Housing Action Plan, which includes: commitments to advocate to the Province for housing affordability measures, and to collaborate with other partners on innovative housing programs on the UBC Point Grey campus lands. UBC collaborates regularly with the Province on Student Housing opportunities, including financial support and innovative building technologies.
	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	LUP 4.2.1.1 increase housing choice and affordability through UBC's Housing Action Plan, which includes commitments to affordable options for students and moderate-income faculty and staff. UBC also has existing financial support as well as emergency housing programs in place for at-risk populations, including students.
	Section	Policy	Supplementary Information
<b>Policy 4.3.8</b>	Prepare and implement housing strategies or action plans that:		
	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	LUP 4.2.1.1 increase housing choice and affordability through UBC's Housing Action Plan, which includes commitments to partner with groups such as BC Housing on innovative housing programs. UBC collaborates regularly with the Province on Student Housing opportunities, including financial support and innovative building technologies.
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	LUP 4.2.1.1 increase housing choice and affordability through UBC's Housing Action Plan, which includes commitments to developing communications strategies including on the benefits of affordable housing.
	c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	LUP 4.2.1.1 increase housing choice and affordability through UBC's Housing Action Plan, which focuses on housing measures for UBC's faculty, staff, students and community. UBC also has existing financial support as well as

			emergency housing programs in place for at-risk populations, including students.
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## Regional Growth Strategy Goals 5

### Metro 2050 Goal 5: Support Sustainable Transportation Choices

*Describe how the LUP and other supporting plans and policies contribute to this Goal:*

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. The Land Use Plan, Campus Vision 2050 and subsequent 10-Year Campus Plan, Neighbourhood Plans and Transportation Plan continue this development. UBC's Campus Vision 2050 includes key strategies to expand the pedestrian priority zone in the campus core, creating a safe legible and efficient cycling and micro mobility network, and building a network of zero-emission local transit/shuttle routes that integrate with regional services.

#### Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

	Section	Policy	Supplementary Information
<b>Policy 5.1.14</b>	Adopt Regional Context Statements that:		
	a)	identify land use and transportation policies and actions to encourage a greater share of trips made by transit, shared mobility options, cycling, walking, and rolling	LUP 4.1.1.5 plan for the arrival of SkyTrain to campus; LUP 4.1.1.6 develop a compact campus that prioritizes walking and rolling, cycling, transit; LUP 4.5.1.2 prioritize transportation modes in the following order: 1. walking and rolling; 2. cycling & micromobility; 3. public transit; 4. carpool/shared use vehicles; 5. ride-hailing and taxi vehicles; 6. single occupancy vehicles; LUP 4.5.2.1 provide dedicated space for active transportation, including protected cycling facilities; and, RCS Figure B and Table B reflect the concentration of UBC's projected growth in the Frequent Transit Development Area.
	b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	LUP 4.1.2.1, 4.1.3.1, 4.1.4.1, 4.1.5.1 all land uses support mobility infrastructure and services; LUP 4.1.4.8 manage Neighbourhood parking supply; LUP 4.5.1.1 work towards UBC's Transportation Plan, which includes commitments to end-of-trip facilities; LUP 4.5.1.2 prioritize transportation modes, including shared use vehicles; LUP 4.5.4.1 promote alternatives to single occupancy vehicles; LUP 4.5.4.2 continue to support the U-Pass BC program for students; LUP 4.5.4.3 pursue a discounted transit pass program for faculty, staff and residents; LUP 4.5.4.4 reduce commuter parking; and,

		LUP 4.5.5.6 support transit priority measures.
c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	LUP 4.1.1.6 develop a compact campus that prioritizes walking and rolling, cycling, transit; LUP 4.5.1.2 prioritize transportation modes in the following order: 1. walking and rolling; 2. cycling & micromobility; 3. public transit; 4. carpool/shared use vehicles; 5. ride-hailing and taxi vehicles; 6. single occupancy vehicles; LUP 4.5.2.1 provide dedicated space for active transportation; LUP 4.5.5.1 implement a network of multimodal street types; LUP 4.5.5.6 support transit priority measures, and, Schedule D: Multimodal Street Network.
d)	support the transition to zero-emission vehicles	LUP 4.1.2.1, 4.1.3.1, 4.1.4.1, 4.1.5.1 all land uses support mobility infrastructure and services, including electric vehicle charging facilities; LUP 4.6.1.1 commit to faster reductions through UBC's Climate Action Plan and Neighbourhood Climate Action Plan, which includes measures for electric vehicles; and, LUP 4.6.1.4 implement UBC's Green Building Action Plan, which includes policies that support the transition to zero-emission vehicles as part of academic and neighbourhood growth; and, LUP 4.7.1.4 coordinate with external infrastructure and service providers, including transition to zero emission vehicles and transit.
e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	LUP 4.5.5.1 implement a network of multimodal street types; LUP 4.5.5.5 integrate with regional greenway, bikeway, and open space networks; and, LUP Schedule D: Multimodal Street Network.
f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	LUP 4.1.2.1, 4.1.3.1, 4.1.4.1, 4.1.5.1 all land uses support mobility infrastructure and services; LUP 4.5.2.1 provide space for active transportation; LUP 4.5.5.1 implement a network of multimodal street types; LUP 4.5.5.5 integrate with regional greenway, bikeway, and open space networks; LUP 4.5.6.1 design a barrier-free, universally accessible campus, including buildings, Open Spaces and active transportation facilities; and, Schedule D: Multimodal Street Network.

**Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services**

	Section	Policy	Supplementary Information
<b>Policy 5.2.6</b>	<b>Adopt Regional Context Statements that:</b>		
	a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	LUP 4.5.5.1 implement a network of multimodal street types; and, LUP Schedule D: Multimodal Street Network. RCS Figure B and Table B reflect the concentration of UBC's projected growth in the Frequent Transit Development Area.
	b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	LUP 4.1.2.1, 4.1.3.1, 4.1.4.1, 4.1.5.1 all land uses support mobility infrastructure and services, including service and delivery; LUP 4.5.5.1 implement a network of multimodal street types; and, LUP Schedule D: Multimodal Street Network.
	c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	LUP 4.5.1.3 coordinate transportation planning activities with local partners; LUP 4.5.5.1 implement a network of multimodal street types in collaboration with the Ministry of Transportation and Infrastructure; LUP 4.5.5.6 support implementation of transit priority measures; and, LUP 5.1.1.3 work with regional service providers and neighbours on Land Use Plan implementation.
	d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	RCS Figure C: Regional Truck Routes below. Note: UBC does not have designated truck routes. Roads on UBC Point Grey campus lands can be used between City of Vancouver truck routes or Provincial Highways, and the final destination at UBC.
	e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	LUP 4.1.1.6 develop a compact campus that prioritizes walking and rolling, cycling, transit; LUP 4.5.5.1 implement a network of multimodal street types in collaboration with the Ministry of Transportation and Infrastructure (for the Major Road Network); and, LUP Schedule D: Multimodal Street Network.
	f)	identify policies and actions that anticipate the land and infrastructure requirements for goods movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	LUP 4.1.2.1, 4.1.3.1, 4.1.4.1, 4.1.5.1 all land uses support mobility infrastructure and services, including service and delivery; LUP 4.5.5.1 implement a network of multimodal street types; and, LUP Schedule D: Multimodal Street Network.

**Figure C:** Regional Truck Routes



*Note: UBC does not have designated truck routes. All roads on UBC Point Grey campus lands can be used between City of Vancouver truck routes or Provincial Highways, and the final destination at UBC.*

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## The University of British Columbia

### Public Hearing Procedural Rules for Amendment of the Land Use Plan for The University of British Columbia's Point Grey Campus Lands

#### Overview

Under the [Ministerial Order M229 dated August 18, 2010](#) ("**Ministerial Order M229**"), and consistent with Part 10 of the [Municipalities Enabling and Validating Act \(No. 3\), SBC 2001, c 44](#) (the "**MEVA**"), the Board of Governors (the "**Board**") of The University of British Columbia ("**UBC**") must ensure that a public hearing is held respecting a new Land Use Plan or any proposed amendments to the Land Use Plan for UBC's Point Grey campus lands (a "**Proposed Land Use Plan Amendment**").

The purpose of the public hearing is to ensure that all persons who believe that their interest in property is affected by a Proposed Land Use Plan Amendment are provided a reasonable opportunity to be heard or to present written submissions respecting matters contained in the Proposed Land Use Plan Amendment that is the subject of the public hearing.

The Board has delegated the holding of the public hearing to the Public Hearing Committee (the "**Committee**"), as permitted by Ministerial Order M229.

The Board is required to establish procedural rules for the conduct of the public hearing. These rules, adopted by the Board on **October 16<sup>th</sup>**, 2023, are as follows.

