

Official Community Plan for Part of Electoral Area 'A'



**Greater Vancouver Regional District
Policy and Planning Department**

***Official Community Plan for Part of Electoral
Area ‘A’
and
GVRD-UBC Memorandum of Understanding***

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Record of Amendments
to Greater Vancouver Regional District Official Community Plan
for Part of Electoral Area “A” (UBC Area) Bylaw No. 840, 1996”

By-law No.	Date Adopted	Purpose of Amendment
1010	July 30, 2004	Amendment to Schedules A and C for East Campus Neighbourhood Plan Area
1026	September 23, 2005	Text Amendment to 4.1.17 Amendment to Schedule A for South Campus Neighbourhood Plan Area

Copies of the original bylaws may be inspected at the offices of the Corporate Secretary of the Greater Vancouver Regional District.

GREATER VANCOUVER REGIONAL DISTRICT

BYLAW NO. 840 - 1996

**A BYLAW TO ADOPT AN
OFFICIAL COMMUNITY PLAN
FOR PART OF ELECTORAL AREA 'A' (UBC AREA)**

WHEREAS the Regional Board of the Greater Vancouver Regional District has deemed it advisable to adopt an Official Community Plan to apply to part of Electoral Area 'A', including the University of British Columbia campus and part of Pacific Spirit Regional Park, pursuant to Part 29 of the Municipal Act;

NOW THEREFORE the Regional Board of the Greater Vancouver Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "Greater Vancouver Regional District Official Community Plan for Part of Electoral Area 'A' (UBC Area) Bylaw No. 840 - 1996"
2. Appendix A attached hereto and forming part hereof and entitled *Official Community Plan for Part of Electoral Area 'A'* is hereby adopted as the Official Community Plan for that part of Electoral Area 'A' shown outlined in a heavy black line on the Land Use Plan attached thereto as Schedule A.

READ A FIRST TIME this 26 day of July 1996

READ A SECOND TIME this 26 day of July 1996

PUBLIC HEARING HELD this 15 day of October 1996

READ A THIRD TIME this 1 day of November 1996

THIRD READING RESCINDED this 25th day of July 1997

READ A THIRD TIME AS AMENDED this 25th day of July 1997

RECONSIDERED, PASSED AND FINALLY ADOPTED THIS 25th day of July, 1997.

(signed) G. Puil

CHAIRPERSON

(signed) P.A. Vetleson

SECRETARY

***Official Community Plan
for Part of Electoral Area 'A'***

**UNIVERSITY OF BRITISH COLUMBIA
AND
PART OF PACIFIC SPIRIT REGIONAL PARK**

**Greater Vancouver Regional District
Strategic Planning Department
July 1997**

Official Community Plan for Part of Electoral Area ‘A’

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The University of British Columbia (UBC) has a long history of campus planning to support its mandate as a leading academic institution. UBC, with its diversity of academic, research, recreational, residential and cultural activities, is an important local, provincial and international resource. Today, the 402 hectare campus serves 32,000 students, and houses 7300 student and 1400 permanent residents. There are about 11,500 jobs on the campus.

The changing needs of UBC have prompted the desire for municipal-style planning to recognize regional objectives, to provide a policy framework for housing and other non-institutional development, and to ensure that development is considerate of its setting and neighbours.

The Greater Vancouver Regional District (GVRD), as the civic planning authority for those parts of Electoral Area 'A' not administered by the provincial government, has prepared this OCP pursuant to the provisions of the *Municipal Act*. University development, in accordance with the provisions of the *Universities Act*, is the purview of UBC.

This OCP covers the University of British Columbia and two foreshore lots owned by the GVRD which are part of Pacific Spirit Regional Park. The boundaries of the OCP area are shown on Figure 1.

This OCP sets objectives for land use and transportation, particularly in relation to non-institutional development. It is intended to achieve the common objectives of GVRD and UBC to implement the *Livable Region Strategic Plan* and to sustain UBC's main mission and responsibility as a leading educational institution. The OCP will guide future decision-making towards creation of a unique university community.

...to meet the GVRD's Livable Region Strategic Plan and to help sustain UBC's academic mission.

The OCP has been prepared through a consultative process involving the GVRD, UBC, interest groups from both on and off campus, and the public. It is intended that future planning initiatives be carried out through public consultative area plan and development approval processes to ensure conformance with the OCP objectives and policies.

In conjunction with this OCP, the GVRD with the support of UBC has requested the Minister of Municipal Affairs and Housing to undertake a governance study for Electoral Area 'A', which includes the OCP area, to determine the appropriate local government structure. This study was approved by the Minister in October 1996.

GVRD's goals are:

- to protect and maintain the viability of the 'Green Zone';
- to build complete communities with a better balance of jobs, housing opportunities, and services;
- to foster a compact metropolitan region by encouraging growth within the established metropolitan area and concentrating development in mixed use centres; and
- to manage transportation in favour of a transit oriented and automobile restrained transportation system.

UBC's goals are similarly multi-dimensional:

- to promote UBC's academic mission to be a world renowned institution of higher education and research;
- to provide instruction, research and public service that contributes to the economic, social and cultural progress of the people of British Columbia and Canada, is broadly representative of the fields of knowledge and professional specialities, is known and respected internationally, and is sensitive to the issues of our common global society.
- to utilize its land resource to support academic activities and to build an endowment through the development of an integrated community in an environmentally sound fashion, consistent with regional objectives.



OCP Boundary ■■■■■■

Figure 1: Air Photo, 1992

REGIONAL CONTEXT STATEMENT

The GVRD's *Livable Region Strategic Plan* was adopted by the GVRD Board of Directors and deemed by the Minister of Municipal Affairs and Housing to be a regional growth strategy.

This official community plan conforms to the *Livable Region Strategic Plan* through:

- explicit recognition of the Strategic Plan and its goals;
- the goal of reconciling the general themes of ecology, economy, and community; and
- specific policies that relate to aspects of the four policy components of the *Livable Region Strategic Plan*: protecting the Green Zone; building complete communities; achieving a compact metropolitan area; and increasing transportation choice.

Protecting the Green Zone

This official community plan:

- identifies as Green Zone and maintains the integrity of Pacific Spirit Regional Park (Schedule A);
- acknowledges and reinforces the *Pacific Spirit Regional Park Management Plan* (Section 4.1.1).

- encourages the preservation of additional ecological resources through its Greenway policy (Section 4.1.2); Tree Guideline Areas (Section 4.1.3, Schedule C); Tree Management Plan (Section 4.1.4); and its Green Edges policy (Section 4.1.5).

Building Complete Communities

This official community plan:

- sets objectives for a diverse range of housing types and tenures (Section 4.1.16);
- directs that redevelopment, in-fill, and new housing areas will be developed at medium density (Section 4.1.16);
- directs that new residential development will be focused around a south campus village commercial centre (Section 4.1.17);
- mandates the development of a pedestrian-oriented commercial centre near the transit centre at East Mall and University Boulevard. (Section 4.1.10);
- provides for a community centre and school in conjunction with a south campus village centre, (Section 4.1.18);
- provides for social and community services to serve a growing population (Sections 4.1.18 and 4.1.19).

Achieving a Compact Metropolitan Area

This official community plan:

- recognizes the UBC area as part of the Growth Concentration Area of the Livable Region Strategic Plan.
- seeks to accommodate the following targets by 2006:
 - 7,000 households, including 1,800 households in ground-oriented housing;
 - 12,700 residents, including residents in student accommodation,
 - 12,200 jobs.
- seeks to accommodate the following targets by 2021:
 - 9,600 households, including 2,800 households in ground-oriented housing;
 - 18,000 residents, including residents in student accommodation,
 - 13,100 jobs.

- promotes alternative non-automobile travel modes (walking and cycling) both generally and through the development of greenways (Section 4.2); and
- encourages increased transportation demand management measures to restrain single-occupant automobile use (Section 4.2.2).

Increasing Transportation Choice

This official community plan:

- supports locally the regional emphasis on the development of a transit-oriented and automobile - restrained transportation system (Section 4.2);
- encourages new local and regional transit services in conjunction with growth in activity and population (Section 4.2.1);
- encourages the location of higher density uses in proximity to the intended transit system (Section 4.1.16);

Through future planning initiatives associated with this OCP, a special university community will evolve through innovation, renewal, and a quest for excellence based on experimentation and demonstration. It will be a diverse and stimulating place for living, working, and learning in harmony with the environment. The natural integrity of Pacific Spirit Regional Park will be a highly valued part of the community.

The vision for a complete and integrated university community has several key complementary elements.

living • working • learning

The community is a place to live, work, and play where learning is infused in daily life; the academic tradition is reflected in all aspects of the community; and the questioning inherent in learning permeates everyday activities.

respect • harmony • patterns

The community is planned, designed, constructed and inhabited with respect for the land and its patterns- natural, cultural, and historical. The community harmonizes with its setting and its academic core. Residents, staff and students join in stewardship for the environment, including Pacific Spirit Regional Park. Neighbouring communities are respected.

creativity • innovation • renewal

The community evolves continually through creativity, innovation, and renewal. Its landscape and activities follow ecological cycles and parallel natural systems. Through an understanding of these processes, learning is fostered. Pacific Spirit Regional Park is a unique resource for learning.

stimulating • healthy • interactive

The community benefits from a diversity of people, building forms, uses, landscapes, and interactions. The community mixture reflects the circumstance of a university setting, is stimulating, and is constantly encouraging interaction.

leadership • demonstration

The community leads by example. It provides an opportunity to implement ideas generated within the university, and offers back ideas and interactions. This connection between academic endeavors and community life offers a demonstration to other communities of what is possible.

This vision is about a university community, and adjacent park, that strives to balance ecological health, economic viability, and community. These components are all equally valued and, through careful planning, will lead to a community that will serve as a model for living, working and learning in harmony.

To carry out the goals of the GVRD and UBC to achieve this vision of what the university community will be like in the long term requires both a plan and the commitment to adhere to and implement that plan. To effectively carry out the OCP, the future process requires that the community participate in a meaningful way.

The following sections describe, in general terms, the goals, the principles and the nature of physical responses and processes that flow from them.

3.2

Goals of a Responsible Community

The **GVRD** has identified this area as part of the ‘*Growth Concentration Area.*’ within the *Livable Region Strategic Plan.* **UBC** sees community building as an opportunity to help endow, in the long term, the main academic mission of the university.

An unparalleled opportunity to meet ecological, economic, and community objectives.

This area represents an unparalleled opportunity in the region to foster and shape future land use and development to meet both development and environmental objectives within the regional strategic framework outlined by the GVRD.

Inherent in this are three fundamental considerations against which future planning and development decisions are to be evaluated - **ecology**, **economics**, and **community**. From many perspectives, the objectives are consistent.

•**Ecology:** ‘*Green Zones*’ designated by the GVRD, specifically Pacific Spirit Regional Park, will be protected for recreation and conservation. As such, the policies of the *Pacific Spirit Regional Park Management Plan* will be reinforced. The GVRD and UBC will need to ensure the maintenance of a healthy ecosystem throughout the *OCP* area and to minimize adverse impact on adjacent areas.

•**Economy:** UBC will be able to utilize its land resource for responsible development, consistent with the goals of this OCP, in order to build an endowment to help sustain its academic mission for the long term. Other economic goals are to effectively use scarce

urban land and to maximize the effectiveness and equity of public expenditure.

