



THE UNIVERSITY OF BRITISH COLUMBIA

Report to the Board of Governors

SUBJECT REGIONAL CONTEXT STATEMENT

MEETING DATE June 4, 2013

Forwarded to the Board of Governors on the
Recommendation of the President

**APPROVED FOR
SUBMISSION**

Stephen J. Toope, President and Vice-Chancellor

Presented By Pascal Spothelfer, Vice-President Communications & Community Partnership
Pierre Ouillet, Vice-President, Finance Resources & Operations
Nancy Knight, Associate Vice-President, Campus + Community Planning

Report Date May 21, 2013

DECISION REQUESTED **IT IS HEREBY REQUESTED** that *the UBC Board of Governors forward the amended Regional Context Statement to the GVRD Chief Planning Officer for written comments on the relationship between the amended Regional Context Statement and the GVRD's Regional Growth Strategy.*

EXECUTIVE SUMMARY

In April 2013, the UBC Board of Governors endorsed a work program and consultation process for a voluntary update to UBC's Regional Context Statement (RCS). The purpose of the RCS is to describe the relationship between UBC's existing Land Use Plan and Metro's latest regional growth strategy: *Metro Vancouver 2040: Shaping Our Future*.

Five people attended an open house held April 23, 2013, 35 people submitted on-line questionnaires, and one letter was received from the AMS during the April 22 to May 3 on-line consultation period. In total, 78 people visited the Regional Context Statement portion of the Campus & Community Planning website. Of the comments received, none identified existing Land Use Plan policies that were either missed or incorrectly referenced in the consultation background materials that identified the Land Use Plan policies relevant to the regional growth strategy. Several respondents suggested new proposals for future Land Use Plan amendments, or future planning or design processes, but they are outside the scope of describing the relationship of the current Land Use Plan to the current Regional Growth Strategy.

A Regional Context Statement that takes into account the feedback from staff-to-staff discussions with the GVRD, and relevant information from community consultation and Musqueam engagement is provided with this report. It is recommended that the Board refer the amended Regional Context Statement to the Chief Planning Officer of the GVRD for written comments on the relationship between the amended Regional Context Statement and the GVRD's Regional Growth Strategy, as per Section 16 of Ministerial Order 220. It is anticipated these comments will be provided to UBC in the fall of 2013.

Place and Promise COMMITMENT(s)	<p>The Regional Context Statement supports:</p> <ol style="list-style-type: none"> 1. The sustainability commitment to explore and exemplify all aspects of economic, environmental and social sustainability.
Place and Promise ACTION(s)	<p>The Regional Context Statement supports the following goals and actions associated with the commitments above:</p> <ol style="list-style-type: none"> 1. Goal – Make UBC a living laboratory in environmental and social sustainability by integrating research, learning, operation and industrial and community partners <p>Action: Demonstrate leading edge solutions by deploying innovative technologies and testing social acceptance; and by leveraging the municipal size of the campus and of UTown@UBC</p> 2. Goal – create a vibrant and sustainable community of faculty, staff, students and residents <p>Action: Meet the social needs of faculty, staff and students from local and affordable housing, to childcare and transportation; Expand the vibrant, sustainable and affordable UTown@UBC community.</p>
Description & Rationale	<p>A Regional Context Statement technically describes the relationship between the Land Use Plan and the Regional Growth Strategy. The GVRD adopted the latest version of their Regional Growth Strategy on July 29, 2011.</p> <p>UBC proposes to update its regional context statement in light of the new GVRD (Metro Vancouver) Regional Growth Strategy. This would be done on a voluntary basis as the <i>Municipalities Enabling and Validating Act</i>, the legislation governing land use planning at UBC, does not require this update. It does provide the process for UBC to follow for amendments to the Land Use Plan. Note that all municipalities are required to update their Regional Context Statements and submit them by July 29, 2012 to the GVRD for acceptance.</p> <p>UBC’s governing legislation states that a Regional Context Statement must be submitted to Metro Vancouver’s Chief Planning Officer for written comments on the relationship between the new or amended Regional Context Statement and the GVRD’s Regional Growth Strategy. UBC’s Board of Governors is required to include these comments in its report to the Minister of Community, Sport and Cultural Development when seeking adoption of a land use plan in which the RCS is updated.</p> <p>UBC’s update must be done in accordance with the procedures set out in the <i>Municipalities Enabling and Validating Act, Part 10 – 2010 (MEVA)</i>.</p> <p>No changes to the Land Use Plan content are proposed other than the updates to the Regional Context Statement. This is consistent with how municipalities are updating their regional context statements.</p> <p>The updated Regional Context Statement is provided in Attachment 1. Note that the Frequent Transit Development Area boundary may be adjusted through further discussions between UBC, TransLink and the GVRD prior to submission of the updated regional context statement.</p>

COSTS Capital & Lifecycle Operating	Costs to administer this process are supported by the annual operating budget.
FINANCIAL Funding Sources, Impact on Debt Ratios	N/A
SCHEDULE Implementation Timeline	<p>The proposed work process and schedule were endorsed by the Board April 3, 2013 (Attachment 2). The estimated timeline for the entire process was one year: April 2013 to April 2014.</p> <p>The Regional Context Statement will be submitted to the Chief Planning Officer of the GVRD before July 29.</p> <p>GVRD Chief Planning Officer comments will be forwarded to the UBC Board of Governors in the Fall of 2013, prior to the Regional Context Statement being forwarded to Public Hearing.</p>
RISKS Financial, Operational & Reputational	
BENEFITS Learning, Research, Financial, Sustainability & Reputational	An updated Regional Context Statement illustrates UBC's commitment as both a global and regional leader supporting the development of vibrant, complete and sustainable communities with sustainable regional and local transportation systems underlying UBC's role as a source of innovation and key contributor to the economy. Updating the Regional Context Statement on a voluntary basis will also illustrate UBC's commitment to being a good regional partner.
CONSULTATION Relevant Units, Internal & External Constituencies	<p>The consultation process for updating the Regional Context Statement conforms to the requirements established by MEVA and the associated Ministerial Order. It comprises</p> <ul style="list-style-type: none"> • holding an open house and on-line consultation period • engagement with the Musqueam First Nation • referral to the GVRD for the Chief Planning Official's comments, followed by • a public hearing once those comments are received and considered. <p>At its meeting April 3, 2013 the Board considered whether any of the organizations specifically identified in the Ministerial Order need to be consulted, and concluded that referral to the UNA, UEL, City of Vancouver, Vancouver School District and provincial and federal governments and their agencies was not required because:</p> <ul style="list-style-type: none"> • no changes are being proposed to the Land Use Plan, and • each of those agencies participated in the preparation of the existing Land Use Plan including formal referrals to all agencies in 2010 and referrals pertinent to the changes made in 2011. <p>Materials and information were posted on-line April 22, 2013 for two weeks. An Open House was held April 23, 2013.</p>

Five people attended an open house held April 22, 2013, plus 35 people submitted on-line questionnaires, and one letter was received from the AMS during the April 22 to May 3 on-line consultation period. In total, 78 people visited the Regional Context Statement portion of the Campus & Community Planning website.

Of the comments received, none identified existing Land Use Plan policies that were either missed or incorrectly referenced in the consultation background materials that identified the Land Use Plan policies relevant to the regional growth strategy. Several respondents suggested new proposals for future Land Use Plan amendments, or future planning or design processes, but they are outside the scope of describing the relationship of the current Land Use Plan to the current Regional Growth Strategy.

Most of the comments in the letter from the Alma Mater Society (AMS) do not relate to policies in the existing Land Use Plan and therefore deal with matters outside the scope of the Regional Context Statement and this consultation process (e.g.: clarify green space allocation calculations, make explicit reference to 'Green Academic' designated areas, specifically the UBC Farm; include UBC *Housing Action Plan* and measures for implementation and monitoring of the plan; policies to assess impacts of new development on existing communities such as Acadia Park; reinforce commitment to social sustainability; add a second period of consultation on the RCS prior to referral to public hearing).

The AMS also suggested that the RCS projections should include students living in residence on academic lands. Student resident population is not included in UBC's RCS projections because the Regional Growth Strategy does not include this group in its population data. The student population living on campus is included in internal planning for on-campus institutional amenities and UBC provides these data to TransLink from time to time for regional transportation planning purposes. This is consistent with the practice of other municipalities in Metro Vancouver with significant post-secondary institutions located within their jurisdiction.

Detailed feedback results are provided in Attachment 3 for the Board's information.

No concerns regarding the Regional Context Statement have been raised through engagement with the Musqueam First Nation to date.

**UBCPT
COMMENTS**

Complete for all reports that include a property component

Date of Review:

Signed Off by:

Previous Report Date April 3, 2013

Decision The UBC Board of Governors approved the process identified in the report for a revised Regional Context Statement.

2.0

Regional Context Statement

REGIONAL CONTEXT STATEMENT

Part 10 of the Municipalities Enabling and Validating Act (No.3) (MEVA), requires UBC to include a Regional Context Statement in a Land Use Plan. The purpose of the Regional Context Statement is to describe the relationship between the Land Use Plan and the *Regional Growth Strategy (RGS)*. The Regional Growth Strategy is Metro Vancouver's regional growth plan entitled *Regional Growth Strategy: Metro Vancouver 2040, Shaping Our Future*.

UBC is a world-renowned institution of higher education and research. It contributes to the economic, social and cultural progress of the people of British Columbia and Canada, and is a significant economic development centre in the region, province, and country. UBC is the second largest transit destination in the region. In addition to the academic and research activities, UBC hosts a number of other attractions including nationally important museums and performing arts centres, significant cultural attractions and medical facilities including numerous clinics and a hospital.

UBC has developed this Land Use Plan to guide future use of its land resource to support its academic mission and activities, and to build an endowment through the development of an integrated community in an environmentally sound fashion, consistent with regional objectives.

