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ADMINISTRATIVE REPORT

Report Date: October 26, 2010
Contact: David McLellan
Contact No.: 604-871-6939
RTS No.: 8944
VanRIMS No.: 08-2000-20
Meeting Date: November 2, 2010

TO: Vancouver City Council

FROM: General Manager of Community Services

SUBJECT: University of British Columbia (UBC): Proposed Draft Land Use Plan Amendments

RECOMMENDATION

- A. THAT Council support UBC's proposed approach to increase housing choices and improve housing affordability for their faculty, staff, and students, including: their overall population target; their commitment to maintain capacity to build student housing for 50% of their students over time; and, their target to have 50% of all market and non-market units occupied by UBC faculty, staff, or students.
- B. THAT Council support UBC's proposed change to the land use designation for the UBC Farm from "Future Housing Reserve" to "Green Academic" to support teaching, research, and innovation; and, to transfer previously contemplated housing density from the Farm to other suitable sites within UBC.
- C. THAT Council support UBC's proposed standards and delivery approach for amenities and community services for their residents as they meet, or exceed, the City standards and are not anticipated to result in additional burdens on City services provided in adjacent communities.
- D. THAT Council support UBC's proposed continuation of transportation demand management provisions contained in their existing land use plan as they have resulted in significant traffic reductions to-date to the benefit of adjacent communities in Vancouver.
- E. THAT Council instruct staff to work with UBC to update the Charter for the relationship between the City and the UBC adopted by Council, September 16, 2003 to reflect the new jurisdictional relationships arising from the Municipalities Enabling and Validating Act (2010) which puts the provincial

government in the place of Metro Vancouver regarding land use planning at UBC.

- F. THAT Council to instruct staff to continue to work with, and partner with, UBC on initiatives of mutual interest, including: implementation of the Greenest City Action Plan; the UBC/Broadway Corridor Rapid Transit Study and implementation of a rapid transit solution, as well as other transportation related matters; and, provision of direct services such as Fire Protection, where appropriate.
- G. THAT Council convey their appreciation and support of UBC's work to develop a sustainable community at the Vancouver campus;

FURTHER THAT this report and its recommendations be sent to the Vice President, External Legal and Community Relations, and the Board of Governors Chairperson, as input into the preparation of the final draft of Land Use Plan Amendments to be considered at Public Hearing in November 2010.

CITY MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

COUNCIL POLICY

In 2003, Council adopted a Charter for the Relationship between the City and the UBC that recognized that the University is in the process of creating a University Town and the need for guidance in an ongoing, mutually beneficial, working relationship.

In 2010, Council adopted a Memorandum of Understanding (MOU) between the City and UBC to work together to develop a "sustainability living laboratory" with the aim to support Vancouver's Greenest City Action Team 2020 goals, and UBC's Place and Promise sustainability goals.

PURPOSE

This report provides City comments to UBC regarding proposed amendments to the existing Land Use Plan for their Point Grey lands.

BACKGROUND

In June 2010, the provincial government enacted changes that transferred the responsibility for local land use planning for the UBC Vancouver Campus from Metro Vancouver to the Minister of Community and Regional Development, in consultation with the Minister of Advanced Education and Labour Market Development, as part of the Municipalities Enabling and Validating Act (2010).

The existing Land Use Plan for UBC is 15 years old and UBC notes that the Plan's overall vision and objectives remain relevant. UBC has achieved previously set targets for housing and transportation. However, UBC has identified several elements of the Plan that require amendment to more effectively support and implement its academic mission, and to achieve better academic integration and sustainable community development.

The new Land Use Plan will replace the existing Plan (July 25, 1997), and it will be the "bylaw" that establishes general land uses and policies for the entire 1,000 acre campus, with a special focus on non-institutional development.

Planning and development at UBC has achieved significant contributions towards sustainable community development. Between 1997 and 2009, transit ridership increased by 208%, while overall traffic to and from the campus decreased by 17%. Since 1997, 27% of new family housing is rental, and 51% of new housing has at least one UBC faculty, student or staff person occupying the unit.

DISCUSSION

The following section describes the key Land Use Plan amendments proposed by UBC and staff commentary on these proposals. All of UBC's proposals are available on the internet at: http://www.planning.ubc.ca/vancouver_home/consultations/landuseplan_intro.php.

Staff note that one of the proposed Land Use Plan amendments is to regularize their academic land use designations to be more in keeping with contemporary academic practices, especially with regard to mixing land uses. While staff support mixed-use land use planning, amending academic land uses does not relate to any specific Vancouver interests and no staff comments are provided on this item.