•**Community:** Planning will focus on developing a high quality, compact and complete integrated university community. It will contain a diversity of employment, recreational, learning, cultural, and housing opportunities, along with engineering systems and community services, in a manner and setting that promotes a sense of community. It is to be implemented through an ongoing public consultative planning and decision making process.

The OCP must reconcile these three imperatives. These goals are not prioritized and are not to be viewed as mutually exclusive. A balanced result will be achievable.

3.3

Neighbourliness Objectives

The university community will fit within adjacent development in the University Endowment Lands and the City of Vancouver, as well as being consistent with objectives for Pacific Spirit Regional Park and in conformity with the Livable Region Strategic Plan.

These goals and objectives, developed through a consultative planning process, will remain valid and applicable during subsequent planning in pursuit of the vision. This *OCF* assumes a continuing planning process.

To be respectful of the adjacent communities and Pacific Spirit Regional Park.

●Ecology: Inter-related land use and transportation systems will be managed to mitigate adverse impact on adjacent areas. Linkages between open spaces and natural areas on- and off-site will be included.

●Economy: UBC will be able to continue its role as a provider of education, regional employment, facilities, and amenities for surrounding areas. UBC will need to develop and deliver local public services to support residential development.

●Community: Land uses will be directed to building and servicing the new, complete community. New retail commercial activity will support local activities and not be aimed at drawing additional single purpose traffic to the UBC area. A mix of housing appropriate for the area will minimize the impact of travel on neighbouring areas. Community services (schools, parks, commercial, etc.) will be staged, concurrent with the residential development, to complement the services in adjacent neighbourhoods. Linkages to the adjacent neighbourhoods and Pacific Spirit Regional Park are an important component of a livable community.

Today, the university is primarily an academic and research enclave with some student, market, and staff/faculty housing. However, the UBC area provides a significant opportunity to build a complete and high quality community that must not be lost. The university will anchor the community, and through its presence and the design of the campus core, will lend the community a distinct character.

Through the application of the high standards, leading edge technology, and creativity expected from a major university and its community, the long term objective is to attain a community of a quality and physical character unmatched elsewhere. To achieve great, livable places to work, live, and learn requires imagination and attention to both ecological and community concerns while pursuing financial objectives.

.....great livable places to live, work, and learn.

The physical planning principles that flow from the vision statement are first described, then the land use and development policies are detailed in this section.

●Ecology: The university community will protect its environmentally sensitive neighbour of Pacific Spirit Regional Park and other special landscapes in order to provide an appropriate environmental perspective, aesthetic, and sensitivity. An ecological framework will be developed for detailed planning, design of services and development. Development will settle comfortably on the land in a manner that respects protected natural systems.

●Economy: The development pattern, within the constraints of multiple objectives, will optimize the return for UBC from its land resource. While the existing academic core area grows mostly through intensification, the OCP recognizes the long term potential for additional university related functions like research facilities. Housing will be a significant part of the developable lands. The residential component will provide a broad range of housing opportunities.

●Community: This will be a university community that is complete with a diversity of uses and services, vibrant, lively and healthy, and a community orientation and sense of neighbourliness.

The university community will use the public realm to integrate the access systems and mix of uses. Gathering places, shops, and services will be intermingled with the populations served. New residential areas will focus on a ‘village centre.’

Housing will cover a broad spectrum of market and non-market housing, and a variety of physical forms, to ensure a multi-generation and lifestyle mix appropriate to a university community. UBC currently provides substantial numbers of student and staff housing in the form of affordable and rental accommodation.

The desired physical qualities are human-scaled, medium density and compact. There will be an emphasis on public spaces and green areas both natural and human-made, as well as heritage landscapes and buildings as part of a livable community that reflects the university character.

There will be an emphasis throughout the area on safety, primarily through the application of principles of crime prevention through environmental design in decision making. Universal inclusive design to allow equal access to all people is an important consideration at all stages of the planning and development process.

The future land use and the location of certain design features will generally be as shown on **Schedule A: Land Use Plan**. This configuration of uses is based on developing a university community which integrates a diversity of uses within the overall land use and transportation structure. Therefore there may be a mix of uses within specific sub-areas.

A description of each of the specific areas and related policies is included in the remainder of this section. While these components will form an integrated whole, for convenience the discussion is organized into the three sections:

green areas, the university, and the residential community.

•Green Areas

4.1.1 Pacific Spirit: The two foreshore lots in the *OCP* area, to the west of Marine Drive within Pacific Spirit Regional Park, are 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.

- a) The policies of the *Pacific Spirit Regional Park Management Plan* will need to be followed by the GVRD and UBC in planning and development.
- b) The planning and development of areas adjacent to Pacific Spirit Regional Park will only be done in a manner that protects the park values contained in the *Pacific Spirit Regional Park Management Plan*.

4.1.2 Greenway: A central organizing theme for the academic core is the development of a ‘greenway’ along Main Mall and University Boulevard that crosses the academic core from east to west and north to south. This is the backbone of a continuous, multi-use, people-oriented corridor that extends through the whole *OCP* area to promote linkages between the various uses, destinations, and adjacent green edges.

- a) A greenway corridor will be developed following the general alignment shown on **Schedule A: Land Use Plan** and **Schedule B: Access**.

- 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).
- 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.
- 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.

4.1.3 Tree Guideline Areas: The OCP area has significant stands of natural vegetation. While not all can be retained in meeting plan goals for development, those areas designated on *Schedule C: Plan Areas* as 'tree guideline areas' are to receive further attention through the area planning process.

- 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.
- 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 windfirm.

4.1.4 Tree Management Plan: Tree planting and management is required to augment retained stands of natural vegetation.

- 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.

4.1.5 Green Edges: Green edges are designated in various areas to provide a sense of a community in a forest setting, a natural edge to roadways, wildlife habitat, and to contribute to protecting the integrity of Pacific Spirit Regional Park.

- a) Green edges will be maintained along the general alignments shown on *Schedule A: Land Use Plan*.
- b) The width and treatment of these green edges, to be defined in future area plans (which incorporate the findings of detailed environmental assessments) and a tree management plan, will be determined by the need to maintain a sustainable treed space which meets ecological, buffering and aesthetic objectives.
- c) The nature of these spaces will vary, ranging from the more manicured spaces along Marine Drive west of the main campus (by Vanier, for example), to the more natural vegetation of areas west of the President's House and in the south campus along SW Marine Drive and adjacent to Pacific Spirit Regional Park.
- d) These green edges will connect to the greenway and their design will be combined with adjacent open spaces such as Totem Park.

4.1.6 Stadium/Fields/Gardens: The *OCP* contains significant areas, such as the Botanical Gardens, Thunderbird Stadium, and the main athletic fields, which contribute to the community.

- a) Areas designated in this category on *Schedule A: Land Use Plan* will be retained in their present uses.

●University

4.1.7 UBC Academic Core: With the exception of the major indoor athletic facilities on Thunderbird Boulevard, the UBC academic core comprises four sectors of the existing campus around the Main Mall/University Boulevard greenway. These sectors contain the main academic and medical buildings, recreation facilities, libraries, support services, and parkades. In addition, there are significant cultural facilities such as an art gallery, concert hall, and gardens. The following policies will apply:

- a) This area is mostly for the consolidation of future academic and institutional uses through selective redevelopment and infill.
- 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.).
- c) The height of the non-institutional development in the academic core will depend primarily on detailed urban design and site planning considerations, such as the need to minimize adverse impacts on adjacent sites and retain views, but will not exceed 53 metres. Institutional development should respect this height limit.
- d) Open space areas outside the greenway should be retained and augmented to

provide green space and an appropriate university character.

4.1.8 North Campus: This area contains academic buildings, the Museum of Anthropology, and Green College. There are significant constraints on development because of its relation to the cliffs. The intent of policy in this area is to control new development to minimize potential impact on the adjacent park lands and to protect UBC facilities. The following policies will apply:

- a) This area will be the subject of an area planning process prior to institutional or non-institutional development.
- b) Further development will not be permitted unless supported by a hydrogeological study which sets the protection of Pacific Spirit Regional Park as a priority objective.

4.1.9 Theological Area: This area, located in the northeast corner of the campus is primarily a mixture of housing and academic facilities of a theological nature. These functions are to be retained, but there is significant opportunity for redevelopment for both housing and academic uses provided that:

- a) The policies of 4.1.16 Future Housing Areas a, b, c, d, and e with respect to housing and community character, apply to the Theological Area.
- b) New development will respect the formal layout and heritage character of the Vancouver School of Theology's main building.

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- c) The design and height of new development will maintain the predominance of the existing Vancouver School of Theology tower, and will be of lower density and height towards the north and east edges facing existing low rise residential.
 - d) Useable neighbourhood open space for residential use will be provided based upon an area to population standard of 0.5 hectares per 1000 residents of the Theological Area.

4.1.10 University Commercial: In order to provide a focus for activity in the academic core, a pedestrian oriented commercial centre will be developed near the transit centre at University Boulevard and East Mall, in accordance with the following policies:

- a) Commercial uses will be oriented to the day and evening convenience 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 speciality retail shops selling goods like books, art, bicycles, clothing or music.
- b) Individual businesses are intended to be small scale (mostly in the range of 100 m² to 350 m²), The maximum allowable ground floor retail space will be 4500 m². A maximum building height of 5 storeys will be permitted, with commercial limited to the first 2 storeys.
- 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.
- d) The area will be designed to accommodate high capacity transit,

regular bus service, and the campus shuttle bus.

4.1.11 Research: This designation applies to university-related research areas such as Paprican, Triumph, NRC, Discovery Park, and Forintek. The intent is to maintain this area for university-related research, and to provide for some degree of expansion, particularly onto areas adjacent to existing facilities either in the south campus or near the stadium. This area will be developed on the following basis:

- a) Development standards for specific sites will be determined by balancing user requirements with the development constraints of particular sites (the need for buffers, a campus character, streetscape, adjacency to the greenway, etc.).

4.1.12 Bio-Sciences Lands: This area is to provide for the consolidation and relocation of some of the bio-science uses (plant science, animal science, etc.) that benefit from a site near the university, are compatible with adjacent future housing, and cannot be better accommodated either in the main academic core or off-campus sites.

- a) Site design will maximize the benefit of a location along the greenway to reinforce the character of a university community.

4.1.13 UBC Support Services:

Some support and service facilities are located outside the academic core. These designated areas include plant and utility facilities, such as waste disposal, that service the main campus uses.

- a) **Schedule A: Land Use Plan** designates the location of support services, including fire, police, and ambulance that service UBC and areas beyond.
- b) Expansion, replacement or modification at the existing power sub-station on Thunderbird Boulevard is permitted, provided it will be made as compatible as possible with proposed adjacent uses.
- c) The plant operations at the extreme south end of the campus will be consolidated, made as compact as possible, and made compatible with future adjacent academic and research facilities and nearby residential development over time.

●Residential Community

4.1.14 Residential Objectives:

It is the objective of the OCP that residential development support establishment of a community with strong links between the academic and residential areas for the mutual benefit of both areas and to reduce the need to travel to and from UBC. In order to achieve this objective:

- (a) Any increase in the full-time undergraduate student population at UBC should be met with an increase in housing provided specifically for students, whether by UBC, other academic institutions, non-profit groups, the private sector or other organizations, to maintain not less than a 25% ratio of housing specifically for undergraduate students to full-time undergraduate students.
- (b) The OCP sets as a goal that not less than 50% of new market and non-market housing serve households where one or

more members work or attend university on the UBC campus. Achievement of this goal will be assessed during the local area planning process and will be reviewed in five years from adoption of the OCP. In undertaking an assessment and review of progress towards all housing goals, consideration will be given to both completed units and planned development.