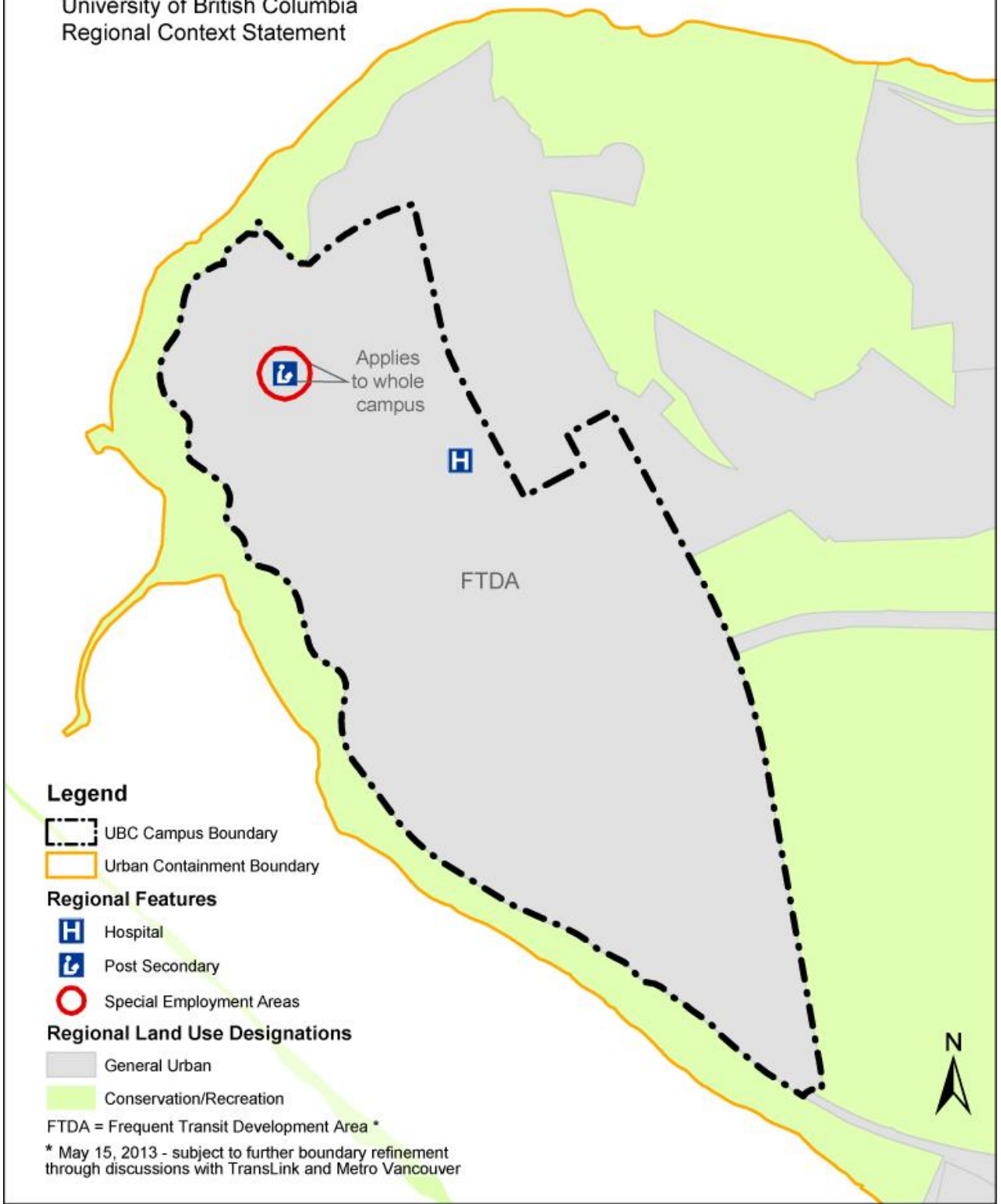
UBC is supportive of and responsive to its regional context. The policies of this Land Use Plan are consistent with the five fundamental goals of the *Regional Growth Strategy*:

- Create a compact urban area;
- Support a sustainable economy;
- Protect the environment and respond to climate change impacts;
- Develop complete communities; and
- Support sustainable transportation choices.



UBC is wholly within the Regional Growth Strategy's Urban Containment Boundary, is a Special Employment Area, and is a Frequent Transit Development Area, as shown on the map below.

Appendix 1 to the Regional Context Statement provides information in a tabular form describing the relationship between the Land Use Plan and the Regional Growth Strategy's goals and actions.

Figure 1 Map
 University of British Columbia
 Regional Context Statement




Legend

-  UBC Campus Boundary
-  Urban Containment Boundary

Regional Features

-  Hospital
-  Post Secondary
-  Special Employment Areas

Regional Land Use Designations

-  General Urban
-  Conservation/Recreation

FTDA = Frequent Transit Development Area *

* May 15, 2013 - subject to further boundary refinement through discussions with TransLink and Metro Vancouver

Appendix 1 to Regional Context Statement: UBC Land Use Plan relationship to the Regional Growth Strategy, May 17, 2013

RGS GOAL #1 CREATE A COMPACT URBAN AREA	
STRATEGY 1.1 Contain urban development within the Urban Containment Boundary	
Actions	Related UBC Land Use Plan Provisions:
1.1.3 a) depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (RGS Map 2)	Regional Context Statement Map Figure 1 The Regional Growth Strategy (RGS) Map 3 identifies UBC as within the Urban Containment Boundary.
1.1.3 b) provide municipal population, dwelling unit and employment projections, with ref to guidelines contained in Appendix Table A.1, and demonstrate how municipal plans will work towards accommodating the projected growth within the Urban Containment Boundary.	<p>UBC's Land Use Plan provides employment and land use policies as follows: Sections 4.1.3.a, and 4.1.3.b, 4.1.4.a, 4.1.6.2.c, and projections in Sections 5.1.3.c, and 5.1.4. The following are the dwelling unit, population and employment projections for 2021, 2031, and 2041:</p> <p>By 2021 Approximately 5,700 households in Neighbourhood Housing areas; Approximately 12,500 residents, * Approximately 21,300 jobs</p> <p>By 2031: Approximately 8,850 households in Neighbourhood Housing areas; Approximately 17,700 residents * Approximately 24,600 jobs</p> <p>By 2041: Approximately 12,000 households in Neighbourhood Housing areas; Approximately 24,000 residents * Approximately 26,750 jobs</p> <p>*The Regional Growth Strategy does not include students, so population projections in the Regional Context Statement do not include residents in student accommodation. Student resident estimates will be provided for associated regional growth/infrastructure demand modeling.</p> <p>Projections will be influenced by demand and also by provincial and federal advanced education and innovation policies and programs.</p>

STRATEGY 1.2 Focus growth in Urban Centres and Frequent Transit Development Areas																																								
Actions:	Related UBC Land Use Plan Provisions:																																							
<p>1.2.6 a) provide dwelling unit and employment projections that indicate the municipal share of planned growth and that contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Metro Vancouver Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)</p>	<p>The table below compares UBC projections with Metro projections for Electoral Area A, in Appendix A, Table A.1:</p> <table border="1" data-bbox="842 418 1917 755"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">2021</th> <th colspan="2">2031</th> <th colspan="2">2041</th> </tr> <tr> <th>RGS Electoral Area A</th> <th>UBC</th> <th>RGS Electoral Area A</th> <th>UBC</th> <th>RGS Electoral Area A</th> <th>UBC</th> </tr> </thead> <tbody> <tr> <td>Population</td> <td>24,000</td> <td>12,500</td> <td>29,000</td> <td>17,700</td> <td>30,000</td> <td>24,000</td> </tr> <tr> <td>Dwelling Units</td> <td>10,800</td> <td>5700</td> <td>13,300</td> <td>8850</td> <td>14,200</td> <td>12,000</td> </tr> <tr> <td>Employment</td> <td>20,000</td> <td>21,300</td> <td>21,000</td> <td>24,600</td> <td>21,000</td> <td>26,750</td> </tr> </tbody> </table>							2021		2031		2041		RGS Electoral Area A	UBC	RGS Electoral Area A	UBC	RGS Electoral Area A	UBC	Population	24,000	12,500	29,000	17,700	30,000	24,000	Dwelling Units	10,800	5700	13,300	8850	14,200	12,000	Employment	20,000	21,300	21,000	24,600	21,000	26,750
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<p>1.2.6 b)</p>	<p>N/A</p>																																							
<p>1.2.6 c) include policies for Frequent Transit Development Areas (FTDA) which:</p> <ul style="list-style-type: none"> i) identify on a map, in consultation with TransLink, the general location and boundaries of Frequent Transit Development Areas that are generally consistent with: <ul style="list-style-type: none"> • Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas); • TransLink’s Frequent Transit Network, which may be updated over time; • other applicable guidelines and policies of TransLink for the Frequent Transit Network; ii) focus growth and development in Frequent Transit Development Areas, generally consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas); 	<ul style="list-style-type: none"> i) UBC is generally consistent with the FTDA guidelines set out in the RGS Table 3. ii) With respect to Table 3: <ul style="list-style-type: none"> ○ UBC is on TransLink’s Frequent Transit Network, see RGS Map B1. ○ The majority of UBC campus lands also fall within 800 m of the central bus and trolley station, and 400m of the Frequent Transit line corridors. ○ Related Land Use Plan policies are: 																																							

iii) in coordination w/ provision of transit service, establish/maintain reduced residential & commercial parking requirements within Frequent Transit Development Areas, where appropriate;

- **Section 4.1.6.1.e:** states in part Provide higher density housing in locations that are closer to transit locations and will not adversely affect other uses.
- **Section 4.1.3.a:** This area is for the consolidation of future academic and institutional uses through selective redevelopment and infill.
- **Section 4.1.3.b:** There will be mixing of uses throughout the campus, i.e. academic, cultural, residential, and commercial (bookstore, university-oriented conference centre, food services, multi-tenant research facility, etc.).
- **Section 4.1.4.a:** Shops and services will be oriented to the day and evening needs of the university population. Uses may include but are not limited to restaurants and fast food outlets (with substantial outdoor seating); personal services such as hair salons, cleaners, travel agents, photocopy shops; offices; convenience groceries, and other specialty retail shops selling goods like books, art, bicycles, clothing or music.
- **Section 4.1.4.b:** states in part that Individual businesses along University Boulevard are intended to be small scale. Shops and services will be located along the length of the University Boulevard streetscape until reaching the alumni centre on the north side, where different mechanisms for engaging and welcoming the campus community at grade will be employed, and to East Mall on the south side. Strong at-grade connection between the new alumni centre and the new Student Union Building will be encouraged.
- **Section 4.1.6.1.c:** states in part that the maximum average floor space ratio will be 2.5 net area. No individual site will have a floor space ratio greater than 3.5 net area.
- **Section 4.1.6.1.e:** states in part, Allow local commercial uses, special residential uses such as group homes or daycares, and a variety of home-based businesses appropriate to a residential setting.
- **Section 4.1.2.1.a:** A greenway corridor will be developed following the general alignment shown on *Schedule B: Access Roads & Transit*.
- **Section 4.1.3.d:** Open space areas outside the greenway will provide green space and an appropriate university character.
- **Section 4.1.6.3.a:** Usable neighbourhood open space for residential use including local parks, play grounds and tennis courts will be provided based upon an area to population standard of 1.1 hectares per 1000 persons to be reduced not less than 0.5 hectares per 1000 persons based upon resident access to appropriate UBC owned open space and facilities.
- **Section 4.2.2.a:** UBC will need to continue to develop, communicate and pursue a transportation demand management plan that will include increasing parking costs and measures to reduce single occupant vehicle travel from 1996 levels by 20%, continuing to reduce the amount of commuter parking, and adopting policies that favour higher occupancy vehicles (car/van pools).

