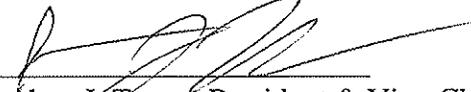


THE UNIVERSITY OF BRITISH COLUMBIA

FOR INFORMATION ONLY

FORWARDED TO: BOARD OF GOVERNORS ON RECOMMENDATION OF PRESIDENT STEPHEN J. TOOPE

APPROVED FOR SUBMISSION:



Stephen J. Toope, President & Vice-Chancellor

DATE: 14/03/11

PRESENTED BY: Pierre Ouillet, Vice President, Finance, Resources and Operations 
Stephen Owen, Vice-President External, Legal & Community Relations 
Nancy Knight, Associate Vice President, Campus and Community Planning
Al Poettcker, President and CEO, UBC Properties Trust

DATE OF MEETING: April 5, 2011

SUBJECT: Land Use Plan Next Steps: Neighbourhood Distributions

DECISION REQUESTED: That the Board approve the neighbourhood floorspace distributions as presented in this report.

EXECUTIVE SUMMARY:

This report provides two allocation scenarios to accommodate and balance future neighbourhood residential floorspace across campus, consistent with the Land Use Plan. These scenarios will deliver the year-round population needed to support a more complete and sustainable community at UBC.

Scenario A (see Attachment 2) reflects densities that must be achieved in neighbourhoods if the Gage South area is ultimately used for university rental housing. However this area has been redesignated to "Area Under Review" to allow a more detailed planning review. Scenario B (see Attachment 3) reflects a revised balance of floorspace across neighbourhoods if the "Area Under Review" is not used for housing. This report also provides information on future population dynamics associated with the Land Use Plan amendments.

REPORT

Background

At its meeting January 13, 2011 the UBC Board of Governors approved the amendments to UBC's Land Use Plan, forwarded it to the Minister of Community, Sport and Cultural Development for adoption, and also approved resolution 5c) directing staff, subject to the Minister's adoption of the UBC Land Use Plan Amendments, to:

Report back on two allocation scenarios of building floorspace to neighbourhood areas that fully achieve the density provided for in the Land Use Plan, with one assuming that housing currently associated with the 'Area Under Review' designation in the Land Use Plan is transferred away from that area and the other assuming the housing is not transferred.

The Board also requested staff to provide clarification on future population dynamics associated with the Land Use Plan amendments.

The Minister of Community, Sport and Cultural Development adopted the UBC Land Use Plan amendments on March 1, 2011.

The *Land Use Plan* designates approximately 57 net ha (140 net acres) of UBC's 400 ha (1000 acre) Vancouver campus for neighbourhood housing, including university rental housing sites in the Village Centre Academic area. The Land Use Plan identifies general parameters and performance targets related to housing density, type, location, and associated amenities for the on-campus residential community.

Residential development is permitted within those neighbourhoods to an overall average of 2.5 net FSR (the Floor Space Ratio is the ratio of building floorspace area divided by net site area). No individual site may exceed 3.5 FSR. In addition, commercial floorspace is permitted at a ratio of 1.4 m² per year round resident, to enable room for a greater range of shops and services.

The year-round residential population that this density would support is critical to the viability of the shops, services, transit and other amenities that are needed for a complete, sustainable community.

There are significant quality-of-life and academic engagement benefits for those faculty, staff and students who choose to live on campus. Housing availability, affordability, and the distances one must travel to work for off-campus alternatives are a recruitment and retention issue for UBC. Traffic and emissions related to a commuter campus are also an important consideration. The creation of a sustainable, affordable and appealing community within campus lands to limit commuting and increase quality-of-life for those who live there is strongly linked to UBC's academic mission.

Discussion

The table in Attachment 2 indicates the specific breakdown of floorspace allocated to each neighbourhood if affordable university rental housing is maintained in the Gage South “Area Under Review”. The table in Attachment 3 indicates the specific breakdown of floorspace to be allocated to each neighbourhood if affordable university rental housing is not maintained in the Gage South “Area Under Review,” and is instead transferred into the Wesbrook Place neighbourhood (because other neighbourhoods have less ability to accommodate this additional floorspace).

Transferring the affordable university rental housing away from Gage South would increase residential density in Wesbrook Place, and thus slightly overall. It would likely also constrain the amount of units available in the more affordable six storey built form generally and also the number of units available in six storey building under 99 year lease tenure, as the rental is needed to meet Land Use Plan requirements. Further technical analysis and modeling is needed to confirm this, and this work will be done in the planning process to prepare amendments to the Wesbrook Place neighbourhood plan.