4.1.15 Existing Housing Areas:

This designation is for the continued use of existing housing areas. This includes the existing staff and student housing in such areas as Acadia, Totem, Vanier, and Thunderbird and the market housing area of Hampton Place.

- a) Redevelopment and infill will be permitted in these areas at a floor space ratio of 1.0 net area unless otherwise defined through the area planning process.
- b) The Hampton Place market housing area may only be developed to completion according to established detailed plans.

4.1.16 Future Housing Areas:

Future housing areas are designated throughout the campus, including a major portion of the south campus, significant areas immediately south of existing housing areas in the middle campus (extending from SW Marine Drive to Acadia), and near the student recreation centre on Wesbrook Mall.

- a) Future housing areas will be the subject of an area planning process prior to approval of non-institutional development. Achievement of the goals and targets set out in 4.1.16 b) will be assessed during the area planning process and will be reviewed in five years from adoption of the OCP.

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- b) It is the objective of this OCP that over time a significant proportion of future housing will be accessible to those who work or attend university on the UBC campus. In order to achieve this objective, housing will be of a range of types, unit sizes and densities, and therefore range of housing prices and tenures. Progress towards achievement of this objective will be measured in relation to the following guidelines:
- 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.
 - 40% of new residential dwellings will be ground-oriented housing. This housing will be locationally integrated into the community but will emphasize proximity and access to the school and community centre.
- c) The maximum average floor space ratio will be 1.2 net area, to a maximum of 100 units per net hectare. No individual site will have a floor space ratio greater than 2.8 net area.
- d) Housing will be primarily four storeys or less. The maximum height is 53 metres.
- e) It is the objective of this OCP to create a complete ‘urban village’ community that reflects a fine-grained development pattern. To realize this objective, future housing areas will achieve the following:
- Provide a diversity of housing types, including row houses, stacked row houses, apartments and dwellings in mixed use settings.
 - Provide housing that 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 convenience 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 for apartment housing and 50 units for ground-oriented housing, unless designed to provide smaller scale enclaves within larger projects.
- f) 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.

4.1.17: Village Centre: In order to provide convenient day to day services for the future residential population, a mixed use village commercial core is designated at the southwest corner of West 16th Avenue and Westbrook Mall. It will be developed according to the following policies:

- a) Its maximum permitted ground floor area will be 6000 m².
- b) The individual uses will typically be small (mostly in the range of 100 m² to 350 m²).
- 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.).
- d) Notwithstanding the above, about half of the permitted ground floor commercial area may be occupied by a neighbourhood oriented grocery.
- e) A maximum building height of 5 storeys will be permitted, with commercial limited to the first 2 storeys. The maximum height may be exceeded to 6 storeys solely for the seniors facility in the village centre. (Bylaw No. 1026 – September 23, 2005).
- f) 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 centre and school area.

4.1.18 Community Centre: To add to the vitality of the village centre and to provide a focus for community activities, a community centre (meeting rooms, recreation, etc.) is required.

- a) A community centre will be located adjacent to or in conjunction with the village commercial area.
- b) The community centre 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 housing areas. The first phase of the community centre will be provided prior to the permanent residential population of these areas exceeding 5000 persons.
- c) Play facilities will be provided in conjunction with the adjacent school.

4.1.19 School: Future elementary school students will be accommodated in proximity to home. A school site will contribute to meeting the recreation needs of the community.

- a) An elementary school site of not less than 3.0 hectares (including land for playing fields) will be sited in the south campus adjacent to the community centre as shown on *Schedule A: Land Use Plan*.
- b) The site will be accessible from an extension of the greenway to enhance pedestrian and cyclist access.

4.1.20 Future Housing Reserve:

Areas in the south and middle campus are to be held in reserve for academic or future residential use.

- a) The areas designated on **Schedule A: Land Use Plan** as 'Future Housing Reserve' will be maintained in the current or an appropriate institutional use until such time that an *OCP* amendment is approved designating them as suitable for residential development consistent with the policies of Section 4.1.16 Future Housing Areas.
- b) Redesignation will be based upon the successful accomplishment of the objectives set out in this *OCP* and verification that these areas are not required for academic use.

The university is the second largest destination in the Lower Mainland. Therefore, transportation is a major consideration in the *OCP*, not only because of its potential impact on adjacent communities and Pacific Spirit Regional Park if not addressed, but also because it must be addressed with land use.

An access plan, complementary to land use, to meet regional and community goals.

●Ecology: Decision making will be transit supportive, pedestrian friendly, and bicycle receptive to minimize pollution. Linkages to regional corridors will be coordinated. A strong program of transportation demand management will be followed.

●Economy: UBC will be the destination of better, more effective transit service. Policies will be more auto-restrained. Transit will be supported by locating higher density development in proximity to transit service. Opportunity will be provided for people to study and work at home.

●Community: Transit systems will be planned in conjunction with land use to provide access throughout both the campus and the residential areas. The on-campus circulation system will be hierarchical and recognize the multiple use but will favour pedestrian, bicycles, and transit. Principles of traffic calming will be applied.

4.2.1 Accessing UBC: Regional objectives support the development of a complete community to better relate locations of home/work/study to reduce the overall need for movement to and from the UBC area.

Regional objectives also support alternatives which are auto-restrained and transit

supportive. Managing access to the campus area will require inter-jurisdictional dialogue and cooperation.

- a) The GVRD and UBC will need to support BC Transit 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.
- 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.
- c) Most transit service will focus on the transit terminal, but routes are to be planned to ensure convenient access across the campus.
- d) UBC will need to endeavor to schedule classes and activities, within its institutional constraints, to reduce the peak demands on transit.
- e) UBC will need to work with the University Endowment Lands Administration, the City of Vancouver, and the Ministry of Transportation and Highways to ensure that its detailed route planning for bicycles and pedestrians is supportive and consistent with other routes being planned outside the *OCP* area.

4.2.2: Transportation Demand

Management: UBC will need vigorous action to restrain single occupant vehicle use. This will require cooperation with BC Transit and other transportation agencies.

- 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).
- b) UBC will need to promote, through education, pricing and other systems, the use of alternatives other than the single occupant vehicle.
- c) UBC will need to advance opportunities for 'telecommuting' where possible.
- d) UBC will need to develop truck travel, dispersal routes and hours of operation in cooperation with the City of Vancouver.
- e) UBC will need to investigate and pursue a 'U Pass' program as part of Transportation Demand Management.

4.2.3: On-Campus Access: The on-campus access system is intended to provide convenient movement throughout the *OCP* area in a manner that favours pedestrians, cyclists, and transit users rather than the private automobile. The access system will be compatible with and foster a pleasant residential environment linked to community destinations.

- a) UBC, in conjunction with the Ministry of Transportation and Highways 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).

- b) The access system will be such that rights-of-way are designed according to the function of the roadway. This will require redesign and redevelopment over time, including the downsizing and reorientation of some roadways and intersections to meet local functions.
- c) The roadway network will be designed to distribute traffic onto several arterials, rather than focusing it on one particular route.
- d) The access system is to be designed to be less auto-dominated, and is to be more favourable to the needs of pedestrians, cyclists and transit.
- e) Principles of traffic calming will be applied, both in the residential area and in the academic core, to ensure the safety and attractiveness of the public realm for cyclists and pedestrians.
- f) The pedestrian and bicycle network is to be integrated with the greenway system.
- g) An alignment will be protected for a two way on-campus shuttle bus loop system that provides convenient coverage to all parts of the campus. A proposed alignment is conceptually shown on **Schedule B: Access**. It will be designed in conjunction with land use planning to ensure that higher intensity uses are located closest to transit stops.

Comprehensive provision of social and community services is key to the success of a viable community.

Provisions for physical infrastructure services are an important component of any *OCP* to ensure land use objectives can be met in an economically and environmentally suitable manner. The comprehensive provision of social and community services is the key to success of a viable community. It is a requirement that these services be available concurrent with demand.

●**Ecology:** UBC will develop a long term physical development and servicing strategy that works with and minimizes impact on the natural environment, especially Pacific Spirit Regional Park. Servicing plans will address issues of energy conservation.

●**Economy:** Development will be supported by appropriate levels of both hard and soft services required by the future diverse resident population. There will be recognition of UBC's role in the provision of services to the wider community. A staged and economically sustainable physical servicing strategy is essential. Local public services will be delivered and financed in a manner that is efficient, equitable and accountable in accordance with applicable legislation.

●**Community:** Servicing levels will be consistent with community needs and meet objectives in areas such as safety, mixed use, and access. UBC will need to maintain its role in providing regional amenities such as, recreational and cultural facilities. Expansion of protective services (fire, police, ambulance) will be staged to coincide with development.

4.3.1 Long Term Infrastructure & Servicing:

UBC requires a long term strategy for maintaining, improving, and installing infrastructure and physical services for both existing and new development consistent with this *OCP*. This will include services such as sewer, water, solid waste, telephone, gas, steam, drainage, roadways, greenways, electricity, etc.

- a) UBC will need to prepare and implement a long term physical servicing strategy to ensure services are available for both existing and proposed development.
- b) This 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.
- c) Servicing plans will need to address issues of energy conservation and demand-side management for solid waste, water conservation and other services.
- d) As in other communities, development will pay its own way (including the costs of off-site facilities) and not impose costs on the external community.

4.3.2 Social and Community

Servicing: For a complete community, servicing levels for social and community services (institutional, recreation, parks, library, schools, etc.) need to be consistent with community needs and meet objectives in areas such as safety and access.

-
- a) UBC will need to maintain its role in managing its regional amenities such as recreational and cultural facilities.
 - 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.
 - c) UBC will need to prepare a park and leisure services management plan to address the provision of community services.

4.3.3 Coordination: To ensure coordination and effective implementation of the OCP for cross-boundary issues:

- a) UBC will need to participate in consultative processes with other agencies, interests, and jurisdictions
- b) UBC and GVRD will need to jointly address slope stability and erosion issues. Full consultation with the public on design, implementation, construction, and maintenance will be required.

Institutional development has gone through a recent period of significant expansion. Student housing has reached the previously set 25% target (of full time, undergraduate students) and market housing has continued at a steady rate in Hampton Place. There are already approximately 8700 people living on campus. There are approximately 11,500 jobs on the campus at UBC, support services, research facilities, the hospital and other locations. Only minor increases in employment are anticipated.

The implementation of this OCP is a long range proposition.

Based on current expectations, development will continue for a period of thirty or more years. There are no precise definitions of exactly when specific developments will occur. This will depend on a series of factors such as market conditions.

Further non-institutional development will depend on certain other activities preceding. For example, major housing development will require, as a prerequisite, completion of area plans and servicing strategies. Completion of the development in the southern village centre will require a substantial population to support it. Some actions, such as the conversion of future housing areas, will require an amendment to this plan.

This section of the *OCP* describes the general staging sequence. The general sequencing for development, assuming other conditions are met (such as the approval of a long term servicing strategy), can be defined in the general categories of short range, mid-term, and long range.