<p>1.2.6 d) include policies for General Urban areas which:</p> <ul style="list-style-type: none"> i) identify General Urban areas and their boundaries on a map generally consistent with the Regional Land Use Designations map (Map 2); ii) ensure development in General Urban areas outside of Urban Centres and Frequent Transit Development Areas are generally lower density than development in General Urban areas within Urban Centres and Frequent Transit Development Areas; iii) where appropriate, identify small scale Local Centres in the General Urban areas that provide a mix of housing types, local-serving commercial activities and good access to transit. Local Centres are not intended to compete with or compromise the role of Urban Centres and should preferably be located within Frequent Transit Development Areas (see Map 11); iv) exclude non-residential major trip-generating uses, as defined in the Regional Context Statement, from those portions of General Urban areas outside of Urban Centres and Frequent Transit Development Areas; v) encourage infill development by directing growth to established areas, where possible; 	<ul style="list-style-type: none"> i) Regional Context Statement Map (Figure 1 shows that the General Urban area designation applies to the UBC campus, consistent with the RGS Regional Land Use Designations map (Map2). ii) The university campus is the second largest transit destination in the Lower Mainland. UBC is generally consistent with the FTDA guidelines set out in the RGS Table 3. iii) Section 4.1.3.b: There will be mixing of uses throughout the campus, i.e. academic, cultural, residential, and commercial (bookstore, university-oriented conference centre, food services, multi-tenant research facility, etc.). Section 4.1.4.a: Shops and services will be oriented to the day and evening needs of the university population. Uses may include but are not limited to restaurants and fast food outlets (with substantial outdoor seating); personal services such as hair salons, cleaners, travel agents, photocopy shops; offices; convenience groceries, and other specialty retail shops selling goods like books, art, bicycles, clothing or music. Section 4.1.6.2.c: Commercial uses will typically be those generally needed by the resident population in the immediate area such as food services (bakery, delicatessen, eating establishments, etc.); personal services (cleaners, financial institutions, hair salons, etc.); and other retail outlets oriented to the population of the residential area (clothing, garden supplies, tailors, etc.). iv) N/A v) 4.1.3.a: This area is for the consolidation of future academic and institutional uses through selective redevelopment and infill.
1.2.6 e)	N/A
<p>1.2.6 f) for Urban Centres, Frequent Transit Development Areas and General Urban areas, include policies which:</p> <ul style="list-style-type: none"> i) support continued industrial uses by minimizing 	<p>UBC is generally consistent with the FTDA guidelines set out in RGS Table 3.</p> <ul style="list-style-type: none"> i) N/A

RCS GOAL #2 SUPPORT A SUSTAINABLE ECONOMY

STRATEGY 2.1 Promote land development patterns that support a diverse regional economy and employment close to where people live

Actions:	Related UBC Land Use Plan Provisions:
2.1.4 a) include policies that support appropriate economic development in Urban Centres, Frequent Transit Development Areas, Industrial and Mixed Employment areas;	<p>Section 4.1.3.b: There will be mixing of uses throughout the campus, i.e. academic, cultural, residential, and commercial (bookstore, university-oriented conference centre, food services, multi-tenant research facility, etc.).</p> <p>Section 4.1.4.a: Shops and services will be oriented to the day and evening needs of the university population. Uses may include but are not limited to restaurants and fast food outlets (with substantial outdoor seating); personal services such as hair salons, cleaners, travel agents, photocopy shops; offices; convenience groceries, and other specialty retail shops selling goods like books, art, bicycles, clothing or music.</p> <p>Section 4.1.6.2.c: Commercial uses will typically be those generally needed by the resident population in the immediate area such as food services (bakery, delicatessen, eating establishments, etc.); personal services (cleaners, financial institutions, hair salons, etc.); and other retail outlets oriented to the population of the residential area (clothing, garden supplies, tailors, etc.).</p>
2.1.4 b), c), and e)	N/A
2.1.4 d) show how the economic development role of Special Employment Areas, postsecondary institutions and hospitals are supported through land use and transportation policies.	<p>The university is the second largest transit destination in the Lower Mainland. It is a major post-secondary educational and research institution within Metro and includes a number of regional serving services and attractions (e.g. UBC Hospital, Chan Centre and Museum of Anthropology). These are non-residential major trip generating uses but are part of the UBCs core mandate. Therefore, transportation is a major consideration in the <i>UBC Land Use Plan</i>.</p> <p>Section 4.1.3.a: This area is for the consolidation of future academic and institutional uses through selective redevelopment and infill.</p> <p>Section 4.2.1.b: The GVRD and UBC will need to support the extension of higher capacity transit service to the campus and UBC will need to support redevelopment of the transit terminal to accommodate this service.</p> <p>Section 4.1.6.1.e: states in part Provide higher density housing in locations that are closer to transit locations and will not adversely affect other uses.</p>

STRATEGY 2.2 Protect the supply of industrial land

The Regional Growth Strategy does not identify industrial land on the UBC campus

STRATEGY 2.3 Protect the supply of agricultural land and promote agricultural viability with an emphasis on food production

The Regional Growth Strategy does not identify agricultural land on the UBC campus

RCS GOAL #3 PROTECT THE ENVIRONMENT AND RESPOND TO CLIMATE CHANGE IMPACTS

STRATEGY 3.1 Protect Conservation and Recreation Lands

The Regional Growth Strategy does not identify Conservation and Recreational Lands on the UBC campus

STRATEGY 3.2 Protect and enhance natural features and their connectivity

Actions:

3.2.4

include policies and/or maps that indicate how ecologically important areas and natural features will be managed (as conceptually shown on Map 10) (e.g. steep slopes and ravines, intertidal areas and other natural features not addressed in Strategy 3.1).

Related UBC Land Use Plan Provisions:

Section 4.1.1: Pacific Spirit Regional Park is designated for protection for recreation and conservation in the *Pacific Spirit Regional Park Management Plan* approved by the GVRD. Development and servicing will ensure maintenance of park values and objectives on these lands and other adjacent Pacific Spirit lands.

Section 4.1.2.1.b: The design, as specified in future area and design plans, will vary depending on local context and conditions, but will have a substantial ‘green’ component (although this will vary from a more urban treatment in the academic core to a more natural approach towards the south campus).

Section 4.1.2.1.c: The width and design of the greenway will give priority to pedestrians and cyclists and, in some cases, will accommodate service and private vehicles without conflict.

Section 4.1.2.1.d: UBC will need to coordinate development of the greenway with adjacent jurisdictions including the GVRD and the City of Vancouver. The greenway will incorporate some adjacent areas, such as the tree lots north

and southeast of the stadium, for tree preservation. It will also include such other adjacent features as historic buildings or tree stands to enhance the provision of mixed services as part of the public realm.

Section 4.1.2.2.a: Where possible, significant single and mixed species tree stands will be incorporated into the net site area of development sites. The maximum net density for these sites will be calculated incorporating the treed area into the density calculation.

Section 4.1.2.2.b: Those treed areas to be retained will be incorporated into site planning in a manner so that their size, configuration, location, and drainage will ensure the treed areas remain an ecologically viable stand size and will be wind-firm.

Section 4.1.2.3.a: A tree management plan will be prepared as part of the area planning process to ensure the long term viability of green edges and retained natural vegetation and to provide street and other planting.

Section 4.1.2.3.b: Any viable mature trees over 15cm calliper dbh (diameter at breast height) that must be removed during the course of residential development in neighbourhoods will be replaced on campus at a ratio of 1:1, using species appropriate to the setting, and allowing trees to be sited as appropriate through the campus.

Section 4.1.2.4.a: Green edges will be maintained along North West Marine Drive between the north end of West Mall and southward to the southern end of campus; along both sides of 16th Avenue between SW Marine Drive and East Mall; along the south side of 16th Avenue between Wesbrook Mall and the eastern UBC boundary at Pacific Spirit Regional Park; and southwards from that point along the edge between Pacific Spirit Regional Park and UBC between 16th Avenue and the southern end of campus.

