

# UNIVERSITY ENDOWMENT LANDS

## AREA D

# NEIGHBOURHOOD PROFILE

SEPTEMBER 2018



BRITISH  
COLUMBIA





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## THE NEIGHBOURHOOD PROFILE

Over the next year, the University Endowment Lands (UEL) Administration will be developing a Neighbourhood Plan to guide change and development in Area D. The Plan will consider both long-range and short-term ideas that build on the unique assets and opportunities in the Area while also delivering on the broader objectives established for the UEL. The Plan will include topics like community form and character, parks and open space, services and amenities, building and housing types, and transportation connections.

The Plan will be developed in collaboration with the UEL community and stakeholders through a broad and diverse public engagement process. There will be many ways to provide input into the planning of Area D, both in-person and online.

This Neighbourhood Profile is a snapshot of Area D's history and context, its social and ecological significance, and the built environment and patterns that have defined development to date. The Neighbourhood Profile describes the area as it is today. Together, this information is intended to provide a starting place for dialogue about the future of the area and to inform neighbourhood planning.

### A Note On Data Sources

*Data in the Neighbourhood Profile comes from multiple primary sources: Statistics Canada's 2011 and 2016 Census results, UEL file records, and Canada Housing and Mortgage Corporation. The Neighbourhood Profile notes sources throughout.*

*Four dissemination areas from Statistics Canada Census were used: 59154036, 59150937, 59150938, and 59150939. Three of these dissemination areas do not lie completely within Area D (that is, they cross the boundary with either another Area in UEL or UBC). For these three areas, only a percentage of the data was included in the analysis (corresponding to the percentage of dwelling units in Area D out of the total dwelling units in the dissemination area).*



### WE WANT TO KNOW WHAT YOU THINK!

Share your thoughts on the future of Area D by:

- Visiting us at [AreaDPlan.ca](http://AreaDPlan.ca)
- Completing an online survey
- Coming to an event near you

# 1 CONTEXT





The Point Grey Peninsula is part of the traditional territory of the Musqueam First Nation, who have carried out fishing, hunting, trapping and spiritual activities for thousands of years.

The UEL is nestled between the City of Vancouver and the University of British Columbia (UBC), on the Point Grey Peninsula. These lands are the legacy of the creation of a lands trust to raise capital for UBC. The first residential lots were sold by public auction in 1925, marking the beginnings of a residential community. The community grew slowly in the early years with rapid growth during the 1950s, 1970s, and 2000s. The Province created the Pacific Spirit Regional Park in the late 1980s.

The UEL population has since reached just over 3,000 residents in 2016 and the UEL is now made up of four distinct Areas:

- Area A: bordered by Chancellor Boulevard, Acadia Road, University Boulevard and Wesbrook Mall
- Area B: between Chancellor Boulevard and NW Marine Drive
- Area C: between Blanca St., 6th Avenue, Tasmania Crescent and College Highroad
- Area D: bordered by University Boulevard, Agronomy and Toronto Roads, Wesbrook Mall and includes Block F, a new mixed-use neighbourhood being built by the Musqueam First Nation.

Area D is the only multi-family and commercial area in the UEL and holds a significant social and economic position within the community. The addition of the Ielām development and interest in redevelopment of other properties, as well as traffic and other challenges in the neighbourhood is driving the need for a cohesive plan for Area D.







ALLISON RD

UNIVERSITY BLVD

ACADIA RD

DALHOUSIE RD

KINGS RD

ALLISON RD

WESTERN PKWY  
(BRIDLE PATH)

UNIVERSITY BLVD

BLOCK F

NEIGHBOURHOOD  
PLAN AREA

FAIRVIEW PL

AREA D

HEALTH SCIENCES MALL



## NEIGHBOURHOOD PLAN AREA

With a population of over 2,000 people, Area D comprises high and low-rise apartment buildings and townhouses, retail and office development, Jim Everett Memorial Park, Regent College as well as the future development of Ielām, a new mixed-use neighbourhood.