5.1.1 Short Range: Development activities in this phase, on the order of up to 5 years, will be based on:

- a) those institutional developments in the UBC's capital planning process, such as the new forest sciences building, and the completion of Hampton Place;
- b) the installation of servicing works needed to support the existing and planned uses;
- c) those activities which must be relocated or rationalized, such as bio-science uses, to allow other future land uses consistent with ***Schedule A: Land Use Plan***;
- d) planning or provision of new transit facilities, such as high capacity transit, to UBC;
- e) those uses for which there appears to be an immediate demand, such as university centre commercial, redevelopment of the faculty club, or other activities such as research which can be initiated and expanded as the need is defined;
- f) area planning for housing on various sites which would infill the mid-campus or contribute to the residential development of the neighbourhood incorporating and surrounding the village centre, and the start of residential development.

5.1.2 Mid Range: Development activities in this phase, on the order of 5 to 10 years, will be based on:

- a) activities initiated in the short range phase, such new housing areas, will continue if not yet complete;

-
- b) the first phase of the village centre including a supermarket may be started. Planning for community social facilities is well advanced.
 - c) emphasis for the location of new housing will be in proximity to already developed housing areas;
 - d) transit service may be modified across the campus to serve the new uses; and
 - e) consolidation and relocation of some non-compatible agricultural uses and UBC support service areas will continue on the south campus in preparation for housing development there.

At growth rates of about 175 new dwelling units per year (representing the history of development in Hampton Place), the population would increase by about 4000 persons from 8700 in 1996 to 12,700 in 2006. This includes a student residence population of about 7300. Continued growth at a similar rate would result in a 2021 population of about 18,000. This includes development of some areas designated as 'Future Housing Reserve' on **Schedule A: Land Use Plan**.

5.1.3 Long Range: After about 10 years and up to possibly 35 years:

- a) the institutional uses continue to redevelop as needed;
- b) continuing development of the residential community south of West 16th Avenue will be the primary focus as it is generally staged from north to south in proximity to adjacent development, closer to services, and to allow for the efficient expansion of transit and pedestrian facilities; and
- c) as population grows, the community facilities such as the remainder of the commercial village centre (which itself can be staged), the community centre, the greenway, and the school will be provided.

Definition of Terms

The following definitions will be used for interpretation of the provisions of the *Official Community Plan*:

•**Ground-oriented Housing** means housing that provides a private principal entry to each unit from the outside, either at grade or by means of stairs within one floor of grade. For the purposes of this definition, ground-oriented housing includes single family dwellings, duplexes, townhouses, stacked townhouses, ground floor apartments which have access either from outside or from a corridor and where private ground level open space is provided in association with each unit, and other innovative forms of housing which provide suitable family housing.

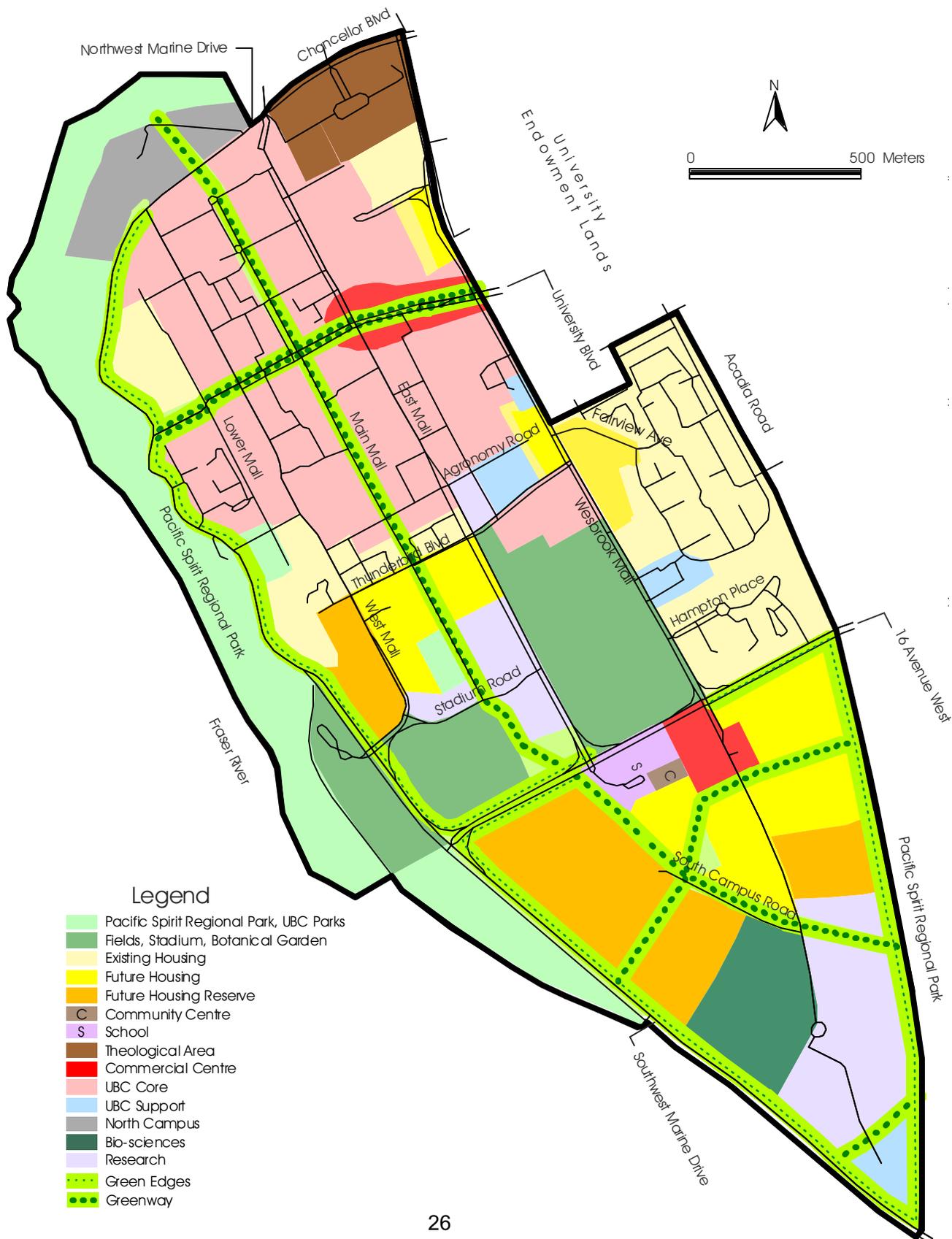
•**Non-market housing** may include staff, faculty, cooperative, social and other special needs housing. For the purposes of this definition, non-market housing does not include housing specifically for students as contemplated in Section 4.1.14(a).

•A **fine grained development pattern** is one that fosters public pedestrian linkages, through routes, short blocks, and the orientation of smaller scaled housing towards the street rather than an internal project orientation.

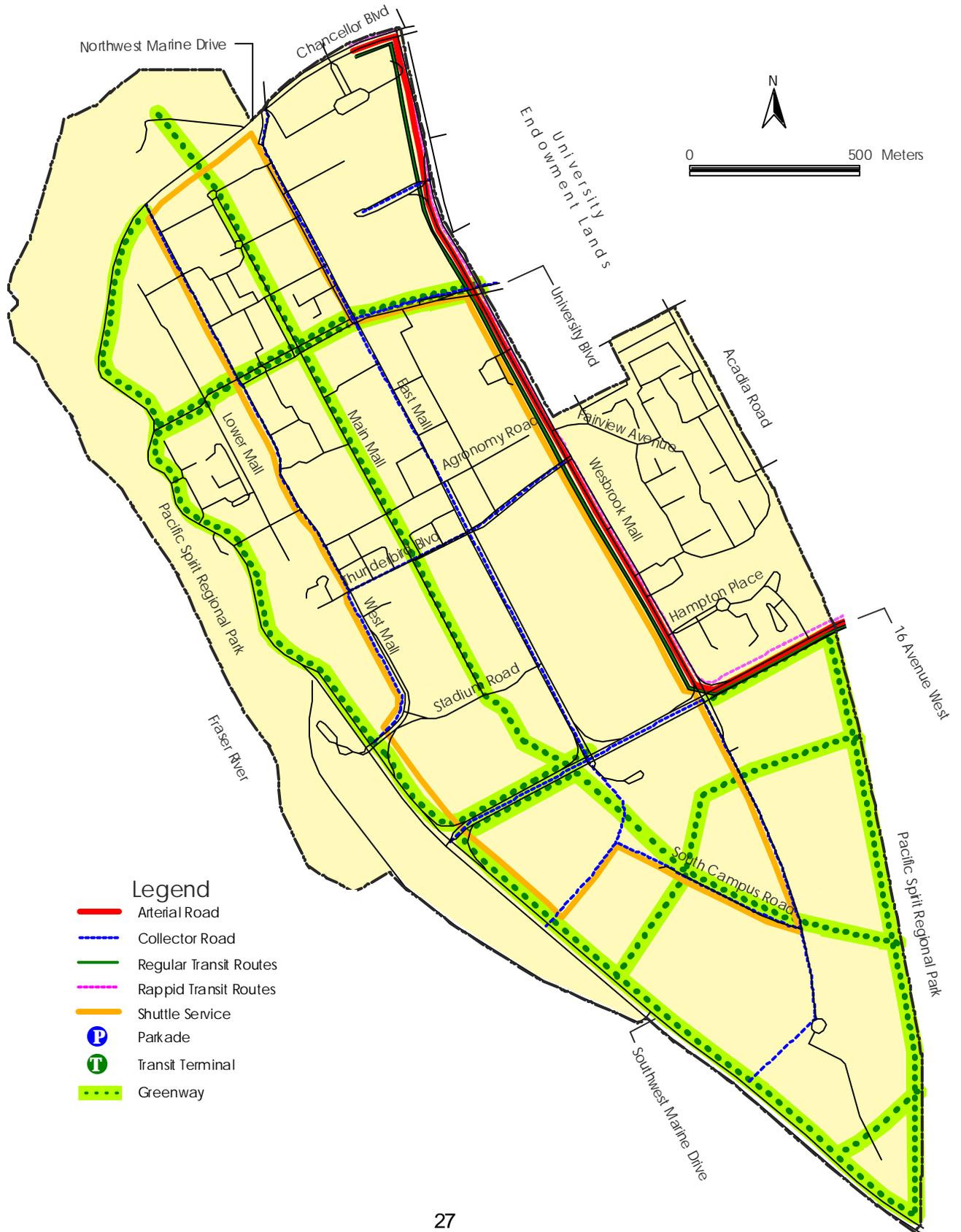
•**Net area** is that housing area within a local area plan, as shown in this OCP, that does not include public roadways and municipal service areas or public service uses such as day care centres, schools, community facilities, greenways and parks. For the purposes of density calculations, tree preservation areas and green edges on the property are included in the net area.

•**Non-Institutional development** means development other than that for the main academic mission of UBC (teaching, research, cultural expression, support facilities). Non-institutional development includes market housing, non-market housing other than student housing, and commercial developments generally intended for non-university users.