#### Definitions

- a) "**Interim Record**" means the written submissions, reports, Reference Documents and other documents the Committee has received by 5:00 p.m. on the day which is three (3) business days preceding the Public Hearing, and which will be made available on the UBC Campus and Community Planning website and in-person by specific request.
- b) "**Public Hearing**" means a meeting to consider a Proposed Land Use Plan Amendment in the form in which enables all persons to hear, or watch and hear, each other. The hearing must be scheduled for at least one (1) day and may be scheduled for additional days as the Committee considers necessary.
- c) "**Public Hearing Notice**" means the notice of a Public Hearing that provides information on how to attend and participate at the Public Hearing, which is published by the Committee on the UBC Campus and Community Planning website and, in accordance with Ministerial Order M229, published in at least two (2) consecutive newspapers not less than three (3) and not more than ten (10) days before the Public Hearing.
- d) "**Public Hearing Record**" means the written record of the Public Hearing maintained as a public record, certified as being fair and accurate by the Committee Clerk and which may include all of the following:
  - a. the Interim Record;
  - b. written submissions received up until the conclusion of the Public Hearing;

- c. a summary of the pre-recorded and in-person submissions respecting the Proposed Land Use Plan Amendment that were made at the Public Hearing; and any other submissions or written materials that the Committee Clerk determines is appropriate to include in the record.
- e) **“Reference Documents”** means any relevant report, document, information or other written materials prepared in connection with the Proposed Land Use Plan Amendment that may be considered by the Board in its determination on a Proposed Land Use Plan Amendment.
- f) **“Speaker”** or **“Speakers”** means a person or persons that have expressed an interest to speak during the Public Hearing but does not include the Committee, the Board or UBC staff members.
- g) **“Speakers’ List”** means the list of names of persons that have expressed an interest to speak during the Public Hearing in the manner specified in the Public Hearing Notice but does not include the Committee, the Board or UBC staff members. The list must include the speaker’s name, address, and whether they are currently a member of the UBC community as a faculty member, student, staff member, alumna(e), or campus resident.

#### **Advanced Submissions**

1. Interested persons may submit comments respecting the Proposed Land Use Plan Amendment to the Committee in either written form or by pre-recorded video to the UBC Campus and Community Planning website as specified in the Public Hearing Notice.
2. All submissions must:
  - a. state the author’s name;
  - b. state whether the author is currently a member of the UBC community as a faculty member, student, staff member, alumna(e), or campus resident; and
  - c. use respectful language and refrain from using language that is inappropriate, offensive, harassing or threatening.
3. Campus residents are encouraged to state the address or neighbourhood where they currently reside in the submission, but this information is not required.
4. Submissions that do not meet the requirements under section 2 may not be included in the Interim Record or Public Hearing Record.
5. Written submissions will be accepted from the day of the first publication of the Public Hearing Notice up until the conclusion of the Public Hearing and must be submitted as an electronic attachment through the UBC Campus and Community Planning website. Written submissions received in hard copy will not be accepted. Written submissions received up until 5:00pm three (3) business days before the Public Hearing that meet the requirements under section 2 will be included in the Interim Record. Written submissions

received after 5:00 pm three (3) business days before the Public Hearing and up until the conclusion of the Public Hearing that meet the requirements under section 2 will be included in the Public Hearing Record.

6. Written submissions included in the Interim Record will be posted on the UBC Campus and Community Planning website in their entirety, excluding contact information unless, at the time of submission, the author requests that staff further redact specified information apart from the author's name which will not be redacted.
7. Written submissions must not exceed 1500 words.
8. Pre-recorded video submissions up to five minutes in length will be accepted from the day of the first publication of the Public Hearing Notice up until 5:00pm three (3) business days before the Public Hearing and must be submitted as an electronic attachment through the UBC Campus and Community Planning website. Pre-recorded videos received in hard copy will not be accepted. The video will be played during the Public Hearing and included in the Public Hearing Record.
9. If a pre-recorded video submission is received any time after 5:00pm three (3) business days before the Public Hearing up until the commencement of the Public Hearing, then the Committee Clerk may:
  - a. accept the submission, play the video during the Public Hearing and include the material in the Public Hearing Record;
  - b. reject the submission and advise the author to attend the Public Hearing to make the submission as a Speaker; or
  - c. reject the submission and advise the author it was unable to accept the submission.