3.2.5 In collaboration with other agencies, develop and manage municipal components of the Metro Vancouver Regional Recreation Greenway Network and connect community trails, bikeways and greenways to the Regional Recreation Greenway Network where appropriate.	The Regional Growth Strategy does not identify components of the Regional Recreation Greenway Network on the UBC campus. Section 4.1.2.1.d: UBC will need to coordinate development of the greenway with adjacent jurisdictions including the GVRD and the City of Vancouver.
3.2.6 Identify where appropriate measures to protect, enhance and restore ecologically important systems, features, corridors and establish buffers along watercourses, coastlines, agricultural lands, and other ecologically important features (e.g. conservation covenants, land trusts, tax exemptions and eco-gifting).	See response to Strategy 3.2.4 above.
3.2.7 Consider watershed and ecosystem planning and/or Integrated Stormwater Management Plans in the development of municipal plans.	Section 4.3.1.b: This [Long-term Infrastructure and Servicing] strategy will need to be innovative and economically sustainable, and reflect the creativity and high environmental standards expected of a leading university. This servicing strategy must work with and minimize impact on the natural environment both on and off-campus. Section 4.3.1.c: Servicing plans will need to address issues of energy conservation and demand-side management for solid waste, water conservation and other services.
STRATEGY 3.3 Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality	
Actions:	Related UBC Land Use Plan Provisions:
3.3.4 a) identify how municipalities will use their land development and transportation strategies to meet their greenhouse gas reduction targets and consider how these targets will contribute to the regional targets;	Section 4.3.1.e: UBC will develop a greenhouse gas reduction strategy for Neighbourhood Plan areas.
3.3.4 b) identify policies and/or programs that reduce energy consumption and greenhouse gas emissions, and improve air quality from land use and transportation infrastructure, such as: <ul style="list-style-type: none"> existing building retrofits and construction of new buildings to green performance guidelines or standards, district energy systems, and energy recovery and renewable energy 	<i>See references to policies that promote walking, cycling, transit</i> in the RGS Strategy 1.2 section above. Section 4.2.1.a: GVRD and UBC will need to support TransLink in initiatives to increase the accessibility of the campus by transit (new routes, express buses, transit priority measures, etc.) from elsewhere in the Lower Mainland. Section 4.2.1.b: The GVRD and UBC will need to support the extension of higher capacity transit service to the campus and UBC will need to support redevelopment of the transit terminal to accommodate this service. Section 4.2.1.c: Most transit service will focus on the transit terminal, but routes are to be planned to

<p>generation technologies, such as solar panels and geo exchange systems, and electric vehicle charging infrastructure;</p> <ul style="list-style-type: none"> community design and facility provision that encourages transit, cycling and walking (e.g. direct and safe pedestrian and cycling linkages to the transit system); 	<p>ensure convenient access across the campus.</p> <p>Section 4.2.1.d: UBC will continue to schedule classes and activities, within its institutional constraints, to reduce the peak demands on transit.</p> <p>Section 4.2.1.e: UBC will work with the University Endowment Lands Administration, the City of Vancouver, and the Ministry of Transportation and Infrastructure to ensure that its detailed route planning for bicycles and pedestrians is supportive and consistent with other routes being planned outside the Land Use Plan area.</p>
<p>3.3.4 c) focus infrastructure and amenity investments in Urban Centre and Frequent Transit Development Areas of appropriate locations along TransLink's Frequent Transit Network;</p>	<p>Section 4.2.1.b: The GVRD and UBC will need to support the extension of higher capacity transit service to the campus and UBC will need to support redevelopment of the transit terminal to accommodate this service.</p>
<p>3.3.4 d)</p>	<p>N/A</p>
<p>STRATEGY 3.4 Encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks</p>	
<p>Actions:</p>	<p>Related UBC Land Use Plan Provisions:</p>
<p>3.4.4 Include policies to encourage settlement patterns that minimize risks associated with climate change and natural hazards (e.g. earthquake, flooding, erosion, subsidence, mudslides, interface fires).</p>	<p>Section 4.3.3.b: states in part that UBC and GVRD will need to jointly address slope stability and erosion issues.</p>
<p>3.4.5 Consider incorporating climate change and natural hazard risk assessments into the planning and location of municipal utilities, assets and operations.</p>	<p>Section 4.3.1.b: This [Long Term Infrastructure and Servicing] strategy will need to be innovative and economically sustainable, and reflect the creativity and high environmental standards expected of a leading university. This servicing strategy must work with and minimize impact on the natural environment both on and off-campus.</p> <p><i>Part of Section 4.3.3.b:</i> UBC and GVRD will need to jointly address slope stability and erosion issues.</p>

RGS GOAL #4 DEVELOP COMPLETE COMMUNITIES	
STRATEGY 4.1 Provide diverse and affordable housing choices	
Actions:	Related UBC Land Use Plan Provisions:
<p>4.1.7 a) include policies or strategies that indicate how municipalities will work towards meeting the estimated future housing demand as set out in Appendix Table A.4, which:</p> <ul style="list-style-type: none"> i) ensure the need for diverse housing options is articulated in municipal plans and policies, including neighbourhood and area plans; ii) increase the supply and diversity of the housing stock through infill developments, more compact housing forms and increased density; iii) in collaboration with the federal government and the province, assist in increasing the supply of affordable rental units for households with low or low to moderate incomes through policies, such as density bonus provisions, inclusionary zoning or other mechanisms, particularly in areas that are well served by transit; iv) Encourage and facilitate affordable housing development through measures such as reduced parking requirements, streamlined and prioritized approval processes, below market leases of publicly owned property, and fiscal measures. 	<p>The Land Use Plan supports regional goals to develop complete communities including the provision of diverse and affordable housing choices through the following policies:</p> <ul style="list-style-type: none"> i) Section 4.1.3.b: There will be mixing of uses throughout the campus, i.e. academic, cultural, residential, and commercial (bookstore, university-oriented conference centre, food services, multi-tenant research facility, etc.). ii) Part of Section 4.1.6.1.c: The maximum average floor space ratio will be 2.5 net area. No individual site will have a floor space ratio greater than 3.5 net area. iii) N/A iv) Section 4.1.6.1.b: states in part “20% of new residential dwellings will be rental housing, of which not less than half will be non-market housing that may include staff, faculty, cooperative, social or other special housing needs. This housing will be locationally integrated into the community.”
STRATEGY 4.2 Develop healthy and complete communities with access to a range of services and amenities	
Actions:	Related UBC Land Use Plan Provisions:
<p>4.2.4 a) support compact, mixed use, transit, cycling and walking oriented communities;</p>	<p>Section 4.1.4.a: Shops and services will be oriented to the day and evening needs of the university population. Uses may include but are not limited to restaurants and fast food outlets (with substantial outdoor seating); personal services such as hair salons, cleaners, travel agents, photocopy shops; offices; convenience groceries, and other specialty retail shops selling goods like books, art, bicycles, clothing or</p>

	<p>music.</p> <p>Section 4.1.4.c: This area will emphasize transit, pedestrians, and cyclists as part of the greenway. It will favour outdoor areas for restaurants, substantial glazing, and individual entrances.</p> <p>Section 4.1.4.d: The area will be designed to accommodate trolley bus service, the campus shuttle bus, and future rapid transit.</p> <p>Section 4.1.6.1.e: It is the objective of this Land Use Plan to create a complete ‘urban village’ community that reflects a fine-grained development pattern. To realize this objective, Neighbourhood Housing areas will achieve the following:</p> <ul style="list-style-type: none"> • Provide a diversity of housing types, including row houses, stacked row houses, apartments and dwelling in mixed use settings. • Provide housing in which the ground floor is primarily street-oriented, with a fine-grained street network. • Provide community design that is human-scaled, compact, and pedestrian friendly. • Accommodate parking primarily underground. • Provide higher density housing in locations that are closer to transit locations and will not adversely affect other uses. • Allow local commercial uses, special residential uses such as group homes or daycares, and a variety of home-based businesses appropriate to a residential setting. • Accommodate housing in projects that reflect this character, with individual developments not exceeding 150 units unless designed to provide smaller scale enclaves within larger projects. • Each neighbourhood will contain a fine-grained pedestrian and cycle route network with mid-block connections. <p>4.1.6.2.c: Commercial uses will typically be those generally needed by the resident population in the immediate area such as food services (bakery, delicatessen, eating establishments, etc.); personal services (cleaners, financial institutions, hair salons, etc.); and other retail outlets oriented to the population of the residential area (clothing, garden supplies, tailors, etc.).</p> <p>4.1.6.2.e: Design will emphasize a village character. The street orientation will be pedestrian and cyclist friendly and parking will be underground where possible. The area will be readily accessible from the greenway, and a complementary relationship will be established with the adjacent community centres and school area.</p>
<p>4.2.4 b) locate community, arts, cultural, recreational, institutional, medical/health, social service, education facilities and affordable housing development in Urban Centres or areas with good access to transit;</p>	<p>4.1.6.4.a: A community centre will be located adjacent to or in conjunction with the village commercial area in Westbrook Place to add to the vitality of the village centre. There is also a community centre in the Hawthorne Place neighbourhood.</p> <p>4.1.6.4.b: A community centre with shared services to the Acadia Road Neighbourhood Housing and Acadia student family housing community will be developed. The community centres will be sized on the basis of 0.15 m2 per new resident. This standard will be based upon the population of Hampton Place</p>

	<p>and future Neighbourhood Housing areas.</p> <p>4.1.6.4.c: Play facilities will be provided in conjunction with the adjacent school.</p> <p>4.1.6.5.a: A secondary school site (including land for playing fields) will be sited in Wesbrook Place as shown on the Neighbourhood Plan for this area.</p> <p>4.1.6.5.b: An elementary school site will be reserved close to the secondary school.</p> <p>4.1.6.5.c: The sites will be accessible from an extension of the greenway to enhance pedestrian and cyclist access.</p> <p>4.1.6.6.a: Daycare may be provided in a variety of forms including space reserved within new school sites, the Wesbrook and Acadia community centres, purposebuilt childcare facilities in some family housing projects, and some licensed and, license-not-required family daycares within the new housing units.</p>
4.2.4 c) provide public spaces and other place-making amenities for increased social interaction and community engagement;	Section 4.3.2.b: The provision of social and community services, such as library, neighbourhood parks, and recreation services, will be the responsibility of UBC (assuming the current local governance structure) either directly or on the basis of agreements with appropriate agencies.
4.2.4 d) support active living through the provision of recreation facilities, parks, trails, and safe and inviting pedestrian and cycling environments;	<p>Section 4.1.2.1.a: A greenway corridor will be developed following the general alignment shown on <i>Schedule B: Access Roads and Transit</i>.</p> <p>Section 4.1.6.3.a: Usable neighbourhood open space for residential use including local parks, play grounds and tennis courts will be provided based upon an area to population standard of 1.1 hectares per 1000 persons to be reduced to not less than 0.5 hectares per 1000 persons based upon resident access to appropriate UBC owned open space and facilities.</p> <p>4.1.6.4.a: A community centre will be located adjacent to or in conjunction with the village commercial area in Wesbrook Place to add to the vitality of the village centre. There is also a community centre in the Hawthorne Place neighbourhood.</p> <p>4.1.6.4.b: A community centre with shared services to the Acadia Road Neighbourhood Housing and Acadia student family housing community will be developed. The community centres will be sized on the basis of 0.15 m2 per new resident. This standard will be based upon the population of Hampton Place and future Neighbourhood Housing areas.</p>
4.2.4 e), f)and h)	N/A
4.2.4 g) support universally accessible community design;	Section 4.1: states in part, “Universal inclusive design to allow equal access to all people is an important consideration at all stages of the planning and development process.”
4.2.4 i) Recognize the Special Employment Areas as shown on the Local Centres, Hospitals and Post-Secondary Institutions map (Map 11). Special Employment Areas are located outside of Urban Centres and Frequent Transit Development Areas, and are region-serving, special purpose facilities	UBC is shown as a Special Employment Area on Figure 1 of the Regional Context Statement consistent with RGS Map 11..