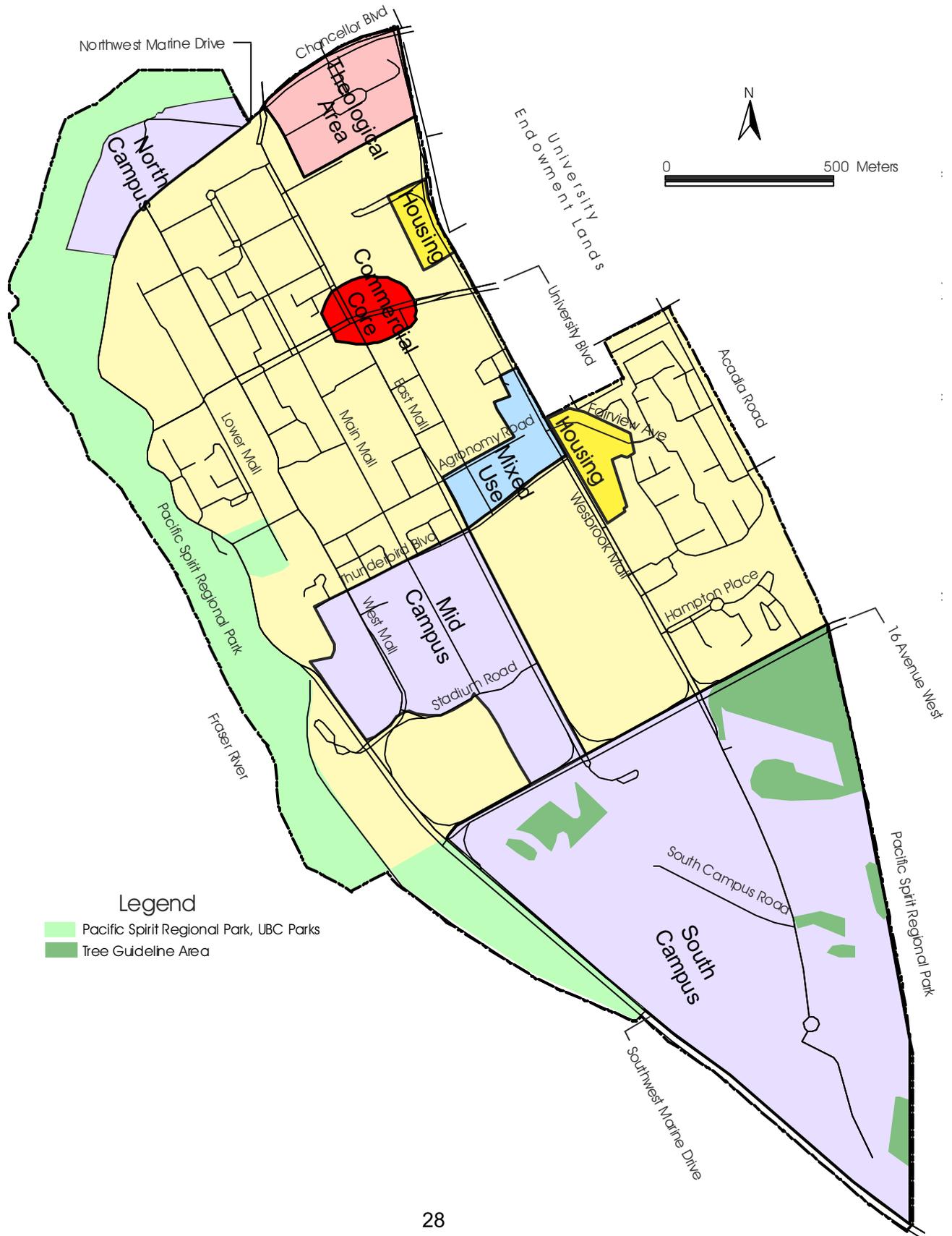
SCHEDULE A - LAND USE PLAN



SCHEDULE B - ACCESS ROADS AND TRANSIT



SCHEDULE C - PLAN AREAS



GVRD – UBC MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING BETWEEN THE GREATER VANCOUVER REGIONAL DISTRICT (GVRD) AND THE UNIVERSITY OF BRITISH COLUMBIA (UBC) CONCERNING IMPLEMENTATION OF THE OFFICIAL COMMUNITY PLAN FOR THE UBC AREA, DECEMBER 18, 2000.

NOTE: The Memorandum of Understanding is provided for information. It does not form part of Bylaw 840-1996.

This MEMORANDUM OF UNDERSTANDING is dated the 18th day of December, 2000,

**Between The Greater Vancouver Regional District
and The University of British Columbia**

**Concerning Planning, Development
and Governance of the UBC Campus**

PREAMBLE:

The parties have agreed that it would be beneficial to enter into this Memorandum of Understanding (MOU) to supersede those Existing Memorandums of Understanding (EMOU) referred to in Schedule 1 and to document the arrangements for the conduct of relations between the parties generally and also in connection with the Official Community Plan (OCP), the Comprehensive Community Plan (CCP), and the Neighbourhood Plans.

AGREEMENT:

The parties hereto agree as follows:

1.0 GENERAL

1.1 The parties have a number of common objectives which may be summarized as the well being of the UBC Campus and the surrounding region.

1.2 As owners of adjacent lands, the parties will continue to cooperate in mutually beneficial activities related to their respective mandates regarding these lands.

1.3 It is in the best interests of the parties to combine their efforts whenever appropriate and to resolve amicably any issues of mutual concern.

1.4 UBC and the GVRD have agreed in principle that if requested by the GVRD, UBC will reimburse the GVRD UBC's reasonable share of the GVRD's costs of providing planning and development services to UBC under the OCP, CCP, and this MOU.

1.5 The EMOU entered into between the parties listed in Schedule 1 are hereby terminated and replaced by this MOU which shall only be amended with the written agreement of the parties, provided however that portion of the EMOU dated July 25, 1997 as amended and attached hereto as Schedule 2 shall not be terminated.

1.6 Nothing in this MOU amends any existing lease or other agreement to which UBC is a party nor will UBC be obliged to amend any existing lease or agreement that may be in conflict with this MOU.

1.7 Nothing in this MOU abrogates the power of the GVRD Board of Directors or the UBC Board of Governors to exercise their statutory responsibilities.

2.0 CAMPUS PLANNING & DEVELOPMENT

2.1 The use and development of the UBC Campus will further advance UBC's academic mission, discharge its responsibilities under the *University Act*, and comply with the prevailing OCP and the CCP. UBC will continue to develop its systems for providing internal land use and regulations in a manner that substantially replicates the process in place in municipalities in British Columbia.

2.2 The parties acknowledge that UBC will continue to manage its own land use for both institutional development and Non-Institutional development, including development approval processes within the framework set out in the OCP, the CCP, the Neighbourhood Plans, and this MOU.

2.3 UBC will:

- (a) respect and enhance the physical assets of the UBC Campus, which will be unified by a distinct landscape;
- (b) promote the development of a livable, convenient, connected, and healthy community;
- (c) promote land uses and density of development which meet UBC's objectives in compliance with the OCP and in conjunction with regional planning goals;
- (d) promote a pattern of mixed use characterized by a balance of institutional development and Non-Institutional development;
- (e) promote the provision of services and infrastructure which respond to the needs of institutional and Non-Institutional development;
- (f) ensure the development of a social fabric characterized by a blend of public and private places, institutional and community focal points, and a variety of inter-connecting systems.

2.4 The parties agree that with respect to the CCP:

- (a) UBC shall seek the approval of the CCP by its Board of Governors, and if the Board of Governors approves the CCP, then
- (b) the GVRD Board will evaluate and decide whether or not the CCP is in compliance with the OCP.

2.5 The parties agree that future Non-Institutional development in a particular neighbourhood will occur only following:

- (a) approval by UBC of individual Neighbourhood Plans;
- (b) an evaluation and decision by the GVRD Board that the individual Neighbourhood Plans are in compliance with the OCP.

The Neighbourhood Plans will contain detailed land use plans, design guidelines, and general servicing requirements. For ease of reference, the CCP together with one or more individual Neighbourhood Plans will, when conditions (a) and (b) have been fulfilled, constitute a local area plan within the context of the OCP.

2.6 Upon receipt of the approvals and the making of the evaluations and decisions referred to in subparagraphs 2.5(a) and (b) above, UBC shall be entitled to develop the particular neighbourhoods in accordance with the OCP, the CCP, the particular Neighbourhood Plans and this MOU.

2.7 The parties will follow the development processes described in Schedule 3 for neighbourhood planning and development.

3.0 ORDERS IN COUNCIL

3.1 In compliance with the *University Act*, UBC is required from time to time to obtain Orders in Council in connection with the development of the UBC Campus in accordance with the terms of this MOU.

3.2 Upon the GVRD Board completing an evaluation and deciding that particular Neighbourhood Plans are in compliance with the OCP and the CCP, UBC may seek an Order in Council from the Lieutenant Governor in Council authorizing Non-Institutional development within particular neighbourhoods.

3.3 For greater certainty, the parties acknowledge that at its discretion UBC may:

- (a) undertake institutional development;
- (b) seek Orders in Council from the Lieutenant Governor in Council with respect thereto,

so long as all such development is in compliance with the OCP and this MOU.

4.0 UNIVERSITY NEIGHBOURHOOD ASSOCIATION

4.1 The parties acknowledge that in the absence of a municipal structure, UBC plans to implement a neighbourhood association more particularly described in Appendix A.

4.2 UBC agrees to ensure that all future lease agreements and like forms of tenure granted by UBC for market housing contain a description of the governance structure contemplated by this MOU, and that this governance structure may change should the UBC campus become part of a municipal or similar type of local governing body.

5.0 REVIEW OF THE OCP

5.1 The parties agree that the OCP shall be reviewed following July 31, 2002, as more particularly set out in the OCP.

6.0 DISPUTE RESOLUTION

6.1 In the event a dispute should arise over the interpretation or application of the OCP, the CCP, or this MOU, the parties hereby agree that the procedures set out in Schedule 4 will be followed to attempt to resolve the dispute.

7.0 TERM

7.1 The term of this MOU shall commence on the date of this MOU and continue until it is terminated by either party on not less than one (1) year's written notice.

8.0 MISCELLANEOUS

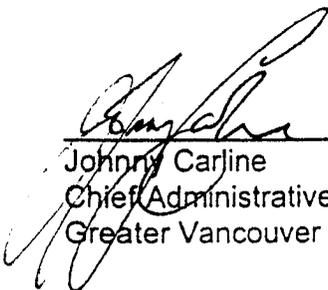
8.1 All capitalized terms in this MOU shall have the meaning given to them in Schedule 5. All capitalized words in this MOU not defined herein shall have the meanings given to them in the OCP and the CCP.

8.2 Any termination of this MOU shall be without prejudice to any activities, planning, development, construction, or obligations to third parties which have been planned, commenced, or otherwise undertaken in contemplation of the continued existence of this MOU.

8.3 The approvals, evaluations, and decisions referred to in this MOU will be timely. If any approval is withheld or an evaluation and decision of non-compliance is made, UBC may make a resubmission after completing any necessary amendments to either the CCP or a Neighbourhood Plan, as the case may be.

8.4 The parties agree to continue the GVRD/UBC Task Force to be known as the "GVRD/UBC Joint Committee" for the purpose of facilitating communication between the GVRD Board of Directors and UBC Board of Governors, as may be required from time to time, which shall be constituted and have the purposes as set out on Schedule 6.

 This Memorandum of Understanding was executed by the parties as of the date on page one.