The Area D Neighbourhood Plan will focus on a study area of approximately 30 acres of the UEL. This includes the area bounded by University Boulevard, Wesbrook Mall, Agronomy Road and Toronto Road; the two lots with institutional uses on the northeast corner of University Boulevard and Wesbrook Mall due to their Official Community Plan land use designation; and the Liberta development on the corner of Acadia Road and Ortona Road as requested by their Strata Council. The Ielām development will be excluded from the Plan as a comprehensive plan and design guidelines were recently adopted through the rezoning process.

The Plan will consider long-term scenarios for the study area and how it will relate to nearby amenities and neighbourhoods.

## UEL GOVERNANCE

The University Endowment Lands (UEL) is a separate jurisdiction from the City of Vancouver and the University of British Columbia (UBC).

As an unincorporated area, the UEL does not have an elected municipal council. Instead, the provincial government is the governing body, and is administered through the Ministry of Municipal Affairs and Housing under the *University Endowment Land Act*. This legislation enables the Minister to, among other things, levy property taxes, and enact bylaws.

The Minister appoints a Manager who is responsible for the day-to-day administration of the UEL, which operates similar to a municipality.

Two key groups provide guidance to the Manager: the Community Advisory Council, made up of elected representatives from the four local Areas; and the Advisory Design Panel, made up of appointed professional members and elected community representatives.

The UEL and UBC are within Electoral Area A, which contains all unincorporated areas of Metro Vancouver. An Electoral Area Director is elected every four years to sit on the regional district board.

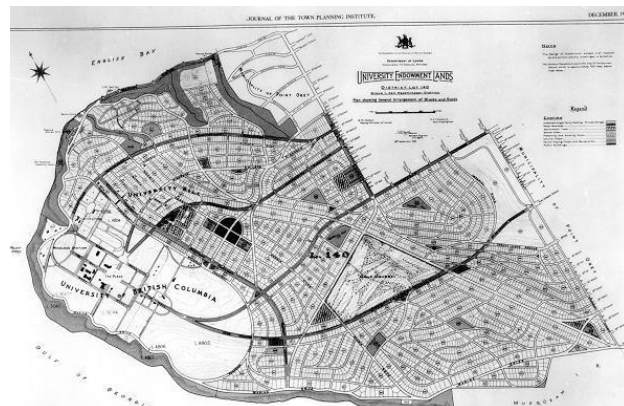
# HISTORY

## PRE 1910

For thousands of years the xwməθkwəyəm Musqueam First Nation carried out fishing, hunting, trapping and spiritual activities on the Point Grey Peninsula, which is part of their Core Territory.

**1860-1873:** Western tip of Point Grey established as a Colonial Admiralty Reserve, under ownership of the Government of Canada (likely to protect the entrance to English Bay).

**1907:** *University Endowment Act* established a lands trust to raise capital for the formation and initial operation of the University of British Columbia.



1923: Plan for the University Endowment Lands

British Columbia. Forests, Lands & Natural Resource, Ministry of. (1923, January 1). Point Grey lands development [P]. doi:<http://dx.doi.org/10.14288/1.0029421>

## 1910s

**1910:** The site of what would become UBC was chosen in 1910.

**1911:** Province passes legislation to establish UBC and enacts the *University Site Act*, which sets aside 71 ha in Point Grey for the University.

**1912:** The Colonial Admiralty Reserve is transferred to the provincial government and becomes provincial Crown land.

## 1920s

**1920:** The Province passes the *University Loan Act*, which allows the Province to develop and dispose of 1200 ha of land on the Point Grey Peninsula primarily for residential purposes, with the proceeds going to UBC.

**1925:** The first residential lots were sold by public auction in 1925.



1929: University Lodge and University Blvd.

Frank, L. (1929, March 26). University Lodge [P]. doi:<http://dx.doi.org/10.14288/1.0019048>

**1925:** The Province passes the *University Endowment Lands Administration Act* to provide administration of local services to the developing community. This later becomes the *University Endowment Lands Act*, which remains the governing legislation today.

**1927:** The first residential buildings were completed in Area D.

**1929:** The municipalities of South Vancouver and Point Grey merge with the City of Vancouver, but this merger does not encompass the UEL and sets the eastern boundary of the UEL that exists today.