that have a high level of related transportation activity due to employee, student, or passenger trips.	
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RGS GOAL #5 SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

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

Actions:	Related UBC Land Use Plan Provisions:
5.1.6 a) identify land use and transportation policies and actions, and describe how they are coordinated, to encourage a greater share of trips made by transit, multiple-occupancy vehicles, cycling and walking, and to support TransLink’s Frequent Transit Network;	<p>Section 4.2.1.a: GVRD and UBC will need to support TransLink in initiatives to increase the accessibility of the campus by transit (new routes, express buses, transit priority measures, etc.) from elsewhere in the Lower Mainland.</p> <p>Section 4.2.1.b: GVRD and UBC will need to support the extension of higher capacity transit service to the campus and UBC will need to support redevelopment of the transit terminal to accommodate this service.</p> <p>Section 4.2.3.e: Principles of traffic calming will be applied, both in the residential and academic areas, to ensure the safety and attractiveness of the public realm for cyclists and pedestrians.</p>
5.1.6 b) identify policies and actions that support the development and implementation of municipal and regional transportation system and demand management strategies, such as parking pricing and supply measures, transit priority measures, ridesharing, and car-sharing programs;	<p>Section 4.2.2.a: UBC will need to continue to develop, communicate and pursue a transportation demand management plan that will include increasing parking costs and measures to reduce single occupant vehicle travel from 1996 levels by 20%, continuing to reduce the amount of commuter parking, and adopting policies that favour higher occupancy vehicles (car/van pools).</p> <p>Section 4.2.2.b: UBC will need to promote, through education, pricing and other systems, the use of alternatives other than the single occupant vehicle.</p> <p>Section 4.2.2.c: UBC will need to advance opportunities for ‘telecommuting’ where possible.</p> <p>Section 4.2.2.d: UBC will address truck travel, in cooperation with the City of Vancouver.</p> <p>Section 4.2.2.e: UBC will need to investigate and pursue a ‘U Pass’ program as part of Transportation Demand Management.</p>
5.1.6 c) Identify policies and actions to manage and enhance municipal infrastructure to support transit, multiple-occupancy vehicles, cycling and walking.	<p>Section 4.2.2.a: UBC will need to continue to develop, communicate and pursue a transportation demand management plan that will include increasing parking costs and measures to reduce single occupant vehicle travel from 1996 levels by 20%, continuing to reduce the amount of commuter parking, and adopting policies that favour higher occupancy vehicles (car/van pools).</p> <p>Section 4.2.2.b: UBC will need to promote, through education, pricing and other systems, the use of alternatives other than the single occupant vehicle.</p> <p>Section 4.2.3.e: Principles of traffic-calming will be applied, both in the residential area and in the academic areas, to ensure the safety and attractiveness of the public realm for cyclists and pedestrians.</p>

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

Actions:	Related UBC Land Use Plan Provisions:
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<p>5.2.3 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, Industrial, Mixed Employment & Agricultural areas, Special Employment Areas, ports, airports, and international border crossings;</p>	<p>Section 4.2.2.d: UBC will address truck travel, in cooperation with the City of Vancouver.</p>
<p>5.2.3 b) identify land use and related policies and actions that support optimizing the efficient movement of vehicles for passengers, Special Employment Areas, goods and services on the Major Road Network, provincial highways, and federal transportation facilities.</p>	<p>Section 4.2.3.a: UBC, in conjunction with the Ministry of Transportation and Infrastructure where relevant, will need to implement a hierarchical road system on campus. The proposed roadway hierarchy is shown on Schedule B: Access. It indicates the system of arterial roads (the main access routes) and the collector roadways (to distribute traffic on campus).</p>
<p>5.2.3 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;</p>	<p>Section 4.2.2.d: UBC will address truck travel, in cooperation with the City of Vancouver.</p>
<p>5.2.3 d)</p>	<p>N/A</p>

Attachment 2: Regional Context Statement Process and Schedule

April 2013	Board approval of process to prepare updated regional context statement
April 2013	GVRD staff comments on updates;
May 2013	opportunity for community comment on updated regional context statement, through on line posting for two weeks and holding an open house; engagement with Musqueam
June 2013	Board referral of regional context statement to Chief Planning Official at GVRD for comment
September 2013	Board receipt and consideration of comments from GVRD Chief Planning Official; referral of updated regional context statement to public hearing
October 2013	Public hearing on updated regional context statement
November 2013	Board receipt of Public Hearing report and consideration memo; Board approval of final regional context statement and referral to Minister of Community, Sport and Cultural Development for final adoption
2014	Ministerial adoption of updated regional context statement

The dates in this schedule from September 2013 onward are subject to change, as other organizations become involved in the process. Discussions are underway at the staff level with the GVRD regarding the anticipated schedule for the GVRD Chief Planning Official's review to assist with project planning.

University of British Columbia

Updating UBC's Regional Context Statement

CONSIDERATION MEMORANDUM OF CONSULTATION INPUT

Campus and Community Planning
May 17, 2013

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1.0 MEMO PURPOSE AND STRUCTURE

UBC committed to producing a Consideration Memo, demonstrating how the consultation input from the public consultation process was considered in updating UBC's Regional Context Statement, a small amendment to Section 2 of the University's *Land Use Plan*. The production of a Consideration Memo exceeds best practices in land use planning consultation processes.

This memo has the following structure. The first section, **Background**, provides an overview and description of the process, and discusses UBC's Regional Context Statement in relation to Metro Vancouver's Regional Growth Strategy. A description of how the public consultation process was conducted is found in the **Summary of Consultation and Outreach Process**. The input, and its consideration by UBC, is found in the **Consideration Memorandum of Public Input Received** section. This section presents feedback received and includes UBC's consideration of each issue or concern. The Appendices provide earlier consultation documents and a more detailed listing of consultation input.

2.0 BACKGROUND

UBC is required under Part 10 of the *Municipalities Enabling and Validating Act* (MEVA), the legislation governing land use planning at UBC, to include a Regional Context Statement in its *Land Use Plan*, which describes the relationship of UBC's *Land Use Plan* to the regional growth strategy.

UBC's current Regional Context Statement reflects the goals of the previous Metro Vancouver Regional Growth Strategy, *The Livable Region Strategic Plan*. In 2011, Metro Vancouver updated its regional growth strategy, with adoption of *Metro Vancouver 2040, Shaping Our Future*. As such, UBC is proposing to update its Regional Context Statement to describe the relationship between the existing UBC *Land Use Plan* and the updated Regional Growth Strategy: *Metro Vancouver 2040, Shaping Our Future*. UBC is doing this on a voluntary basis as MEVA does not require this update.

Apart from the updates to the Regional Context Statement, no changes to UBC's *Land Use Plan* are proposed. This process is a technical exercise to relate the existing Land Use Plan to the existing Regional Growth Strategy.

3.0 Metro Vancouver's Regional Growth Strategy

Metro Vancouver's Regional Growth Strategy: *Metro Vancouver 2040, Shaping Our Future* aims to accommodate regional growth in ways which advance both livability and sustainability, while supporting the efficient provision of transportation, regional infrastructure and community services.

The strategy is based on five main goals:

- Create a compact urban area
- Support a sustainable economy
- Protect the environment and respond to climate change impacts
- Develop complete communities
- Support sustainable transportation choices

Each of the above goals includes supporting strategies and action requests of municipalities. It is to these actions that UBC has related its relevant Land Use Plan policies.

The Open House display boards in Appendix 6.3 outline each of the five aforementioned Metro Vancouver Regional Growth Strategy goals and local level strategies in supporting them, and highlight UBC's relevant *Land Use Plan* policies.

4.0 SUMMARY OF CONSULTATION AND OUTREACH PROCESS

In this section, the purpose of consultation, the processes that were used, the number of participants, and the outcomes are described.

4.1 Consultation Timeline

The public consultation process on updating UBC's Regional Context Statement included the following opportunities for community and stakeholder input:

- April 22nd – May 3rd, 2013 – Online Public Consultation
- April 23rd, 2013 – Public Open House

A second phase of public consultation will take place in early 2014, with a formal public hearing, as required by MEVA. Opportunities for public input in the next phase will be widely advertised.

4.2 Public Consultation Process

The purpose of this phase of public consultation was to provide the campus community with an opportunity to learn more about the update to UBC's Regional Context Statement.

Notification of the consultation process was provided to nearly 51,000 contacts through the following print advertisements and online distribution channels:

- The Ubyyssey web banner from April 17th – 23rd (number of impressions unknown)
- The Vancouver Courier on April 12th (Circ 45,403)
- C+CP e-newsletter on April 16th (Circ 2,060)
- UNA e-newsletter on April 18th (Circ 2,100)
- C+CP website events calendar as of April 12th (108 unique page views)
- UBC's Regional Context Statement pages on C+CP website (78 unique page views)
- C+CP and UTown@UBC Twitter (reaching over 1,180 followers)

As a result of the above notification, participation in the public consultation process was as follows:

- 35 questionnaires were submitted online
- A total of 5 people attended the Public Open House held on April 23rd
- 1 letter submission was received

Section 5 describes how the feedback from this consultation process was considered.