Johnny Carline
Chief Administrative Officer
Greater Vancouver Regional District



Dr. Martha Piper
President
The University of British Columbia

SCHEDULE 1

Existing Memorandums of Understanding and Related Documents

1. By Bylaw 840 - 1996, the GVRD passed and finally adopted on July 25, 1997, the OCP to apply to part of Electoral Area 'A', including The University of British Columbia Campus and part of Pacific Spirit Regional Park, pursuant to Part 29 of the *Municipal Act* as it then was;
2. UBC's vision of its future is reflected in the OCP, which provides for the creation of a university community that will support and enhance UBC's core academic mission as described in the strategic plan known as Trek 2000;
3. The parties have a history of cooperation in planning and providing for services and have developed complementary and mutually supportive visions, including the GVRD's Livable Region Strategic Plan, for the future of the UBC Campus and the surrounding region;
4. During the process of preparing and adopting the OCP, the parties defined their relationship by entering into the following MOUs prior to the settling of the OCP:
 - (a) Dated December 1994 (the "December 1994 MOU") concerning planning and development, which has the following appendices:
 - (i) Appendix A - Part 29 of the *Municipal Act* dealing with Management of Development;
 - (ii) Appendix B - Some "Principles For Physical Planning" which the University was to address in the implementation of the December 1994 MOU;
 - (iii) Appendix C - Current lease agreements with major organizations on the UBC Campus.
 - (b) Dated July 11, 1996, and called "Revised Memorandum of Understanding" (the "July 1996 MOU") concerning planning, development, and governance for a part of Electoral Area 'A', which revised the December 1994 MOU and has the following appendices:
 - (i) Appendix A - Study of Governance;
 - (ii) Appendix B - Interim Implementation Process For Official Community Plan For Part of Electoral Area 'A', which contains the following charts:
 - (A) Chart 1 - Area Planning Process;
 - (B) Chart 2 - Development Approval Process - Campus Planning and Development Dept.;
 - (C) Chart 3 - Development Approval Process - Non - Institutional;
 - (iii) Appendix C - Non-Institutional Development Projects That UBC May Pursue Before June 1998;

- (iv) Appendix D - the December 1994 MOU and all appendices.
 - (c) the July 25, 1997 MOU and all appendices referred to above.
- 5. The governance study contemplated by:
 - (a) the July 1996 MOU;
 - (b) the July 1997 MOU;
 - (c) Appendix 2 of the OCP.

SCHEDULE 2

Implementation of the Official Community Plan for the UBC Area

(based upon amendments to the Memorandum of Understanding dated July 25, 1997)

A. PRINCIPLES

UBC and the GVRD have worked together to prepare an official community plan for the UBC lands located within the planning area. During this joint undertaking, we cooperated in the context of the EMOU referred to in Schedule 1 that reflect and define our intent in key areas of our mutual endeavour. We also proceeded to complete a review of the structure of governance for Electoral Area 'A'. We were joined in this task by numerous stakeholders and various communities of interest who participated in the extensive public processes that assisted in defining the direction and shaping the main elements of the OCP.

The culmination of the preparatory stage of our cooperative effort was the acceptance of the OCP by the Board of Governors of The University of British Columbia, and the adoption of the OCP by the Board of the Greater Vancouver Regional District. Such acceptance and adoption move us forward into a longer term partnership to realize the goals and objectives that we have set forth, and to which UBC and GVRD are both committed. As part of the mutual acceptance of the OCP, UBC is acting upon significant commitments, approved by the Board of Governors, in furtherance of the goals and objectives of the OCP. These commitments are set out in the MOU to which this Schedule 2 is attached.

The land use and development choices that lie ahead will be made within the framework of the OCP and with a view to the ultimate realization of its goals and objectives. To this end, we both accept the importance of recognizing the basic principles of the OCP. These principles, which were drawn from and supported by mutual understanding forged through compromise, made it possible to bring forth a plan that shares a vision while balancing the legitimate expectations we each hold. These understandings were arrived at in good faith and provide an important, interpretative context, critical to an application of the principles stated in the OCP in a manner that expresses our common intent.

Central among these understandings are:

- An OCP is required to guide the development of UBC lands for the long term.
- The OCP demonstrates not only UBC's commitment to open campus planning and public process, but also its recognition of broader community impacts and interest in the use and development by UBC of its campus lands. In turn, the OCP provides a framework for the University's future development of its campus lands sufficient to fund its endowment needs, commensurate with its status as an internationally recognized institution of learning and research.
- The housing and transportation goals and objectives of the OCP establish challenging benchmarks. UBC has committed to pursue them in the shared recognition that their realization depends on numerous external factors. In this regard, we share an understanding that reduction in single occupant vehicle traffic to the University will require multi-agency action and effort before the OCP target can be achieved. Similarly, achievement of specific targets for types of housing and classes of occupant may be affected by cyclical demand and market

absorption rates as well as the existence of appropriate senior government financing programs and the participation of non-profit community groups that sponsor non-market housing initiatives. UBC and the GVRD mutually commit to seek the cooperation of others in achieving the objectives of the OCP.

- We also share an understanding that market housing occupied by students will satisfy occupancy targets for households where one or more members work or attend university on the UBC campus.

Successful implementation of the OCP will be determined by an interpretive exercise that reasonably balances the commitments and compromises underlying the OCP. The OCP presents a vision of "*a university community and an adjacent park*" - one that strives to balance ecology, economy, and community. In this regard, the OCP sets its own interpretive standard in these words: "*The OCP must reconcile these three imperatives. These goals are not prioritized and are not to be viewed as mutually exclusive. A balanced result will be achievable.*" This memorandum affirms a joint commitment to achieve a balanced result that reflects the best practices of environmental stewardship, respects the interests of the community in which we live, and fulfills the responsibility of all to maintain UBC as a world class university.

B. IMPLEMENTATION

THE GVRD AND UBC WILL:

Maintain liaison on implementation of the OCP through the GVRD/UBC Joint Committee.

UBC WILL:

1.0 TRANSPORTATION

1.1 Transportation Demand Management

Building on its Transportation Demand Management success to date and placing emphasis on strategic partnership, UBC will pursue the GVRD's goal of reducing SOV's by 20%.

UBC will also pursue a complementary goal of increasing transit ridership to UBC by 20% by the date of the first OCP review.

The University is prepared to be the lead agency in creating a U-Pass system in collaboration with the City of Vancouver, TransLink and UBC neighbours.

UBC will develop and implement, as a top priority, a comprehensive and integrated transportation management strategy. This strategy will include a staged implementation plan and will be completed prior to adoption of the first area plan.

In order to accomplish these goals, UBC will take the following actions:

- (a) Continue to develop and implement, with the cooperation of TransLink, a U-Pass system specifically for UBC and commit initially \$250,000 per year towards this system, starting with the 1998/99 year. These revenues will come from increases to parking fees and other sources. As the U-Pass system is defined and funding requirements are determined, UBC will pursue additional necessary resources to

achieve the 20% reduction in single occupant vehicles, with disputes as to what is required referred to the GVRD/UBC Joint Committee.

- (b) Retain the position of Transportation Director to implement a transportation management strategy and to pursue aggressively these goals with TransLink, the City of Vancouver, local resident groups, the GVRD, the Ministry of Transportation and Highways, and other interested parties.
- (c) Investigate the feasibility of changing class scheduling, in conjunction with transit scheduling, to reduce peak traffic flows in the long term.
- (d) Request the Ministry of Transportation and Highways to proceed, in consultation with GVRD Parks and UBC, with the removal of all free parking along MoTH roads adjacent to UBC. This will reduce the parking supply in and around UBC by about 600 spaces.
- (e) Consider measures to improve the bicycle network and bicycle storage, including “public bikes” for free internal circulation, ample free covered bike racks in secure areas, and improved bikepaths.
- (f) Continue to facilitate and promote car sharing schemes on campus as a means of reducing car ownership.
- (g) Continue promotion of telecommuting by University personnel.
- (h) Continue UBC’s Transportation Committee and ensure that it has representation from neighbouring communities.
- (i) Continue to pursue the goal of reducing single occupant vehicles by 20% from the 1997 level, which was 46,000 single occupant vehicle trips per day.

1.2 Trucking

UBC will work directly with the City of Vancouver to ensure that trucks follow the city’s designated routes. UBC will also work with both trucking firms and those requiring trucking services to optimize deliveries and thereby reduce truck volumes.

The University will also:

- (a) Continue to develop measures under the University’s Preferred Vendors Program which “groups” certain goods and services entering and leaving the campus. UBC will co-ordinate this work through its Purchasing Department and with its Transportation Director.
- (b) Work with the City of Vancouver and UBC’s neighbours with respect to which goods and services will be moved, especially by large construction trucks, along designated truck routes in order to minimize impacts on adjoining neighbourhoods.
- (c) Manage the implementation of truck volumes and routes as set out in (a) and (b) above through service and construction contracts that incorporate an enforcement clause.

- (d) Investigate methods for re-using fill materials that are created on-site to avoid trucking these materials off-site and increase its emphasis on recycling within the campus to reduce the need for removing construction and other wastes from the campus.

2.0 HOUSING

In order to address the issue of attracting UBC personnel to live at UBC, the University will:

- (a) Maintain a Housing Advisory Committee with membership to include an undergraduate student, a graduate student, a Blue and Gold Member, a staff member, a resident faculty member, the Transportation Director, and a representative from each of the Department of Housing and Conferences, Financial Services, and UBC Properties Trust. This committee will work with focus groups (involving faculty, staff or students) and a consultant engaged to determine housing demand at UBC (see point b) to ensure that current housing issues on the campus are clearly explained and considered on a regular basis.
- (b) Annually engage an independent housing consultant to review the current demographics, income levels, and other relevant housing related information on UBC faculty, staff, students, and others working or studying at UBC, in order to determine their likely housing needs. This information, in a form that is useful for planning purposes to housing developers (including UBC) and that does not contravene the *Freedom of Information Act*, will be provided to potential housing builders/developers to assist in marketing responsibilities under the OCP and the academic plan.
- (c) Plan a fully finished housing project of small, affordable residential units within the academic core of the Campus, designed to meet the needs for home work spaces and emphasize computer connectivity, with a low parking ratio tied to a transit pass, and targeted to people currently working at UBC.

THE GVRD WILL:

1. Make its best efforts to support implementation of the OCP through:
 - continuing support for the GVRD/UBC Joint Committee;
 - involvement of technical staff as required on advisory committees regarding planning, transportation planning, erosion, and other implementation initiatives;
 - consideration of development opportunities by the Greater Vancouver Housing Corporation.

SCHEDULE 3

Neighbourhood Planning and Development Approval Processes for the UBC Campus

1.0 NEIGHBOURHOOD PLANNING PROCESS

1.1 Purpose of Neighbourhood Planning

The OCP for UBC provides a vision and goals for future campus development, broad land use designations, and the objectives for more detailed planning. The purpose of the CCP and the Neighbourhood Plans is to interpret and apply the OCP's policies and development requirements to the eight specific plan areas identified in the OCP (see Schedule C of the OCP) as a framework for development approval. Non-Institutional development in an area targeted for neighbourhood planning (see Schedule C of the OCP) would occur only after completion of a Neighbourhood Plan.

Each Neighbourhood Plan would contain a detailed land use plan, development controls, design guidelines, and servicing and transportation strategies, consistent with applicable portions of the OCP and CCP. When taken together, the CCP and Neighbourhood Plans fulfill the area planning requirements set out in the OCP and the EMOU.