1945: Aerial of UBC and UEL, looking east

[unknown]. (1945). Aerial view of campus, University Endowment Lands and City of Vancouver [P]. doi:<http://dx.doi.org/10.14288/1.0136868>



## 1930s–1950s

**1930s:** Residential development slowed to the point that the University could not afford to undertake land development and returns control of the land to the Province.

### 1947-1952:

Somerset Manor and the Colonial are the first four-storey apartments constructed in the UEL.

## 1960s

**1965:** The Province enacts legislation to create regional districts for nearly all of BC. The Greater Vancouver Regional District (now Metro Vancouver) is formed and the UEL becomes part of Electoral Area A which now includes the UEL, UBC, Barnston Island, and other unincorporated communities.

## 1970s–1980s

**1972:** Chancellor Court, the first modern concrete high-rises in UEL, are built.

**1989:** The Province establishes Pacific Spirit Regional Park under a tenure that stipulates the land can only be used for park purposes.

## 1990s

**1993:** A large fire in the University Village destroys several businesses.

**1995:** A vote is held on incorporating the UEL and Hampton Place, one of the now University Neighbourhood Association (UNA) areas, as a municipality; it was unsuccessful.

**1998:** Rezoning of University Marketplace was approved in January.

## 2000s

**2001:** Cornelia Oberlander redesigns Jim Everett Park.

**2005:** UEL Official Community Plan adopted after extensive consultation process.

**2001-2007:** The first strata condos and townhomes begin to be built in the UEL.

## 2000s–2010s

**2008:** The *Musqueam Reconciliation Settlement and Benefits Agreement* transfers ownership of three blocks of land within the UEL to the Musqueam First Nation: Block F; Block K; and the University Golf Course.

**2016:** Rezoning of Block F was approved in November.



1959: Aerial of Area D and surrounding area

Photograph courtesy of Triathlon Mapping Corporation (Pacific Survey Corporation), City of Vancouver Archives, CVA 59-15.



1969: Building in University Village

[unknown]. (1969, January 1). University Endowment Lands "Village" [P]. doi:<http://dx.doi.org/10.14288/1.0151732>



1971: Recycling project collecting newspapers

Margerison, D. (1971, January 1). UBC Endowment Lands recycling project - collecting newspapers [P]. doi:<http://dx.doi.org/10.14288/1.0033115>



A photograph of a community park area. In the foreground, there are several long wooden benches made of logs, arranged on a grassy lawn. To the left, a small wooden structure with a roof is visible. Two people are standing near it, one holding a white paper. In the background, there is a large evergreen tree and a multi-story brick building with many windows. A semi-transparent dark blue banner is overlaid across the middle of the image, containing the text "2 THE COMMUNITY".