1. Improved Housing Choice and Affordability

UBC's vision for housing on campus is one of a sustainable, university town that enriches and is enriched by UBC's academic mission. Barriers to achieving this vision in the existing Land Use Plan include:

- unit sizes that are too large due to a fixed unit cap on the allowable floorspace which results in average unit sizes that are costly and do not match with anticipated demand;
- building form that is too small due to height limits in residential and mixed-use areas;
- year round populations that are too low to support shops, services, and transit; and
- limits to ground floor commercial floor space that prevent a better range of shops and services.

To address these barriers UBC proposes to:

- eliminate the housing unit cap to allow more, smaller, and more affordable housing units;
- change the height limits to enable maximum use of six-storey wood frame construction and allow a limited number of taller buildings based on more detailed area planning;
- increase the permitted commercial floor space to better reflect best practices for complete sustainable communities;
- maintain capacity to build student housing for 50% of students over time; and
- maintain target of 50% of all market and non-market units occupied by UBC faculty, staff or students.

The year round population that would result from the proposed amendments is estimated to be 25,000 to 35,000 people, which includes the addition of an increased number of student beds. This population estimate is generally consistent with existing plans (Appendix A provides details).

Staff recommend that Council support UBC's proposed approach to increase housing choices and improve housing affordability for their faculty, staff, and students. This includes: their overall population target; their commitment to maintain capacity to house up to 50% of students on campus; and, their target to have 50% of all market and non-market units occupied by UBC faculty, staff, or students. (RECOMMENDATION A.)

2. UBC Farm

UBC's vision for the UBC Farm is guided by a recently completed academic plan called 'Cultivating Place' which secures the retention of the Farm while enabling this area to be integrated with UBC's research, teaching, and community engagement. Particular emphasis will be given to the relationship between ecological support systems (such as the Farm) and the design and function of sustainable communities.

The existing Land Use Plan designates the UBC Farm, and other nearby lands, as a 'Future Housing Reserve.' This represents 300,000 square metres of residential floor space.

To address this situation UBC proposes:

- redesignation of the UBC Farm from 'Future Housing Reserve' to 'Green Academic' to enable implementation of Cultivating Place and to eliminate the potential for family market housing in this area; and
- transfer of displaced family housing density from the Farm to other areas of campus (this is supported by increased building heights and densities in other residential areas).

Staff recommend that Council support UBC's proposed change to the land use designation for the UBC Farm from "Future Housing Reserve" to "Green Academic" to support teaching, research, and innovation. Staff also support the proposed transfer of housing density from the Farm to other suitable sites within UBC. (RECOMMENDATION B.)

3. Amenities and Community Services

UBC is committed to providing high quality amenities and services to its community. They note that no sustainable community is complete or successful without a robust and integrated system of parks, community centres, schools, and childcare facilities.

The existing Land Use Plan provides significant guidance for the delivery of community amenities and services that meet, or exceed, City of Vancouver standards. UBC has also worked with the Vancouver School Board to address elementary and secondary school needs on campus. Currently, there are no childcare requirements in the Land Use Plan.

UBC does not propose any Land Use Plan amendments to the service levels already established. However, UBC proposes to introduce a daycare requirement in the new Land Use Plan, using best practices and standards used in Vancouver as a benchmark, adapted to UBC's specific demography (Appendix B provides an overview).

Staff recommend support for the UBC's proposed standards and delivery approach for amenities and community services for their residents as they meet, or exceed, the City of Vancouver's standards. Based on these standards, staff anticipate that future population

growth at UBC will not result in additional burdens on City services provided in adjacent communities. (RECOMMENDATION C.)

4. Transportation Demand Management

No amendments to the transportation demand management (TDM) provisions already in UBC's Land Use Plan are proposed. The existing Plan notes that UBC is one of the largest destinations in the Lower Mainland and a number of transportation demand management policies and measures are in-place to address this, including:

- increased parking costs to discourage auto commuting;
- provision of the UPass, in cooperation with TransLink, to significantly increase transit use;
- reduction of the parking supply by over 35% since 1997; and
- truck travel measures to reduce construction traffic impacts, in cooperation with the City.

To support the Land Use Plan's transportation demand management measures UBC has also adopted Strategic Transportation Plans (1999, 2005) that document measures to restrain auto commuting and to foster transit, cycling, and other sustainable modes of transportation (see Appendix B and C for transportation details).

Staff recommend that Council support the continuation of transportation demand management provisions contained in their existing Land Use Plan (1997), as they have resulted in significant traffic reductions to-date to the benefit of adjacent communities in Vancouver. (RECOMMENDATION D.)