It is the intention that neighbourhood planning be undertaken for areas of significant Non-Institutional development and areas of special sensitivity. The OCP identifies such locations on Schedule C.

1.2 Structures for Neighbourhood Planning

A neighbourhood planning process based upon shared decision-making between the GVRD and UBC, with significant public involvement from the UBC and UEL community, will involve the following planning structures:

1.2.1 GVRD/UBC Joint Committee

The GVRD and UBC have established a Joint Committee of representatives from the GVRD Board and the UBC Board of Governors. Pursuant to this MOU, the Joint Committee will, amongst other matters:

- oversee the neighbourhood planning process and help resolve issues that arise;
- review the proposed Neighbourhood Plans for their consistency with the OCP and UBC's academic mission, in consideration of the input of the Advisory Planning Committee and the Technical Advisory Committee;
- make recommendations to the GVRD Board and the UBC Board of Governors with respect to the proposed Neighbourhood Plans.

1.2.2 Advisory Planning Committee

The purpose of an Advisory Planning Committee is to provide public input to the neighbourhood planning process. The committee would have 7 - 9 members selected by the Joint Committee from members of the neighbourhood in question, broader campus interests and adjacent communities in the UEL. The committee would be responsible for

providing comments to UBC planning staff and the Joint Committee on the neighbourhood planning process, draft Neighbourhood Plans, and other matters referred to it. The composition of the committee may change to reflect the different issues and interests in specific neighbourhood plan areas, and/or individual committees may be struck for each plan area, as appropriate.

1.2.3 Technical Advisory Committee

The purpose of this committee is to provide UBC planning staff and the Joint Committee with the technical information required by the neighbourhood planning process. The committee's membership may include, as appropriate, staff or consultants from UBC, the GVRD, University Endowment Lands Administration, City of Vancouver, TransLink, Ministry of Transportation and Highways, and other agencies as required by the issues.

1.3 Process for Preparing Neighbourhood Plans

CHART 1 illustrates the general process for preparing a Neighbourhood Plan. This process could be adapted to address the nature and complexity of specific areas.

The Joint Committee would oversee the process, with the responsibilities described in 1.2.1. above. The Planning Team reference in CHART 1 would be composed of UBC staff or consultants, with additional staff drawn from other agencies as required by UBC.

The public would be involved in the process through representation on the Advisory Planning Committee and through a public meeting or meetings sponsored by UBC at a significant point in the process. Other government agencies would participate in the process through the Technical Advisory Committee and referral of the draft plan for comment.

Following a final review by the Joint Committee, the proposed Neighbourhood Plan will be approved in principle by the UBC Board of Governors, reviewed by the GVRD Board of Directors to decide if it complies with the OCP, and then adopted by the UBC Board of Governors.

2.0 DEVELOPMENT APPROVAL PROCESS

2.1 Purpose

The neighbourhood planning process, together with the CCP, will establish detailed development policies, regulations, and land use designations for plan areas identified in Schedule C attached to the OCP. The development approval process is intended to review and consider development proposals within the framework provided by the OCP, CCP, and the Neighbourhood Plans, as well as applicable UBC development policies and procedures in respect of institutional areas. The development approval process is largely a technical exercise involving the issuance of building, occupancy and other permits. It will address issues such as site planning, building elevation, massing, design, and landscaping.

2.2 Development Approval Process

UBC currently has two development approval processes. One is administered by Campus Planning and Development for institutional and Non-Institutional developments. A second is administered by the UBC Properties Trust for Non-Institutional developments undertaken by the

Corporation. CHARTS 2 and 3 illustrate the typical steps in the development approval process for institutional and Non-Institutional developments. Minor variations in these steps may occur based on the nature and complexity of the development proposals, and the administrative requirements of UBC.

CHART 1: Neighbourhood Planning Process

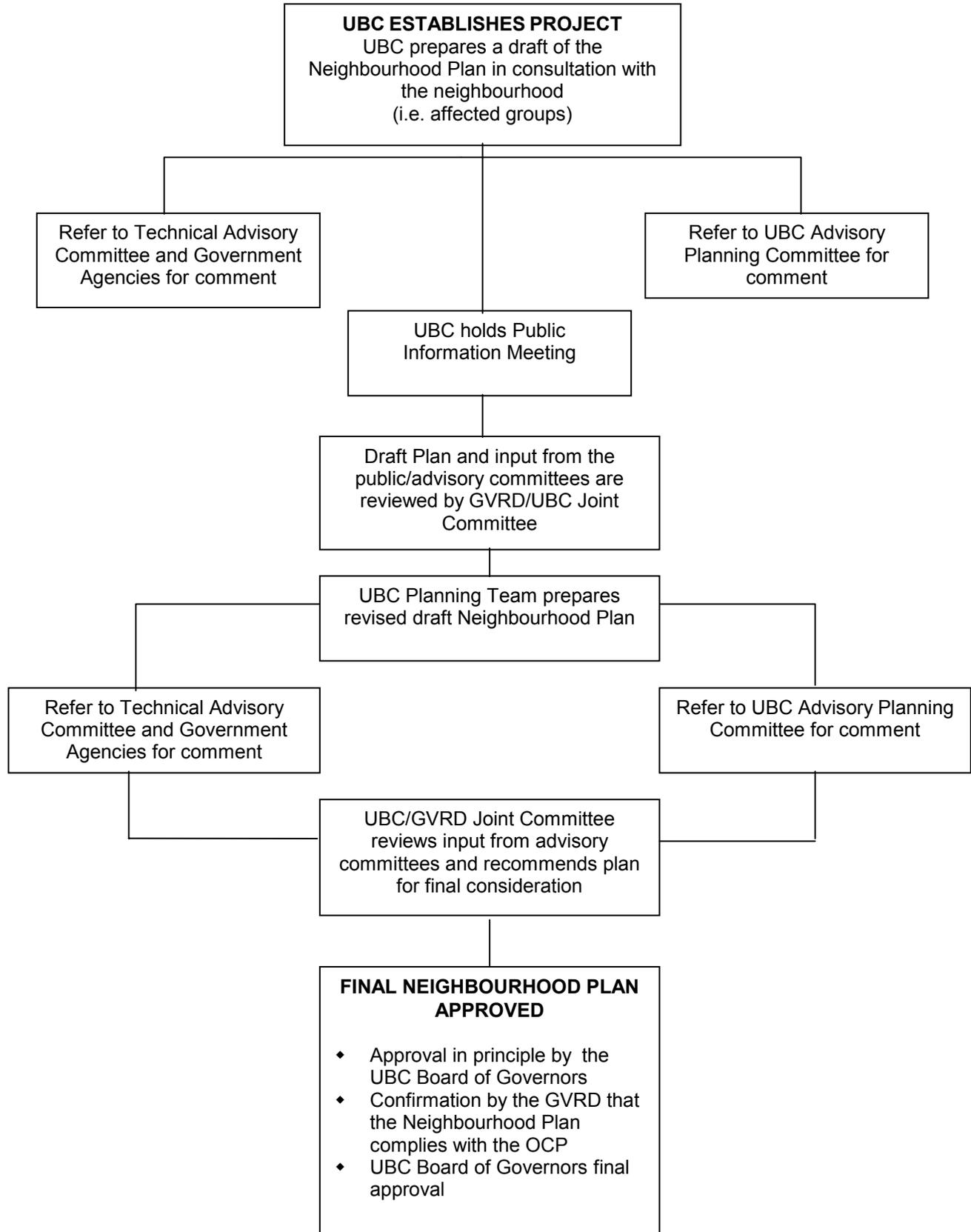


CHART 2: Institutional Development Development Approval Process

Institutional development is initiated by academic faculties, departments and schools, ancillaries, and other third party groups associated with UBC on its academic mission. These projects are typically funded by the Province of British Columbia, granting agencies, donations, conventional mortgages or through other special arrangements. All proposed institutional projects are reviewed by the University for compliance with a number of University policies, such as *Trek 2000*, the *Academic Plan*, and the *Planning Principles*, as well as the OCP, CCP, and applicable Neighbourhood Plans.

Proposed institutional developments require approval by the UBC Board of Governors following staff review and consultation within the University. As part of its public process regarding new institutional development, UBC will post a public notice, hold a public meeting, and submit the project to UBC's Advisory Design Panel. The GVRD will be notified of the proposed project concurrent with public notification.

In general, the institutional development approval process has the following steps:

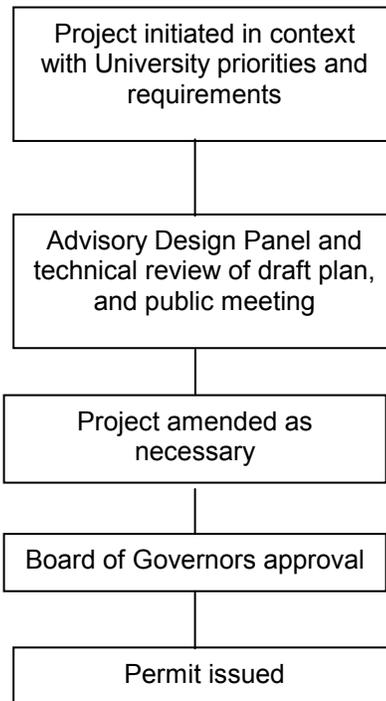
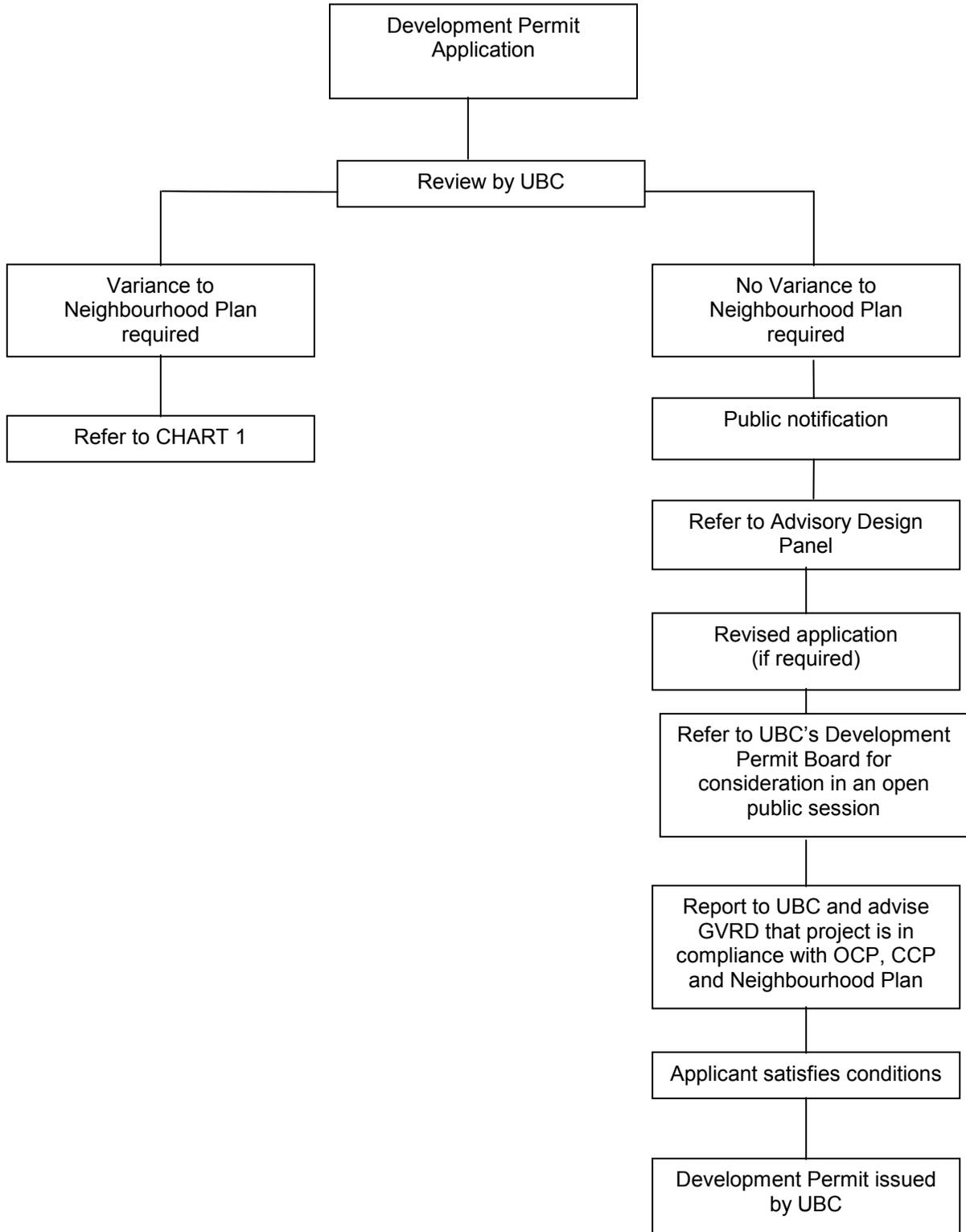