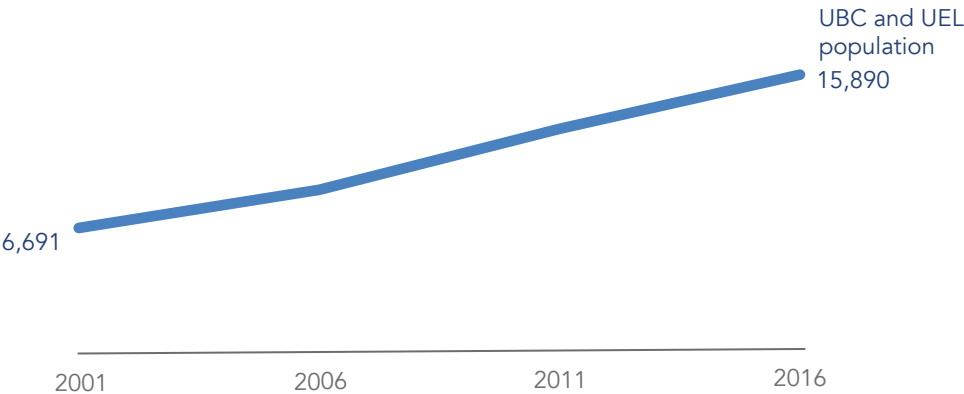
## 2 THE COMMUNITY



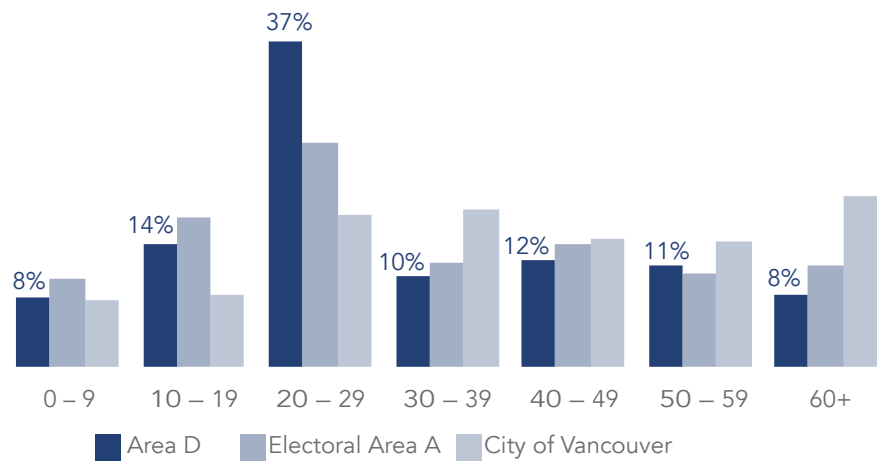
There are over 3,000 people living in the UEL. In Area D, the population has remained relatively stable since 2011<sup>1</sup>, with no new construction since 2007. The new Ielərın development is expected to add around 2,500 residents over approximately ten years - more than doubling the current population in Area D of approximately 2,000 people.

Across the peninsula, the total population of residents living at UBC and UEL has increased by 127% between 2001 and 2016<sup>2</sup>, mainly due to recent development at UBC. In addition, nearly 80,000 staff, faculty, students and residents frequent UBC's Point Grey campus each day - with thousands of them travelling through UEL.