5. UBC - City of Vancouver Relationship

UBC and the City have developed a strong working relationship during the past 15 years of community development at the UBC campus. This relationship has been extended with City support for developments sponsored by UBC in health facilities at Vancouver General Hospital, and in education/innovation facilities at Robson Square and the Great Northern Way Campus.

UBC has entered a new phase with the municipal-like powers provided to them under the Municipalities Enabling and Validating Act (2010). The 2003 Charter between the City and UBC references City participation in joint committee's established and managed by Metro Vancouver. With Metro's role replaced by the Minister of Community and Regional Development it is timely to update this Charter.

In addition, the City and UBC share a wide array of common interests and pursuits as exemplified in the 2010 Memorandum of Understanding between the two jurisdictions to work together to develop a "sustainability living laboratory" with the aim to support Vancouver's Greenest City Action Team 2020 goals, and UBC's Place and Promise sustainability goals.

The City and UBC also share a common concern regarding the most recent draft of the Regional Growth Strategy (RGS), September, 2010 which, as currently worded, does not support expansion of rapid transit to UBC until after rapid transit is implemented south of the Fraser River and on the eastern portion of the Broadway Corridor - only as far as Central Broadway. On October 7, 2010 Council approved City comments on the draft RGS that conveyed Vancouver's concern regarding this approach. City comments noted that this

approach comes in advance of TransLink's UBC/Broadway Corridor Rapid Transit Study which is taking an evidence-based approach to finding a rapid transit solution on this corridor.

As UBC grows there may also be opportunities for more exchanges between the City and UBC in areas like municipal services (Fire Protection is already provided to UBC by the City), and in staff training, among others.

Staff recommend that Council instruct staff to work with UBC to update the 2003 Charter for the relationship between the City and the UBC to reflect UBC's new jurisdictional relationship which puts the provincial government in the place of Metro Vancouver regarding land use planning at UBC. (RECOMMENDATION F.)

Further, staff recommend that Council to instruct staff to continue to work with, and partner with, UBC on initiatives of mutual interest, including: implementation of the Greenest City Action Plan; the UBC/Broadway Corridor Rapid Transit Study and implementation of a rapid transit solution, and other transportation-related matters; and, provision of direct services such as Fire Protection, where appropriate. (RECOMMENDATION G.)

6. Consultation Process

The updates to UBC's Land Use Plan are the result of a multi-year consultation with students, faculty, staff, alumni, campus residents, and other stakeholders. This included consultation with adjacent communities in Vancouver; Dunbar and West Point Grey. City staff were invited to attend workshops and information sessions.

Staff are comfortable with the efforts made by UBC to inform, engage, and consult with their Vancouver neighbours. Opportunities for public comment included on-line comment forms, workshop sessions, and surveys.

Further public input will be possible in November as these proposed amendments are brought forward to Public Hearing.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

Staff support UBC's proposed Land Use Plan amendments to: address housing choice and affordability; retain the UBC Farm; provide adequate community facilities; and, continue with solid achievements in transportation demand management. The proposals are largely consistent with previous plans and with the interests of the City of Vancouver. Recommendations are also included to update the working relationship between UBC and Vancouver to reflect UBC's new land use planning jurisdiction.

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UBC POPULATION PROJECTION SUMMARY

Comparison of Land Use Plan with Original Official Community Plan

There has been confusion around the population projections for the UBC campus. One issue is that Metro Vancouver's staff report assumed that a 2021 population projection for the old Official Community Plan (OCP) equaled the build out for the plan. This is incorrect. The table below shows the difference between the projection that was in the old OCP and the build out. The student beds have been adjusted to actual numbers today and held constant to build out. However, UBC intends to build more student housing on campus. Capacity for a total of 16,000 student beds on campus has been identified in the university's academic plans. Another challenge with the old OCP was it assumed a population per household figure of 2.0; actual data show that this figure is 2.4 people per household. The build out of the OCP using this figure results in a population of 20,000.

The campus population today is 16,500, comprising 8,000 people living in family housing plus student family members and 8,500 student beds.

Official Community Plan

The following chart estimates UBC's population based on the residential population projections developed in the original Official Community Plan in 1997.

Official Community Plan	Population projection (2021)	Build out (constant student beds)	Build out (increased student beds)
- Family housing population	10,700	20,000	20,000
- Student beds	7,300	8,500	16,000*
- Total	18,000	28,500	36,000

Build out would occur in about 2038 assuming an average of 175 new housing units built on campus per year (equivalent to about 2- 3 housing projects a year as all housing on the campus is multi-family).