The 2.5 FSR general residential density provision of the Land Use Plan would theoretically allow approximately 1.4 million gross buildable square metres of residential floorspace across the neighbourhoods on campus. Two factors affect achievement of that theoretical potential. First, about one-third of the land area dedicated to neighbourhood housing has already been developed at a density of about 1.4 FSR on average. Second, design limitations and other considerations typically reduce the final density that can realistically be achieved. The final average FSR is more likely to be in the range of 2.25 or slightly less.

Reductions in FSR during the neighbourhood planning processes from an overall average of 2.25 would only be contemplated where the following considerations require it:

- Height limitations,
- Shadow considerations,
- Unusual subdivision configurations, and
- UNOS or other amenity requirement limitations.

The neighbourhood floorspace allocations provided in Attachment A and B ensure that the baseline floorspace parameters are clear at the beginning of each Neighbourhood Planning process, and that the floorspace potential on campus is respected and supported at the local plan level.

A table presenting population dynamics on campus associated with the Land Use Plan is provided in Attachment 4.

Next Steps:

Planning is now underway to decide whether the Gage South “Area Under Review” will be used for affordable university rental housing.

The first Neighbourhood Plan amendment to be undertaken will be for Wesbrook Place and the BC Research site, in order to address updated density expectations for this area that is already partially built-out.

The technical information on floorspace allocations will be incorporated into planning processes for neighbourhoods.

ATTACHMENTS:

1. Board History
2. Distribution Scenario A (with affordable rental, university housing in the “Area Under Review”)
3. Distribution Scenario B (with no affordable rental, university housing in “Area Under Review”)
4. Population Dynamics Summary Table

Previous Board History

Date of Meeting: January 13, 2011
Subject: UBC Land Use Plan Amendments Next Steps
Board Action: Resolutions (Excerpts):

3. Approved the Land Use Plan Amendments provided ...

5. c) That the Board of Governors, subject to adoption of the Land Use Plan Amendments by the Minister of Community Sport and Cultural Development, hereby directs staff to:

Report back on two allocation scenarios of building floorspace to neighbourhood areas that fully achieve the density provided for in the Land Use Plan, with one assuming that housing currently associated with the 'Area Under Review' designation in the Land Use Plan is transferred away from that area and the other assuming the housing is not transferred.

**Distribution Scenario A:
Allocation of Residential Floorspace in Family Housing Neighbourhoods
With Affordable Rental University Housing in Gage South “Area Under Review”**

March 8, 2011

Neighbourhood	GBA ft ²	
Hampton Place	1,260,000	Completed
Hawthorn Place	916,000	Completed
Chancellor Place	807,000	Completed
East Campus	250,000	Committed
Village Centre Academic	327,000	
Gage Area Under Review	310,000	
Wesbrook Place (includes BCR)	*6,278,000	Partial **
Stadium Road	*993,000	
Acadia East	*2,594,000	

**Floorspace in these areas may be reduced if required yield cannot be achieved due to design considerations (e.g. shadowing), UNOS, or other amenity requirements limitations under the LUP, subject to Board approval. In no case should floorspace be lower than 5,634,000 gsf (2.42FSR) in Wesbrook Place, 787,000 gsf (2.78FSR) in Stadium Road, or 2,056,000 (2.77FSR) in Acadia East.*

***Wesbrook Place has built/ committed 1.4 million gsf floorspace to date.*

**Distribution Scenario B:
Allocation of Residential Floorspace in Family Housing Neighbourhoods
With No Affordable Rental University Housing in Gage South “Area Under Review”**

March 8, 2011

Neighbourhood	GBA ft²	
Hampton Place	1,260,000	Completed
Hawthorn Place	916,000	Completed
Chancellor Place	807,000	Completed
East Campus	250,000	Committed
Village Centre Academic	327,000	
Wesbrook Place & BCR	*6,589,000	Partial **
Stadium Road	*993,000	
Acadia East	*2,594,000	

**Floorspace in these areas may be reduced if required yield cannot be achieved due to design considerations (e.g. shadowing), UNOS, or other amenity requirements limitations under the LUP, subject to Board approval. In no case should floorspace be lower than 5,944,000 gsf (2.56FSR) in Wesbrook Place, 787,000 gsf (2.78FSR) in Stadium Road, or 2,056,000 (2.77FSR) in Acadia East.*

***Wesbrook Place has built/ committed 1.4 million gsf floorspace to date.*

Population Dynamics Summary Table

Population Segment	Today 2010	At Build-Out (Approx 2041)
Student residence beds on Campus	8500	16,000
Residents on Campus affiliated with UBC (50% of total units)	4000	12,000
Night time Population affiliated with UBC Total	12,500	28,000
Residents on campus not affiliated with UBC	4000	12,000
Total Night time Population	16,500	40,000
Daytime Population affiliated with UBC	59,000	59,000 - 79,000*

*Highly dependent on enrollment growth