4.3 Stakeholder Agencies

Referral to the specific organizations listed in the relevant Ministerial Order (the University Neighbourhoods Association, University Endowment Lands, City of Vancouver, Vancouver School District and provincial and federal governments and their agencies) is not required because no changes are being proposed to the *Land Use Plan*; each of those agencies participated in the preparation of the existing *Land Use Plan* including formal referrals to all agencies in 2010 and referrals pertinent to the changes made in 2011.

4.4 Musqueam First Nation

A letter was sent to Musqueam First Nation to advise that UBC is updating its Regional Context Statement and invite them to comment. A copy of the letter is provided in Appendix 6.4.

No feedback or comments have been received by the Musqueam First Nation in response to this letter.

5.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED

This section provides a detailed analysis and consideration of concerns and issues identified during the April 22nd – May 3rd 2013 public consultation process on the proposed update to UBC's Regional Context Statement.

The concerns expressed in the tables below are based on questionnaires submitted online, and summarize ideas and concerns raised. Responses to each concern are provided to show UBC's consideration of each issue or concern, and in some cases indicate how UBC's existing *Land Use Plan* already addresses them.

Section 5.1 presents feedback from the 35 questionnaires received during the public consultation process. The detailed feedback is based on the 2 questions in the questionnaire. Responses that received two or more occurrences (over 5%) are included in the tables below.

Section 5.2 presents feedback received in the 1 letter submission received from UBC's Alma Mater Society.

5.1 Response to Questionnaire Feedback

<u>Theme</u>	<u>Participant Feedback</u>	<u>Response</u>
Question 1: Are there any other policies in the existing Land Use Plan that should be referenced in the updated Regional Context Statement to describe its relationship to Metro Vancouver's Regional Growth Strategy?		
	<ul style="list-style-type: none"> • Yes, but no policies specified: 9% (3 respondents) 	<p>No specific existing UBC <i>Land Use Plan</i> policies were identified as missing from the materials provided.</p>
	<ul style="list-style-type: none"> • Acadia Park Family Housing 11% (4 respondents), no specific details provided. 	<p>The purpose of UBC's Regional Context Statement in its <i>Land Use Plan</i>, is to describe the relationship of UBC's <i>Land Use Plan</i> to Metro Vancouver's Regional Growth Strategy.</p> <p>Acadia Park Family Housing is not a policy in the existing <i>Land Use Plan</i> and therefore cannot be referenced in the regional context statement. Only existing policies that relate to Metro Vancouver's Regional Growth Strategy are appropriate to include.</p> <p>The topic of UBC student family housing will be explored during future planning processes for the Acadia area.</p>
Question 2: Other comments.		
Preserving Acadia Park for its character, social sustainability, green space, and amenities	<ul style="list-style-type: none"> • 46% (16) of respondents supported preserving Acadia Park Student Family Housing. 	<p>The <i>Land Use Plan</i> contains policies regarding total student housing capacity but does not describe specific locations.</p>

		<p>Therefore this is not in the scope of this technical exercise to relate the existing Land Use Plan to the existing Regional Growth Strategy.</p> <p>This topic can be explored during future planning processes for the Acadia area.</p>
Revisit the land use designation of future market housing in Acadia	<ul style="list-style-type: none"> 54% (19) of respondents suggested revisiting the land use designation of Acadia in UBC's <i>Land Use Plan</i>. 	<p>This process is a technical exercise to relate the existing Land Use Plan to the existing Regional Growth Strategies. As such, no changes to the <i>Land Use Plan</i>, such as revisiting land use designations, are being undertaken.</p>
Inclusion of students in the Regional Context Statement population count for UBC	<ul style="list-style-type: none"> 20% (7) of respondents were concerned that student residents were not included in the Regional Context Statement population projections. 	<p>Student resident population is not included in UBC's Regional Context Statement projections because the Regional Growth Strategy does not include this group in its population data.</p> <p>Student resident and commuter population is supplied separately to TransLink from time to time for transportation planning purposes.</p> <p>This approach is consistent with that of other Lower Mainland municipalities with post-secondary institutions within their boundaries.</p>
The needs of student families in Acadia Park are not a priority	<ul style="list-style-type: none"> 20% (7) of respondents were concerned that the needs of student families are not a priority. 	<p>This is outside the scope of describing the relationship between UBC's existing <i>Land Use Plan</i> and Metro Vancouver's current Regional Growth Strategy.</p>
Specific mention of Acadia Park student family housing in the Regional Context Statement	<ul style="list-style-type: none"> 17% (6) of respondents were in support of specifically 	<p>See response above.</p>

	mentioning Acadia Park student family housing in the Regional Context Statement	
Future planning process for Acadia Park, particularly public consultation	<ul style="list-style-type: none"> 6% (2) of respondents were concerned about the future planning process for Acadia Park, particularly the public consultation process 	Opportunities for public and stakeholder input will be provided in future planning processes for the Acadia area.

5.2 Response to Other Submissions

One letter submission was received during the consultation period from a campus stakeholder, the Alma Mater Society (AMS), regarding the proposed update to UBC's Regional Context Statement.

<u>Issue</u>	<u>Feedback Received From</u>	<u>Response</u>
Include students in the population count for UBC	<ul style="list-style-type: none"> AMS 	<p>Student resident population is not included in UBC's Regional Context Statement projections because the Regional Growth Strategy does not include this group in its population data.</p> <p>Student resident and commuter population is supplied separately to TransLink from time to time for transportation planning purposes.</p> <p>This approach is consistent with that of other Lower Mainland municipalities with post-secondary institutions within their boundaries.</p>
Provide adequate community amenities (including green space allocations)	<ul style="list-style-type: none"> AMS 	Policies pertaining to these amenities including greenspace are referenced in the Regional Context Statement.

<p>Explicitly mention 'Green Academic' designated areas, specifically the UBC Farm and policies centered on preserving the farm land and associated educational opportunities in UBC's RCS (AMS recommends to include UBC Farm in Section 3 of RCS, alongside Pacific Spirit Regional Park, greenways, tree management, and green edges)</p>	<ul style="list-style-type: none"> AMS 	<p>'Green Academic' is an "academic" designation that identifies academic lands on 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. The Regional Growth Strategy's third goal (Section 3) is to protect conservation and recreation lands, and focuses on:</p> <ul style="list-style-type: none"> Protecting conservation and recreation lands Protecting and enhancing natural features and their connectivity Encouraging land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality Encouraging land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks. <p>This is not the same policy intent as the Green Academic designation in the Land Use Plan with the exception of greenways, green edges and tree guideline areas. Policies specific to these latter topics have been referenced in the regional context statement.</p>
<p>Mention UBC <i>Housing Action Plan</i> in the updated RCS along with references to implementation and monitoring of the plan</p>	<ul style="list-style-type: none"> AMS 	<p>Policies related to housing that are in the existing Land Use Plan have been referenced in the regional context</p>

		statement. The Housing Action Plan is not part of the Land Use Plan and is not intended to be as it is an employer / institution – based document.
Develop a mechanism to assess impacts of new developments on existing communities, with specific focus on the upcoming redevelopment of the Acadia Park area	<ul style="list-style-type: none"> AMS 	<p>The Land Use Plan does not contain policies on this topic and thus this is beyond the scope of the technical exercise to describe the relationship between UBC’s existing <i>Land Use Plan</i> and Metro Vancouver’s current Regional Growth Strategy.</p> <p>This topic can be explored during future planning processes for the Acadia area.</p>
Reinforce UBC’s commitment to social sustainability in the updated RCS and the Land Use Plan itself	<ul style="list-style-type: none"> AMS 	<p>Policies in the existing Land Use Plan related to social sustainability such as provision of a range of housing types and tenures and provision of amenities have been referenced in the regional context statement.</p>
Request for a second period of public consultation be added to the timeline following the receipt of comments from Metro Vancouver and prior to consideration by the Board of Governors	<ul style="list-style-type: none"> AMS 	<p>The consultation process endorsed by the UBC Board of Governors in April 2013 is fully consistent with the <i>Municipalities Enabling and Validating Act</i> and exceeds best practices of some municipalities. It has also been coordinated with the GVRD’s Chief Planning Officer’s review.</p> <p>Given the upcoming opportunity for participation in the public hearing, a second public consultation phase in addition to this is not recommended.</p>

6.0 APPENDIX

6.1 Participant Demographics

The following represents information gathered only in the consultation questionnaires.

Question 1.

How are you associated with UBC? (Please check all relevant boxes)

Affiliation	Percentage
Student	63% (22)
UBC Resident	23% (8)
Alumni	11% (4)
Faculty	9% (3)
Other, please specify...	9% (3)
Staff	3% (1)
Professor Emeritus	0% (0)
UNA	0% (0)
No direct association	0% (0)

From the 3 'Other, please specify...' responses, of the total number of participants:

- 6% (2) was a family member of a student

Question 2.

Where do you live?

Location	Percentage
UBC Student Residence, please specify...	60% (21)
City of Vancouver	23% (8)
UBC Campus Neighbourhood, please specify...	17% (6)
UEL	6% (2)
Other, please specify...	6% (2)

From the 21 'UBC Student Residence, please specify...' responses, of the total number of participants:

- 57% (20) were from Acadia Park

From the 6 'UBC Campus Neighbourhood, please specify...' responses, of the total number of participants:

- 9% (3) were from Acadia Park

Letter Submission

A total of 1 other submission was received during the consultation period. The letter submission was received from a campus stakeholder, the Alma Mater Society, regarding the proposed update to UBC's Regional Context Statement.

Letter summary:

- Most of the AMS comments do not relate to policies in the existing Land Use Plan and therefore deal with matters outside the scope of the Regional Context Statement and this consultation process (e.g.: clarify green space allocation calculations, make explicit reference to 'Green Academic' designated areas, specifically the UBC Farm; include UBC *Housing Action Plan* and measures for implementation and monitoring of the plan; policies to assess impacts of new development on existing communities such as Acadia Park; reinforce commitment to social sustainability; add a second period of consultation on the RCS prior to referral to public hearing).
- The AMS also suggested that the RCS projections should include students living in residence on academic lands.

6.2 Questionnaire

1. Are there any other policies in the existing Land Use Plan that should be referenced in the updated Regional Context Statement to describe its relationship to Metro Vancouver's Regional Growth Strategy?