Land Use Plan

The following chart estimates UBC's population based on the residential population projections that would occur as a result of amendments to the Land Use Plan.

Land Use Plan	Population projection (2021)	Build Out (constant student beds)	Build out (increased student beds)
- Family housing population	12,500	24,000	24,000
- Student Beds	10,000	10,000	16,000*
- Total	22,500	34,000	40,000
- Year Round Population (family housing plus 12 month student beds)**	15,000	25,000 – 30,000	25,000 – 35,000

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- Year Round Population (family housing plus 12 month student beds)**	15,000	25,000 – 30,000	25,000 – 35,000

Build out would occur in about 2041, assuming an average of 200 new housing units built on campus per year (equivalent to about 3 housing projects a year as all housing on the campus is multi-family).

*Note that the construction of additional student beds is highly dependent on a number of factors unique to the university including access to provincial debt capacity, financial capacity of the student housing ancillary given responsibilities for Okanagan and Vancouver campuses, the need to provide financial resources to other university priorities, and student demand.

**The year round population at build out is difficult to predict as it is mostly influenced by the number of students that sign 12 month contracts for student housing. As the university grows its graduate student complement at the Vancouver campus, this number could increase significantly. Thus a wide range for the year round population is given. The year round population is important in relation to thresholds for transit service and in planning shops and services for a complete community.



UBC'S GROWING COMMUNITY - UTOWN@UBC

Recognizing that living close to work or study is one of the single most important actions an individual can take towards sustainability, we created UTown@UBC, our on-campus residential community. UTown@UBC was founded on the principles of smart growth and the three pillars of sustainability – ecology, community and economy. Our goals are:

- Transform from commuter campus to a complete, sustainable community
- Build more affordable housing for students and families to live on campus
- Enhance academic engagement, campus life and the environment
- Build UBC's financial endowment to support the academic mission

Housing Targets

The original Official Community Plan set a number of targets for housing our faculty, staff and students on campus. UBC has exceeded all of these targets:

- 29% of full-time undergraduate students housed on-campus (target 25%)
- 27% of new housing rental (target 20%)
- 66% of rental housing non-market (target 50%)
- 51% housing contains someone who works or studies on campus (target 50%)

Student Housing

With one of the largest student bodies of any university in North America, UBC has an aggressive plan to create more student housing on campus:

- Currently, UBC has the largest stock of student housing on a single campus in Canada, with 8,500 beds
- *Vancouver Campus Plan* creates the capacity to house 50% of students on campus, exceeding the recommendation of recent independent student housing demand study (study put demand at 45% over the next 20 years)
- 500 new beds will be available in Fall, 2011

Housing Affordability

UBC has innovative models to make on-campus housing more affordable for faculty and staff. About 10% of our full-time faculty and staff live on campus, occupying half of the 2,200 apartments and townhouses that were built between 1991 and 2008. These initiatives include:

- Co-development: UBC faculty and staff establish a partnership and lease land from the University to create new townhouses or condominiums. As co-developers, these owners can save up to 20% off market prices by reducing typical project management and promotional costs



- Smaller units: as part of the amendments to the Land Use Plan, UBC is proposing changes which will allow us to build a greater number of bachelor and one-bedroom units to meet the needs of the 59% of our staff in one and two person households
- Rental: UBC is the largest builder and operator of rental housing in the region, providing below-market rental for faculty and staff

Transportation

Through the U-Pass and other initiatives, UBC has become the second largest transit destination in the region, outside the metropolitan core. Since 1997, UBC has:

- Increased ridership on transit by over 200% to almost 60,000 trips a day
- Reduced overall vehicle traffic by 17% and single occupancy vehicles by 13%
- reduced the total number of parking spaces by 43%, from 15,000 spaces to 8,600 spaces

Complete Community

As part of complete community, UBC is ensuring there are proper amenities on campus:

- Standards for parks, community centers and other amenities are equivalent to the City of Vancouver
- As part of proposed amendments to the Land Use Plan, UBC is adding a daycare standard
- UBC is proposing increasing the amount of allowable floor space for retail and commercial uses as 74% of on-campus students say more shops and services would improve the quality of life on campus and 83% of faculty and staff say proximity to shopping is an important factor when choosing housing

Ecological Sustainability

UBC has a number of innovative sustainability programs in its on-campus neighbourhoods, including:

- “Green bin” residential composting
- 15% of our campus is dedicated to green space, such as parks and gardens, and the development of some of the only “green streets” in the region
- REAP program to create LEED equivalent standards for residential wood-frame buildings