CHART 3: Non-Institutional Development Approval Process



SCHEDULE 4

Dispute Resolution

1. Any dispute regarding the interpretation or application of the OCP, the CCP, or this MOU shall in the first instance be reviewed and considered internally by the GVRD and UBC.
2. In the event a dispute cannot be resolved as described in paragraph 1 above, it will be referred to the GVRD/UBC Joint Committee.
3. If the GVRD/UBC Joint Committee cannot resolve the dispute, the GVRD/UBC Joint Committee may refer the matter to a jointly selected neutral third party for a report and recommendation.
4. In the event the GVRD/UBC Joint Committee cannot resolve the dispute within a reasonable time of receiving such report and recommendation, the matter shall be referred to the Board of Directors of the GVRD and Board of Governors of UBC.
5. The costs associated with paying the fees and expenses of the neutral third party will be divided equally between the parties.
6. Nothing in this dispute resolution process constitutes a delegation of the decision making authorities of either Board.

SCHEDULE 5

Definitions

1. For the purposes of this Memorandum of Understanding, the following terms shall have the following meanings:

- (a) **CCP:** means the Comprehensive Community Plan.
- (b) **EMOU:** means those Existing Memorandums of Understanding set out in Schedule 1 hereto.
- (c) **GVRD:** means the Greater Vancouver Regional District.
- (d) **Neighbourhood Plans:** means those plans for neighbourhoods within the UBC Campus.
- (e) **OCP:** means the Official Community Plan.
- (f) **UBC:** means The University of British Columbia.

SCHEDULE 6

GVRD/UBC Joint Committee

1. The GVRD/UBC Joint Committee established during the preparation and adoption of the OCP is continued under this MOU.
2. The GVRD/UBC Joint Committee comprises three members of the GVRD Board of Directors and three members of the UBC Board of Governors as appointed from time to time by the respective Boards.
3. The functions of the GVRD/UBC Joint Committee are to facilitate communication between the two Boards on the matters encompassed in this MOU and to assist in resolving disputes arising from it.
4. The GVRD/UBC Joint Committee will meet as often as required, but not less than once a year.
5. The Chair of GVRD/UBC Joint Committee meetings will alternate between GVRD and UBC representatives.
6. Administrative support for the GVRD/UBC Joint Committee will be provided by the GVRD.
7. The GVRD/UBC Joint Committee shall prepare an annual summary of its activities with respect to the OCP and the MOU.

APPENDIX A

OUTLINE OF UBC'S PROPOSED GOVERNANCE STRUCTURE **"UNIVERSITY NEIGHBOURHOOD ASSOCIATION"**

1. Name and Purposes
2. Restrictions on Activities
3. Membership Categories
4. Funding
5. Activities of the Association
6. Directors

1.

NAME AND PURPOSES

1. To organize and operate an incorporated body independent of UBC, that promotes a distinctive "college town" community to be known as the University Neighbourhood Association (the "**Association**"), that will support and enhance UBC's core academic mission, and which is for the common good of the people ordinarily resident (the "**Residents**") on the UBC Campus.

2. To aid, promote, and provide for the establishment, advancement, and perpetuation of any services and facilities, which shall be provided at a level which is comparable to those provided by a municipal or similar type of local governing body in the Province of British Columbia, and which tend to promote the general welfare of the Residents with regard to health, safety, education, culture, recreation, comfort, or convenience to the extent and in the manner which is approved by the Association from time to time.

3. To operate and maintain, or provide for the operation and maintenance, of any properties which may from time to time be designated, leased, licenced, or otherwise conveyed to the Association for operation and maintenance as areas serving the general welfare of the Residents with regard to health, safety, education, culture, recreation, comfort, and convenience of the Residents.

4. To receive a portion of amounts charged to registered leaseholders by UBC as a services levy and to use such amounts for the promotion of any and all of the purposes set out above in any lawful manner as determined by the board of directors (the "**Directors**") of the Association.

5. To do any and all lawful things and acts that the Association may from time to time, in its discretion, deem to be for the benefit of the Residents or advisable, proper, or convenient for the promotion of the interests of the Residents with regard to their health, safety, education, culture, recreation, comfort, or convenience, subject always to the bylaws of the Association.

6. The Association will only take action to accomplish the foregoing when and if such action appears to the Directors to be feasible and the Association shall be under no obligation to, and no representation is made that it will, take any action to accomplish all or any of the foregoing.

7. The Association's constating documents and any agreements between the Association and UBC shall contemplate the possibility that the Lands could become part of a municipal or similar type of local governing body with the attendant adjustments or changes in the purposes of the Association.

NOTE: It is contemplated that either the bylaws or the agreement with UBC will contain certain milestones (either population growth or specified dates) upon which the Association must refer to its members the question of becoming part of a municipal or similar type of local governing body.

8. The Directors shall be appointed as an advisory board to UBC pursuant to Section 34 of the *University Act*.

2. RESTRICTIONS ON ACTIVITIES

1. The Association shall not use any part of its revenues in any manner directly to benefit any resident, member, director, or individual.

3. MEMBERSHIP CATEGORIES

1. Lessees of market housing and rental housing units as contemplated by the CCP.
2. The Alma Mater Society (the "**AMS**") on behalf of the students and/or the Inter-Residence Council of UBC.
3. UBC appointees.

4. FUNDING

1. The Association will enter into an agreement with UBC to receive a portion of the services levy in return for administering and providing those services to the Residents in keeping with the stated purposes of the Association.
2. The UBC services levy will be reapportioned to provide for the Association's activities. The services levy will have two components:
 - (a) to pay for the services provided by UBC and the GVRD, and
 - (b) to pay for the services provided by the Association.

The total of the two components together with real estate taxes to be paid by the Residents to the Provincial Government will be an amount which is equal to what the owner of a similarly assessed property in the City of Vancouver would pay in taxes and water and sewer levies should the latter ever become separate levies.

3. The sources of funding for the Association shall be a combination of:
 - (a) a portion of the services levy as designated by UBC from time to time;
 - (b) user fees as set by the Association from time to time for providing services to its members;
 - (c) loans from UBC or other available sources, if any, (e.g. to construct the community centre, etc.) as may be agreed from time to time between UBC and the Association, and

- (d) a special levy, provided the terms are set out in the leases or other forms of tenure and provided that prior to the levy being implemented the amount of the levy has been approved by both UBC and the Association.

NOTE: Consideration needs to be given to the relationship between the role of UBC and the AMS as members of the Association and whether they should pay any assessment to the Association.

5. ACTIVITIES OF THE ASSOCIATION

- 1. The Association could:
 - (a) make representations at public hearings and public meetings held with respect to both institutional and Non-Institutional development and redevelopment on the UBC Campus.
 - (b) make representations to and create ongoing contact with the University Endowment Lands (the "UEL") on matters of mutual concern, and
 - (c) aid and promote a distinct college town community and provide for the establishment, advancement, and perpetuation of any services and facilities within the Lands by providing for the general welfare of its members with regard to health, safety, education, culture, recreation, comfort, or convenience to the extent and in the manner which is approved by the Association from time to time, including without limitation:
 - (i) Local Regulation (e.g. nuisance, animal control, parking control),
 - (ii) Community Programs and Recreation,
 - (iii) Construction of community facilities, including a community centre,
 - (iv) Future Amenities (e.g. recreational facilities, support of public transit, day care centres, pre-schools, etc.),
 - (v) Elections,
 - (vi) Emergency Measures,
 - (vii) Landscaping and weed control,
 - (viii) Noise Control,
 - (ix) Recycling,
 - (x) Refuse Collection and Disposal,
 - (xi) Regulation of Nuisances,
 - (xii) Liaison with UBC in connection with the use of UBC facilities, and
 - (xiii) Trails.

2. The Directors could act as an advisory board to UBC appointed pursuant to the *University Act* on such issues as:

- (a) Utility infrastructure (e.g. water, sewer, electricity, gas, telephone, cable),
- (b) Internal Roads,
- (c) Access to UBC recreational and cultural facilities,
- (d) Open Space Management,
- (e) Construction of community facilities, including a community centre,
- (f) Building Inspection,
- (g) Future Amenities (e.g. recreational facilities, support of public transit),
- (h) Redevelopment of market housing communities following their initial development, and
- (i) Changes to the OCP, CCP, or Neighbourhood Plans.

6. DIRECTORS

1. The composition of the Board will be achieved through qualification of directors and shall include resident representatives as follows:

- (a) Representatives nominated by UBC,
- (b) Resident student representative nominated by the AMS, and
- (c) Residents elected by lessees of market and rental housing units.

Note:

- (a) the number of directors could relate to the number of housing units;
- (b) the number of directors will be increased over time as future development is completed;
- (c) it is contemplated that the number of UBC nominee directors will decrease as the market housing directors increase, and
- (d) the Electoral Area 'A' representative to the GVRD shall have observer status at all Association Board meetings.

2. The terms for which the directors are elected could be set similarly to those of municipal councillors. It may be necessary to have different terms initially so that there would be continuity and in the long term only a portion of the directors would be replaced at the time of each election.

3. Copies of the minutes of all Association annual meetings and board meetings shall be given to the UEL.

FURTHER INFORMATION

FURTHER INFORMATION CAN BE OBTAINED BY CONTACTING:

**THE GVRD ELECTORAL AREA ADMINISTRATION OFFICE AT
604-432-6369 OR ON THE GVRD WEBSITE:**

www.gvrd.bc.ca/services/growth/EA.html

**THE UBC CAMPUS AND COMMUNITY PLANNING OFFICE AT
604-822-8228 OR ON THE CAMPUS COMMUNITY PLANNING
WEBSITE:**

www.planning.ubc.ca/aboutccp