2. Other Comments

6.3 Open House Display Boards (Attachment)

6.4 Letter to the Musqueam First Nation (Attachment)

1

Welcome!

Public Open House on UBC's Regional Context Statement

Background

The purpose of today's open house is to provide the campus community with an opportunity to learn more about the update to UBC's Regional Context Statement.

UBC already has a "Regional Context Statement" to describe the link between its long range *Land Use Plan* and the larger context of Metro Vancouver's Regional Growth Strategy. The Regional Context Statement is a short technical section at the beginning of the *Land Use Plan*.

In 2011, Metro Vancouver updated its Regional Growth Strategy, replacing the *Livable Region Strategic Plan* (adopted in 1996) with the adoption of a new updated strategy: *Metro Vancouver 2040, Shaping Our Future*.

In light of this, UBC is now voluntarily updating its Regional Context Statement.

Detailed information is provided at this Open House and online. Public input and questions on the process are welcome.

Prefer to learn about this update and provide feedback online?

Online consultation runs from April 22 – May 3 at planning.ubc.ca

campus + community planning



2 Legislative Requirements

The purpose of UBC's Regional Context Statement, is to describe the relationship between the existing UBC *Land Use Plan* and Metro Vancouver's Regional Growth Strategy.

Why does UBC have a Regional Context Statement?

UBC is required under Part 10 of the *Municipalities Enabling and Validating Act*, the legislation governing land use planning at UBC, to include a Regional Context Statement in its *Land Use Plan*, which describes the relationship of UBC's *Land Use Plan* to the regional growth strategy.

Why is it being updated?

UBC's current Regional Context Statement reflects the goals of the previous Metro Vancouver Regional Growth Strategy, *The Livable Region Strategic Plan*. In 2011, Metro Vancouver updated its regional growth strategy, with adoption of *Metro Vancouver 2040, Shaping Our Future*.

As such, UBC is proposing to update its Regional Context Statement to describe the relationship between the existing UBC *Land Use Plan* and the updated Regional Growth Strategy: *Metro Vancouver 2040, Shaping Our Future*. UBC is doing this on a voluntary basis as the *Municipalities Enabling and Validating Act* does not require this update.

Will there be any changes to UBC's Land Use Plan?

Apart from the updates to the Regional Context Statement, no changes to UBC's *Land Use Plan* are proposed.

Where can I get more detailed information?

A detailed identification of UBC's *Land Use Plan* policies that relate to Metro Vancouver's Regional Growth Strategy's goals is available at the Resource Table or online at planning.ubc.ca.



3 Metro Vancouver's Regional Growth Strategy

Metro Vancouver's Regional Growth Strategy: looks out to 2040 and provides a framework on how to accommodate the 1 million people and 600,000 new jobs that are expected to come to the region in the next 30 years.

The strategy, *Metro Vancouver 2040, Shaping Our Future*, aims to accommodate regional growth in ways which advance both livability and sustainability and support the efficient provision of transportation, regional infrastructure and community services.

The strategy is based on five main goals:

- Create a compact urban area
- Support a sustainable economy
- Protect the environment and respond to climate change impacts
- Develop complete communities
- Support sustainable transportation choices

Each of the above goals includes supporting strategies and action requests of municipalities.

Boards 4 to 8 outline each of the five Metro Vancouver Regional Growth Strategy goals, the strategies and municipal level roles in supporting them, and highlight UBC's relevant *Land Use Plan* policies.



4 Goal 1

Create a Compact Urban Area

The Regional Growth Strategy identifies a commitment to a compact region and recognizes that sprawling urban development affects the natural landscape.

The goal to create a 'Compact Urban Area' includes three strategies:

- 1.1 Contain urban development within the Urban Containment Boundary
- 1.2 Focus growth in urban centres and frequent transit development areas
- 1.3 Protect rural areas from urban development

UBC is within the Urban Containment Boundary of the regional growth strategy (see map).

UBC's Land Use Plan:

- supports development of a unique, complete university community with diverse housing types, transit supportive land uses and community design that is human scaled, compact and pedestrian friendly;
Sections 4.1.3.a, 4.1.6.1.b, 4.1.6.2.e, 4.1.6.3.a, 4.1.6.5.a, 4.1.6.5.b, 4.1.6.5.c, 4.1.6.6.a. and 4.1.6.6.b
- provides higher density housing in locations that are closer to transit locations;
Part of Section 4.1.6.1.e
- encourages a mixed use centre in the academic campus including housing with shops and services serving the daily needs of the local university population;
Sections 4.1.3.a, 4.1.4.b
- provides a household, population and employment forecast to the year 2021 as follows;
 - Approximately 5,700 households in Neighbourhood Housing Areas;
 - Approximately 12,500 residents in Neighbourhood Housing Areas;
 - Approximately 21,300 jobs;Sections 4.1.3.a, 4.1.3.b, 4.1.4.a, 4.1.6.2.c, 5.1.3.c, and 5.1.4

- provides capacity to accommodate the following households, population and employment by 2031 and 2041 respectively, depending on demand:

By 2031:

- Approximately 8,850 households in Neighbourhood Housing Areas;
- Approximately 17,700 residents in Neighbourhood Housing Areas;
- Approximately 24,600 jobs;

By 2041:

- Approximately 12,000 households in Neighbourhood Housing areas;
- Approximately 24,000 residents in Neighbourhood Housing Areas.
- Approximately 26,750 jobs;

Sections 4.1.3.a, 4.1.3.b, 4.1.4.a, 4.1.6.2.c, and 5.1.4

- supports the Land Use and Transportation Characteristics listed for Frequent Transit Development Areas in Table 3, through the following:
 - provide higher density housing in locations that are closer to transit locations;
Part of Section 4.1.6.1e
 - employment and commercial uses needed by the local population;
Sections 4.1.3.a, 4.1.3.b, 4.1.4.a and 4.1.6.2.c
 - a greenway for the academic core will be provided, and usable neighbourhood open space for residential use including local parks, playgrounds and tennis courts will be provided.
Sections 4.1.2.1.a, 4.1.2.1.b, 4.1.2.1.c, 4.1.3.d, and 4.1.6.3.a

For a full list of UBC *Land Use Plan* policies that relate to this goal and strategies, please go to the Resource Table or view it online at planning.ubc.ca.



5 Goal 2

Support a Sustainable Economy

The Regional Growth Strategy is intended to support a sustainable economy.



The Goal 2 strategy that applies to UBC is:

2.1 Promote land development patterns that support a diverse regional economy and employment close to where people live

UBC's Land Use Plan:

- encourages land use and transportation policies consistent with UBC's designation on Map 11 as a Special Employment Area, due to its role as a major post-secondary institution of global significance and as a hospital/clinic site; Sections 4.1.3.a, 4.1.3.b, 4.1.4.a, 4.1.4.d, 4.1.6.2 c, 4.2.1, 4.2.2.a, 4.2.2.b, 4.2.2.c, 4.2.2.d, 4.2.2.e, and 4.2.3.a
- accommodates approximately 21,300 jobs by 2021, 24,600 jobs by 2031, and 26,750 jobs by 2041 ; Sections 4.1.3.a, 4.1.3.b, 4.1.4.a, 4.1.6.2.c
- supports mixed use neighbourhood centres in the university's neighbourhoods providing day to day services for the local population. Section 4.1.6.2.c

For a full list of UBC *Land Use Plan* policies that relate to this goal and strategies, please go to the Resource Table or view it online at planning.ubc.ca.



6 Goal 3 Protect the Environment and Respond to Climate Change Impacts

The natural environment is important to livability and sustainability as well as our sense of place.

The goal to 'Protect the Environment and Respond to Climate Change Impacts' includes four strategies:

- 3.1 Protect conservation and recreation lands
- 3.2 Protect and enhance natural features and their connectivity
- 3.3 Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality
- 3.4 Encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks

UBC's Land Use Plan:

- acknowledges and reinforces the *Pacific Spirit Regional Park Management Plan*; Section 4.1.1
- encourages the preservation of ecological resources through its:
 - Greenway Policy; Section 4.1.2.1.a, 4.1.2.1.b, 4.1.2.1.c, 4.1.2.1.d
 - Tree Guideline Areas; Section 4.1.2.2.a, 4.1.2.2.b
 - Tree Management Plan, and; Section 4.1.2.3.a, 4.1.2.3.b
 - Green Edges Policy Section 4.1.2.4.a
- calls on UBC and the GVRD to jointly address slope stability and erosion issues; Section 4.3.3b

- supports UBC coordination of development of its greenway with adjacent jurisdictions including the GVRD and City of Vancouver; Section 4.1.2.1.d
- supports preparation and implementation of a long term physical servicing strategy that:
 - is innovative and economically and environmentally sustainable Section 4.3.1.b
 - will address issues of energy conservation and demand-side management for solid waste, water conservation and other services; and Section 4.3.1.c
- calls for UBC to develop a greenhouse gas reduction strategy for Neighbourhood Plan areas Section 4.3.1.e
- encourages land use and transportation infrastructure that reduces energy consumption, greenhouse gas emissions and improves air quality through:
 - the development of a complete urban village community that is transit-supportive and a community design that is human scaled, compact and pedestrian friendly Section 4.1.6.1e
 - through a transportation system that is auto restrained, favouring pedestrians, cyclists and transit. Sections 4.2.1.a, 4.2.1.b, 4.2.1.c, 4.2.1.e, 4.2.3.d and 4.1.4.c and 4.1.4.d

For a full list of UBC *Land Use Plan* policies that relate to this goal and strategies, please go to the Resource Table or view it online at planning.ubc.ca.



7 Goal 4

Develop Complete Communities

Complete communities are walkable, mixed use, and transit-oriented where people can: find an appropriate place to live, earn a living, access services they need, and enjoy social, cultural, educational and recreational pursuits.