Governance

- The Municipalities Enabling and Validating Act, Part 10 – 2010 (passed in June, 2010) transfers the responsibility for approving a land use plan for UBC’s Vancouver campus from Metro Vancouver to the Minister of Community and Rural Development, who will consult with the Minister of Advanced Education and Labour Market Development
- Land use planning and many City Hall functions, such as issuing development permits and building inspections, are done by Campus and Community Planning



- Housing development on campus is done by private developers who bid through a competitive process. UBC builds and retains ownership of all rental housing
- Residents on campus pay provincial taxes for services such as water, sewer and transportation. An additional levy (making the total tax rate equivalent to the Vancouver mill rate) is collected by UBC and administered by the University Neighborhoods Association (UNA). The UNA is run by a primarily elected board and is responsible for local regulation (such as noise, parking, and animal control), as well as community programs and recreation, elections, landscaping, policies and by-laws

Financial Benefits

The endowment has helped make UBC the 30th ranked university in the world, according to the Times Higher Education World Education Rankings:

- When it was established, UBC was given a “land-grant” in order to build its endowment
- Majority of that land (1,800 acres) was used to establish Pacific Spirit Park, which is now managed by Metro Vancouver
- Revenue from housing development goes back to the endowment and funds scholarships, bursaries, research and professorships



UBC FACT SHEET – Our Place in the Region

UBC has a growing sustainable community that supports an important provincial and regional hub of learning, research, innovation and employment.

Current Enrolment, Population and Employment and Forecasts

Student Enrolment	40,348 FTE / 47,000 students in 2009 (32,000 are full time) 7,000 FTE / 8,000 student increase by 2021
Faculty/Staff Employment	12,000 in 2009 2,200 increase by 2021
Other Faculty and Academic Staff (Adjunct, Clinical, Emeritus, Honorary, and Visiting Scholars)	5,800 in 2009
Other Employees on campus	6,600 in 2009 3,000 increase by 2021
Student Beds on campus	8,500 in 2009 1,500 increase by 2021
Residents on campus (e.g. apartments, townhouses)	7,000 in 2008, 8,000 in 2010 4,500 increase by 2021
Percent of Family Homes Occupied by someone who works or studies on campus	51%

Economic Contribution

UBC is a world renowned top tier research intensive university that contributes significantly to the provincial economy.

- UBC is the largest post-secondary institution in the province
- Roughly 1 in 100 employees in the Vancouver Census Metropolitan Area (CMA) work at UBC
- UBC contributed over \$10 billion to the provincial economy in 2008/09 (roughly 5% of the B.C. economy)
 - UBC impact of direct expenditures in local economy totaled \$1.9 billion
 - UBC visitor and student spending generated \$618 million in the local region
 - UBC impact of increased income for UBC Alumni totaled \$2.6 billion
 - UBC impact of research and development on provincial economy totaled \$4.96 billion
- UBC research awards 2009 / 2010 totaled \$550 million
- UBC currently manages 250 licenses with companies around the world
- UBC research has generated 137 spin-off companies, with 95% based in the province, generating more than \$4 billion in sales and 40,000 person-years in employment
- UBC works closely with federal and provincial agencies such as the B.C. Innovation Council, non-profits and the private sector to ensure UBC research positively impacts society and supports Canadian jobs, industry productivity and innovation
- UBC had 173 new patents filed in 2008/09
- UBC ranks in the top 10 universities in North America in commercializing research and for its patent activity in the Life Sciences



- Between 1996 and 2006, UBC formed more spin-off companies per research dollar than MIT and Stanford

Employment Comparisons

In addition to the 12,000 faculty and staff jobs at UBC, there are 6,600 jobs in other campus facilities, such as TRIUMF, National Research Council, FP Innovations, and Vancouver Coastal Health.

- UBC is the third largest employer in the Lower Mainland and the largest single site employer in the province
- When compared to the Regional Town Centres in Metro Vancouver, employment on the UBC campus (18,000) is surpassed by only Richmond and Burnaby and is tied with Surrey City Centre

A Place of Interest

The economic impact of visitors to UBC is \$270 million per year.