### **Format of the Public Hearing**

10. The Public Hearing will be held in person and live streamed. Speakers may speak in-person or electronically. The process for joining and participating in the Public Hearing will be specified in the Public Hearing Notice.
11. The order of business at the Public Hearing is:
  - a. a call to order;
  - b. opening remarks by the Committee Chairperson;
  - c. roll call;
  - d. reading of the instructions regarding procedure and conduct;
  - e. report on the Public Hearing Notice and the Interim Report;
  - f. presentation by UBC staff, if invited by the Committee;
  - g. hearing of Speakers on the Speakers' List;

- h. call for further Speakers;
  - i. close of Speakers' List; and
  - j. close the Public Hearing.
12. A roll call of Committee members will be completed at the beginning of the Public Hearing. A quorum of 50% plus one of the Committee members must be present at the Public Hearing. The Committee Chairperson will not permit the Committee to begin the Public Hearing without a quorum.
  13. The Committee Chairperson will begin the Public Hearing with a review of the procedures and agenda for the Public Hearing.
  14. UBC staff may be invited to make a presentation regarding the Proposed Land Use Plan Amendment and, in response to the presentation, Committee members may ask the UBC staff any clarification questions.
  15. If the Speakers' List is not concluded at a reasonable hour as determined by the Committee Chairperson, the Chairperson may adjourn the Public Hearing and state the time and place for the resumption to those present at the Public Hearing instead of issuing a further Public Hearing Notice.
  16. At the conclusion of the Speakers' List, the Committee Chairperson will report on written submissions received through the UBC Campus and Community Planning website that were not included in the Interim Record, then the Chairperson will ask three times if there are any persons, who have not already addressed the Committee, who wish to speak to the Proposed Land Use Plan Amendment. Once there are no additional persons, who have not already addressed the Committee, who wish to speak, the Committee Chairperson will deem the Public Hearing concluded.

### **Speaker Registration and Time Limits**

17. Speakers may register in advance or during the Public Hearing. Speakers registering in advance may do so from the day of the first publication of the Public Hearing Notice up until 5:00pm on the day of the Public Hearing as specified in the Public Hearing Notice.
18. To register during the Public Hearing, Speakers attending in-person may register to speak at the sign-up table near the door to the room in which the Public Hearing will be held or, if attending electronically, through the live-stream, by contacting staff through the online chat function.
19. The Speakers' List will be provided to the Committee Chairperson at the scheduled start of the Public Hearing and will include pre-recorded video submissions, if any. Speakers may

request to be added to the list at any time during the meeting up until the Committee Chairperson deems the Public Hearing concluded.

20. Each speaker on the Speakers' List must not speak for more than five (5) minutes in total nor more than once, unless the Speaker requires and provides a translator, in which case they may speak for no more than ten (10) minutes nor more than once. The Committee Chairperson will provide a one (1) minute warning for the end of a Speakers' time.
21. In addition to speaking, a Public Hearing attendee may also make written submissions up until the conclusion of the Public Hearing, provided the written submission is submitted as an electronic attachment through the UBC Campus and Community Planning website, consistent with section 2, and does not exceed 1500 words.
22. Speakers will begin by stating their name, organization (if applicable) and whether they are currently a member of the UBC community as a faculty member, student, staff member, alumna(e), or campus resident.
23. Speakers must not make comments that are inappropriate, offensive, harassing or threatening and multi-media presentations are not permitted unless they are from or on behalf of the Board, the Committee or UBC staff.

#### **General Procedures and Role of the Committee**

24. The Public Hearing may be recessed every two (2) hours or at the discretion of the Committee Chairperson.
25. Committee members will not make submissions or debate the merits of the Proposed Land Use Plan Amendment. At the discretion of the Committee Chairperson, Committee members may only ask a Speaker clarification questions. Speakers may take up to two (2) minutes to respond to questions from Committee members.
26. The Committee Chairperson may invite UBC staff to correct blatant errors and to provide clarifications at any time during the Public Hearing.
27. At the discretion of the Committee Chairperson, if a Speaker is speaking to a topic unrelated to the Proposed Land Use Plan Amendment under consideration, the Speaker may be asked to limit any subsequent remarks to the matter under consideration.
28. If a person is disrupting the Public Hearing, the Committee Chairperson may order the person to depart or be removed from the Public Hearing or the Committee Chairperson may recess the Public Hearing until the matter is resolved.

**Public Hearing Reporting and Consideration**

29. The Committee Clerk will prepare the Public Hearing Record and it will be presented to the Board at the next practical opportunity. The Committee may submit a report to the Board regarding the conduct and procedure of the Public Hearing, but will not provide any new substantive remarks or include new information in relation to the Proposed Land Use Plan Amendment.
30. After the Public Hearing and following receipt of the Public Hearing Record, without further notice or hearing, the Board, in accordance with the *MEVA* and Ministerial Order M229, may:
- a) endorse the Proposed Land Use Plan Amendment and recommend that the Minister adopt it; or
  - b) amend the Proposed Land Use Plan Amendment provided that any amendment does not:
    - i. alter the use of any area;
    - ii. increase the density of a neighbourhood; or
    - iii. decrease the density of a neighbourhood, from that specified in the Proposed Land Use Plan Amendment; or
  - c) decline to endorse the Proposed Land Use Plan Amendment.