The goal to 'Develop Complete Communities' includes two strategies:

4.1 Provide diverse and affordable housing choices

4.2 Develop healthy and complete communities with access to a range of services and amenities

UBC's Land Use Plan:

- sets objectives for a diverse range of housing types and tenures;
Section 4.1.6.1.b
- establishes goals to provide housing for people who work or study on campus;
Sections 4.1.5.a, and 4.1.5.b
- calls on UBC and the GVRD to jointly address slope stability and erosion issues;
Section 4.3.3b
- encourages redevelopment, in-fill, and new housing areas to be developed at higher density;
Section 4.1.6.1 c, and 4.1.6.1.e
- establishes that a mixed use commercial village will be developed in Wesbrook Place consistent with that Neighbourhood Plan, and may also be considered in other neighbourhoods;
Section 4.1.6.2.c
- specifies that the Village Centre Academic area will emphasize transit, pedestrians, and cyclists as part of the greenway;
Section 4.1.4.c

- provides that shops and services in neighbourhood housing areas and the Village Centre Academic area are primarily oriented to the daily needs of the university and local residential community;
Sections 4.1.4.a and 4.1.6.2.c
- provides for a community centre and school in conjunction with a south campus village centre; and
Section 4.1.6.4.a, 4.1.6.4.b, 4.1.6.4.c
- provides for social, recreational and community services to serve a growing population.
Sections 4.1.6.3.a, 4.1.6.4.a, 4.1.6.4.b, 4.1.6.4.c, 4.1.6.5.a, 4.1.6.5.b, 4.1.6.5.c, and 4.1.6.6.a and 4.1.6.6.b, 4.3.2.b

For a full list of UBC *Land Use Plan* policies that relate to this goal and strategies, please go to the Resource Table or view it online at planning.ubc.ca.



8 Goal 5

Support Sustainable Transportation Choices

Accessible and sustainable transportation choices are supported by strategies for a compact urban area, and transit-oriented development patterns throughout the region with growth focused in Urban Centres and Frequent Transit Development Areas.

The goal to 'Support Sustainable Transportation Choices' includes two strategies:

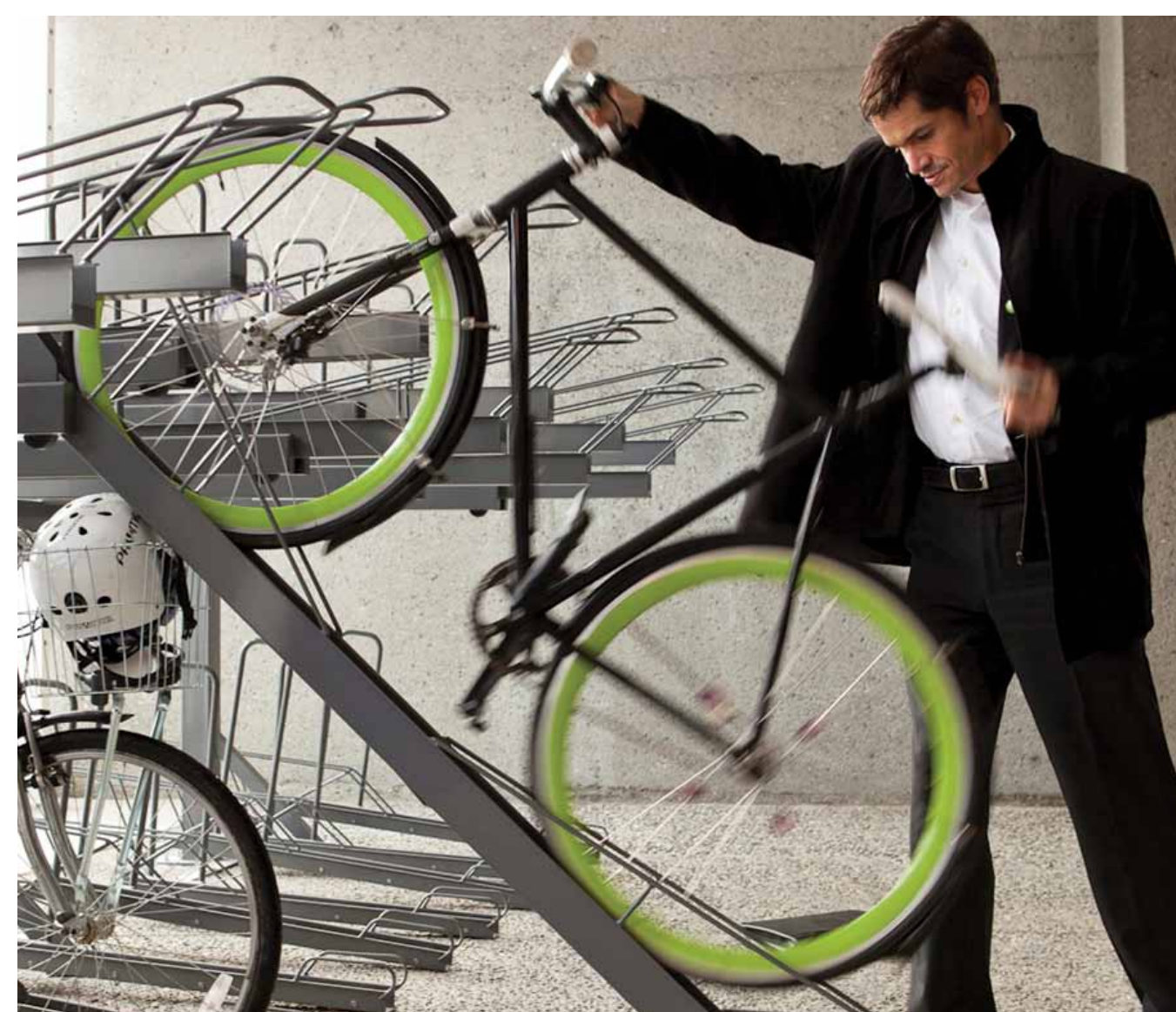
- 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking
- 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods and services

UBC's Land Use Plan:

- supports new local and regional transit services in conjunction with growth in activity and population, and promotes alternative non-automobile travel modes (walking and cycling);
Sections 4.2.1.a, 4.2.1.b, 4.2.1.c, 4.2.1.d, and 4.2.1.e

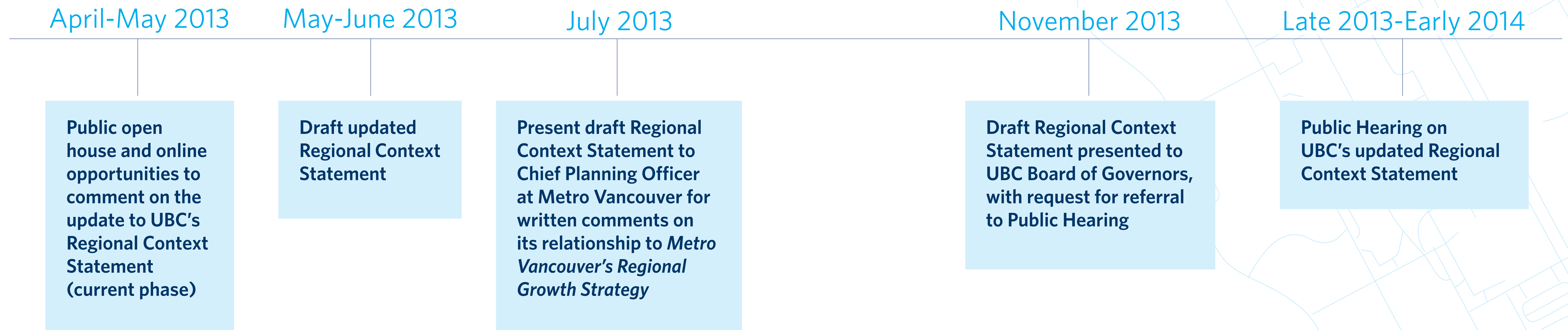
- encourages transportation demand management measures to restrain single-occupant automobile use;
Sections 4.2.2.a, 4.2.2.b, 4.2.2.c, 4.2.2.d, 4.2.2.e
- encourages convenient on-campus access and movement infrastructure to support transit, cycling and walking with policies regarding campus road system design, traffic calming, and the pedestrian, bicycle and shuttle bus route network; and
Section 4.2.3.d, and 4.2.3.e
- notes that UBC will work with the City of Vancouver to address truck travel;
Section 4.1.6.1 c, and 4.1.6.1.e

For a full list of UBC *Land Use Plan* policies that relate to this goal and strategies, please go to the Resource Table or view it online at planning.ubc.ca.



9 Timeline for Updating UBC's Regional Context Statement

Following public consultation, UBC will draft the updated Regional Context Statement, taking into consideration public feedback.



Staff to staff discussions with Metro Vancouver will be ongoing throughout the process of updating UBC's Regional Context Statement.



Establishing UBC's *Land Use Plan*

UBC's Land Use Plan is the result of a comprehensive multi-year planning process that included extensive public consultation.

Background and Context

After 5 years of extensive consultation with the campus community, UBC approved the *Vancouver Campus Plan* for its academic lands in 2010. This Plan was the first update for the academic lands in 18 years, and enjoyed widespread and strong support. In order to implement UBC's *Vancouver Campus Plan*, amendments to UBC's higher level *Land Use Plan* were required.

Adopted in 2011, the first phase of amendments to the *Land Use Plan* addressed housing affordability, density transfers from the UBC Farm and other locations, and the achievement of a year round population and density needed to support a sustainable community.

2005 - 2010: *UBC Vancouver Campus Plan*

- Six-phase comprehensive, inclusive and engaging consultative process with students, residents, alumni and other stakeholders.

June 2010 - January 2011: *Amendments to UBC's Land Use Plan*

- Phase I Consultation: July 15 - July 30, 2010
- Phase II Consultation: September 27 - October 15, 2010
- Outreach Meetings: July 13 - October 27, 2010
- Public Hearing: November 30, 2010

March 2011: Minister of Community, Sport and Cultural Development adopts UBC's *Land Use Plan* Amendments for the Vancouver Campus.

April 2011 - June 2012: *Amendments to UBC's Land Use Plan*

- Phase I Consultation: November 15 - 29, 2011
- Phase II Consultation: February 27 - March 7, 2012
- Public Hearing: April 25, 2012

August 2012: Minister of Community, Sport and Cultural Development adopts UBC's *Land Use Plan* amendments for the Vancouver Campus.

April 2013: Process to update UBC's Regional Context Statement begins.

- Public Open House - April 23, 2013
- Public Hearing - Late 2013/Early 2014