- UBC's Chan Centre is among North America's premier performing arts venues, hosting approximately 160,000 people per year, at various performances, lectures, and university and secondary school graduation ceremonies
- UBC's Museum of Anthropology is Canada's largest teaching museum and one of the top visitor attractions in British Columbia, with more than 120,000 visitors each year from around the world
- UBC's Hospital has 800 staff including 270 physicians and 450 nurses. Patients make approximately 31,000 clinic visits to the hospital each year, and the urgent care centre handles 17,000 visits every year
- UBC's Conference Centre counts 30,000 visitors annually
- UBC faculties generate visits from international academics as part of their scholarly activities. UBC is home to over 100 Research Institutes and Centres, with an estimated 5,000 to 10,000 academic visitors annually
- Conferences can generate as many as 10,000 attendees. For example, last year's "Congress of the Humanities and Social Sciences" was the largest multi-disciplinary gathering of scholars in North America
- Parent visits, throughout the year and at graduation, generate an estimated 10,000 visits to campus annually
- Prospective student visits are estimated at 7,000 annually
- In addition, visits to Wreck Beach in Pacific Spirit Park adjacent to the campus are at least 250,000 annually, concentrated in the summer months.

Sustainability Commitments

UBC is a demonstrated leader in sustainability with a commitment to promoting the values of a sustainable society.

- UTown@UBC is the sustainable university community on UBC's campus that creates opportunities for students, faculty, staff and others to live on campus
- Of the 2,600 family homes on campus by the end of 2008, half are occupied by someone who works or studies at UBC and their families
- UBC has the largest supply of student beds (8500) on a single campus of any other public university in Canada
- UBC has the largest purpose-built rental housing stock in the province over the past 10 years
- UBC only develops multi-family housing to promote affordability and sustainability
- UTown @UBC has been developed as a complete community with shops and services, and amenities to meet daily needs
- UBC encourages transit and other sustainable transportation choices by setting low parking ratios for housing projects including zero parking for student housing, developing greenways and cycling routes, investing in secure bike parking facilities, and providing access to car share programs
- UBC was one of the first schools in the province to adopt U-Pass in 2003, which remains one of the most strongly supported student programs on campus



- U-Pass continues to transform the way students and others get to and from campus. In the first year of implementation, transit ridership increased 53% from the previous year and between 2002 and 2009, transit ridership has increased from 19,000 to nearly 60,000 trips now being made on transit each day.
- Parking supply on campus has been reduced by 43% from 15,000 spaces in 1997 to 8,600 spaces today, of which only 6,800 are used
- Surface parking lots have been repurposed for housing

Transportation Facts

UBC is the second largest transit destination in the Region, outside of the metropolitan core

- The Broadway corridor today has more than 100,000 transit trips a day.
- Transit trips to and from UBC in total are now 58,500 trips a day; 43,200 of these are associated with the Broadway corridor.
- Forty eight percent of the trips on the 99B Line originating at Broadway Station go all the way to UBC
- Transit is the primary mode of transportation on and off campus, with trips tripling since 1997
- 47% of all trips to campus are on transit
- The Canada Line currently carries 100,000 trips a day which is a significant increase over the number of transit trips in this corridor prior to introduction of this service. The Millennium Line carries 60,000 trips a day. The Evergreen Line is projected to carry 70,000 trips per day seven years after opening. The Expo Line carries 210,000 trips per day.
- 4,000 commuters passed up in am peak period (6.45-10.30 am) per day between Commercial Drive and UBC on 99 B Line (September 2010)
- UBC has highest transit mode share in the region for the journey to work with over 31% of staff and faculty taking transit to work at UBC. In comparison, New Westminster has the next highest at 27% followed by Burnaby and the Metro Core of Vancouver at 25%.

Other Relevant Plans

- The Provincial transit plan calls for increasing the transit mode share in the Metro Vancouver Region from 12% to 22% by 2030. Four rapid transit lines in Metro Vancouver are identified as priorities in this plan, including the UBC Line, the Evergreen Line, the Canada Line, and the upgraded Expo Line
- TransLink 2040 Plan: Most trips by transit, walking and cycling



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Housing Affordability

UBC has innovative models to make on-campus housing more affordable for faculty and staff. About 10% of our full-time faculty and staff live on campus, occupying half of the 2,200 apartments and townhouses that were built between 1991 and 2008. These initiatives include:

- Co-development: UBC faculty and staff establish a partnership and lease land from the University to create new townhouses or condominiums. As co-developers, these owners can save up to 20% off market prices by reducing typical project management and promotional costs



- Smaller units: as part of the amendments to the Land Use Plan, UBC is proposing changes which will allow us to build a greater number of bachelor and one-bedroom units to meet the needs of the 59% of our staff in one and two person households
- Rental: UBC is the largest builder and operator of rental housing in the region, providing below-market rental for faculty and staff

Transportation

Through the U-Pass and other initiatives, UBC has become the second largest transit destination in the region, outside the metropolitan core. Since 1997, UBC has:

- Increased ridership on transit by over 200% to almost 60,000 trips a day
- Reduced overall vehicle traffic by 17% and single occupancy vehicles by 13%
- reduced the total number of parking spaces by 43%, from 15,000 spaces to 8,600 spaces

Complete Community

As part of complete community, UBC is ensuring there are proper amenities on campus:

- Standards for parks, community centers and other amenities are equivalent to the City of Vancouver
- As part of proposed amendments to the Land Use Plan, UBC is adding a daycare standard
- UBC is proposing increasing the amount of allowable floor space for retail and commercial uses as 74% of on-campus students say more shops and services would improve the quality of life on campus and 83% of faculty and staff say proximity to shopping is an important factor when choosing housing

Ecological Sustainability

UBC has a number of innovative sustainability programs in its on-campus neighbourhoods, including:

- “Green bin” residential composting
- 15% of our campus is dedicated to green space, such as parks and gardens, and the development of some of the only “green streets” in the region
- REAP program to create LEED equivalent standards for residential wood-frame buildings

Governance

- The Municipalities Enabling and Validating Act, Part 10 – 2010 (passed in June, 2010) transfers the responsibility for approving a land use plan for UBC’s Vancouver campus from Metro Vancouver to the Minister of Community and Rural Development, who will consult with the Minister of Advanced Education and Labour Market Development
- Land use planning and many City Hall functions, such as issuing development permits and building inspections, are done by Campus and Community Planning



- Housing development on campus is done by private developers who bid through a competitive process. UBC builds and retains ownership of all rental housing
- Residents on campus pay provincial taxes for services such as water, sewer and transportation. An additional levy (making the total tax rate equivalent to the Vancouver mill rate) is collected by UBC and administered by the University Neighborhoods Association (UNA). The UNA is run by a primarily elected board and is responsible for local regulation (such as noise, parking, and animal control), as well as community programs and recreation, elections, landscaping, policies and by-laws

Financial Benefits

The endowment has helped make UBC the 30th ranked university in the world, according to the Times Higher Education World Education Rankings:

- When it was established, UBC was given a “land-grant” in order to build its endowment
- Majority of that land (1,800 acres) was used to establish Pacific Spirit Park, which is now managed by Metro Vancouver
- Revenue from housing development goes back to the endowment and funds scholarships, bursaries, research and professorships



UBC FACT SHEET – Our Place in the Region

UBC has a growing sustainable community that supports an important provincial and regional hub of learning, research, innovation and employment.

Current Enrolment, Population and Employment and Forecasts

Student Enrolment	40,348 FTE / 47,000 students in 2009 (32,000 are full time) 7,000 FTE / 8,000 student increase by 2021
Faculty/Staff Employment	12,000 in 2009 2,200 increase by 2021
Other Faculty and Academic Staff (Adjunct, Clinical, Emeritus, Honorary, and Visiting Scholars)	5,800 in 2009
Other Employees on campus	6,600 in 2009 3,000 increase by 2021
Student Beds on campus	8,500 in 2009 1,500 increase by 2021
Residents on campus (e.g. apartments, townhouses)	7,000 in 2008, 8,000 in 2010 4,500 increase by 2021
Percent of Family Homes Occupied by someone who works or studies on campus	51%

Economic Contribution

UBC is a world renowned top tier research intensive university that contributes significantly to the provincial economy.

- UBC is the largest post-secondary institution in the province
- Roughly 1 in 100 employees in the Vancouver Census Metropolitan Area (CMA) work at UBC
- UBC contributed over \$10 billion to the provincial economy in 2008/09 (roughly 5% of the B.C. economy)
 - UBC impact of direct expenditures in local economy totaled \$1.9 billion
 - UBC visitor and student spending generated \$618 million in the local region
 - UBC impact of increased income for UBC Alumni totaled \$2.6 billion
 - UBC impact of research and development on provincial economy totaled \$4.96 billion
- UBC research awards 2009 / 2010 totaled \$550 million
- UBC currently manages 250 licenses with companies around the world
- UBC research has generated 137 spin-off companies, with 95% based in the province, generating more than \$4 billion in sales and 40,000 person-years in employment
- UBC works closely with federal and provincial agencies such as the B.C. Innovation Council, non-profits and the private sector to ensure UBC research positively impacts society and supports Canadian jobs, industry productivity and innovation
- UBC had 173 new patents filed in 2008/09
- UBC ranks in the top 10 universities in North America in commercializing research and for its patent activity in the Life Sciences



- Between 1996 and 2006, UBC formed more spin-off companies per research dollar than MIT and Stanford

Employment Comparisons

In addition to the 12,000 faculty and staff jobs at UBC, there are 6,600 jobs in other campus facilities, such as TRIUMF, National Research Council, FP Innovations, and Vancouver Coastal Health.

- UBC is the third largest employer in the Lower Mainland and the largest single site employer in the province
- When compared to the Regional Town Centres in Metro Vancouver, employment on the UBC campus (18,000) is surpassed by only Richmond and Burnaby and is tied with Surrey City Centre

A Place of Interest

The economic impact of visitors to UBC is \$270 million per year.

- UBC's Chan Centre is among North America's premier performing arts venues, hosting approximately 160,000 people per year, at various performances, lectures, and university and secondary school graduation ceremonies
- UBC's Museum of Anthropology is Canada's largest teaching museum and one of the top visitor attractions in British Columbia, with more than 120,000 visitors each year from around the world
- UBC's Hospital has 800 staff including 270 physicians and 450 nurses. Patients make approximately 31,000 clinic visits to the hospital each year, and the urgent care centre handles 17,000 visits every year
- UBC's Conference Centre counts 30,000 visitors annually
- UBC faculties generate visits from international academics as part of their scholarly activities. UBC is home to over 100 Research Institutes and Centres, with an estimated 5,000 to 10,000 academic visitors annually
- Conferences can generate as many as 10,000 attendees. For example, last year's "Congress of the Humanities and Social Sciences" was the largest multi-disciplinary gathering of scholars in North America
- Parent visits, throughout the year and at graduation, generate an estimated 10,000 visits to campus annually
- Prospective student visits are estimated at 7,000 annually
- In addition, visits to Wreck Beach in Pacific Spirit Park adjacent to the campus are at least 250,000 annually, concentrated in the summer months.

Sustainability Commitments

UBC is a demonstrated leader in sustainability with a commitment to promoting the values of a sustainable society.

- UTown@UBC is the sustainable university community on UBC's campus that creates opportunities for students, faculty, staff and others to live on campus
- Of the 2,600 family homes on campus by the end of 2008, half are occupied by someone who works or studies at UBC and their families
- UBC has the largest supply of student beds (8500) on a single campus of any other public university in Canada
- UBC has the largest purpose-built rental housing stock in the province over the past 10 years
- UBC only develops multi-family housing to promote affordability and sustainability
- UTown @UBC has been developed as a complete community with shops and services, and amenities to meet daily needs
- UBC encourages transit and other sustainable transportation choices by setting low parking ratios for housing projects including zero parking for student housing, developing greenways and cycling routes, investing in secure bike parking facilities, and providing access to car share programs
- UBC was one of the first schools in the province to adopt U-Pass in 2003, which remains one of the most strongly supported student programs on campus



- U-Pass continues to transform the way students and others get to and from campus. In the first year of implementation, transit ridership increased 53% from the previous year and between 2002 and 2009, transit ridership has increased from 19,000 to nearly 60,000 trips now being made on transit each day.
- Parking supply on campus has been reduced by 43% from 15,000 spaces in 1997 to 8,600 spaces today, of which only 6,800 are used
- Surface parking lots have been repurposed for housing

Transportation Facts

UBC is the second largest transit destination in the Region, outside of the metropolitan core

- The Broadway corridor today has more than 100,000 transit trips a day.
- Transit trips to and from UBC in total are now 58,500 trips a day; 43,200 of these are associated with the Broadway corridor.
- Forty eight percent of the trips on the 99B Line originating at Broadway Station go all the way to UBC
- Transit is the primary mode of transportation on and off campus, with trips tripling since 1997
- 47% of all trips to campus are on transit
- The Canada Line currently carries 100,000 trips a day which is a significant increase over the number of transit trips in this corridor prior to introduction of this service. The Millennium Line carries 60,000 trips a day. The Evergreen Line is projected to carry 70,000 trips per day seven years after opening. The Expo Line carries 210,000 trips per day.
- 4,000 commuters passed up in am peak period (6.45-10.30 am) per day between Commercial Drive and UBC on 99 B Line (September 2010)
- UBC has highest transit mode share in the region for the journey to work with over 31% of staff and faculty taking transit to work at UBC. In comparison, New Westminster has the next highest at 27% followed by Burnaby and the Metro Core of Vancouver at 25%.

Other Relevant Plans

- The Provincial transit plan calls for increasing the transit mode share in the Metro Vancouver Region from 12% to 22% by 2030. Four rapid transit lines in Metro Vancouver are identified as priorities in this plan, including the UBC Line, the Evergreen Line, the Canada Line, and the upgraded Expo Line
- TransLink 2040 Plan: Most trips by transit, walking and cycling