## POPULATION GROWTH

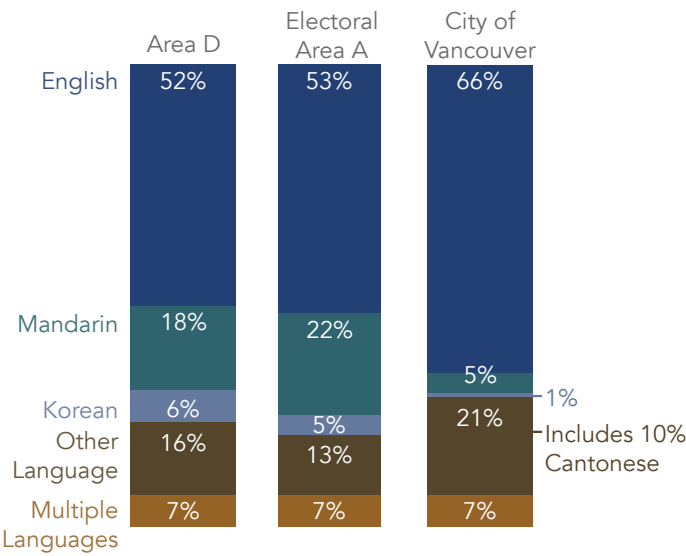


## AGE GROUPS



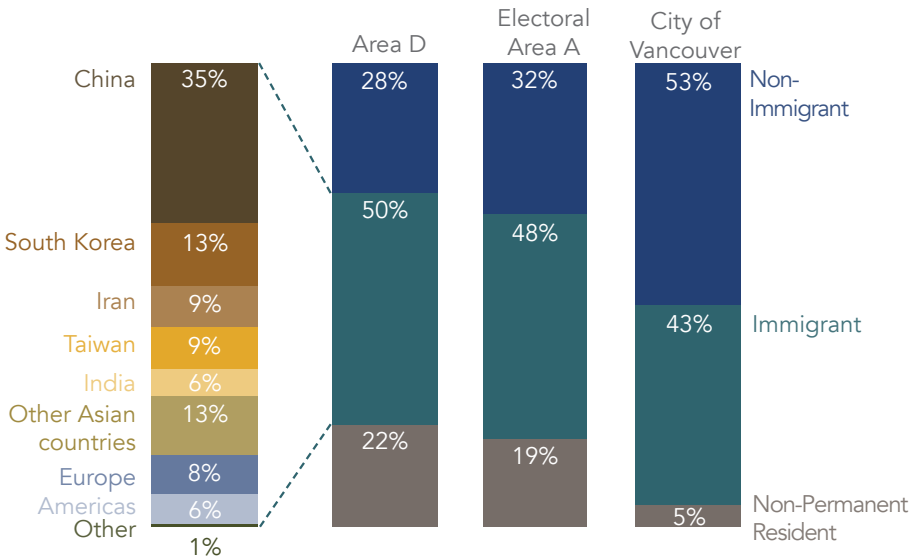
1 Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables. <http://www12.statcan.gc.ca/census-recensement/2016/geo/geosearch-georecherche/index-eng.cfm>  
 2 Canada Mortgage and Housing Corporation. No date. Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart>

# LANGUAGE MOST OFTEN SPOKEN AT HOME



Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables.

# IMMIGRATION

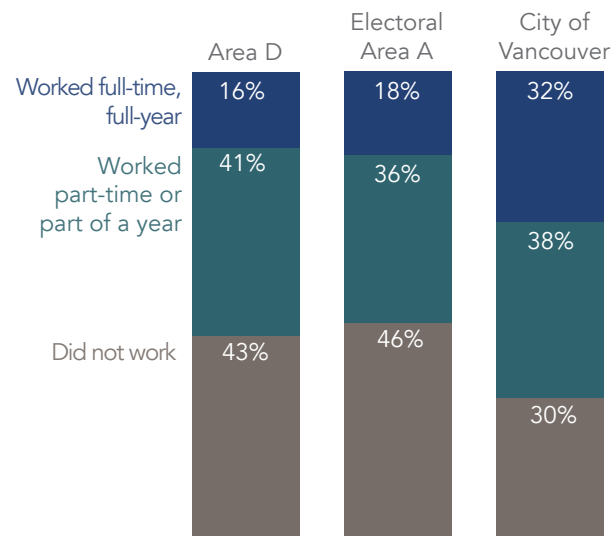


Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables.





# EMPLOYMENT



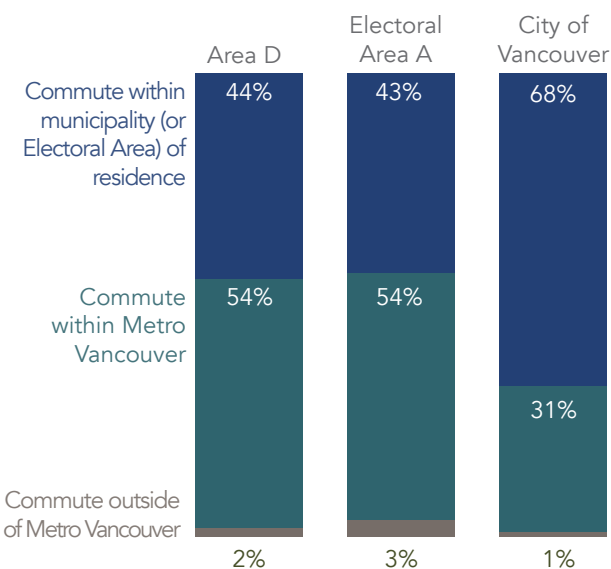
Many residents in Area D (43%) do not work<sup>1</sup>. Just 16% of residents work full-time for the full-year, much lower than the in the City of Vancouver (32%). This is likely due to a high proportion of students.

Residents who work primarily have jobs in education, community and government services (23%), retail sales and service (21%), natural and applied sciences (12%) and business, finance, and administration (11%).

UBC is a major destination within the region. 55,887 students study and 14,934 faculty and staff work at the Vancouver UBC campus – far larger than the population of approximately 12,500 people living in UBC and UEL.

<sup>1</sup> Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables.

# COMMUTE



Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables.

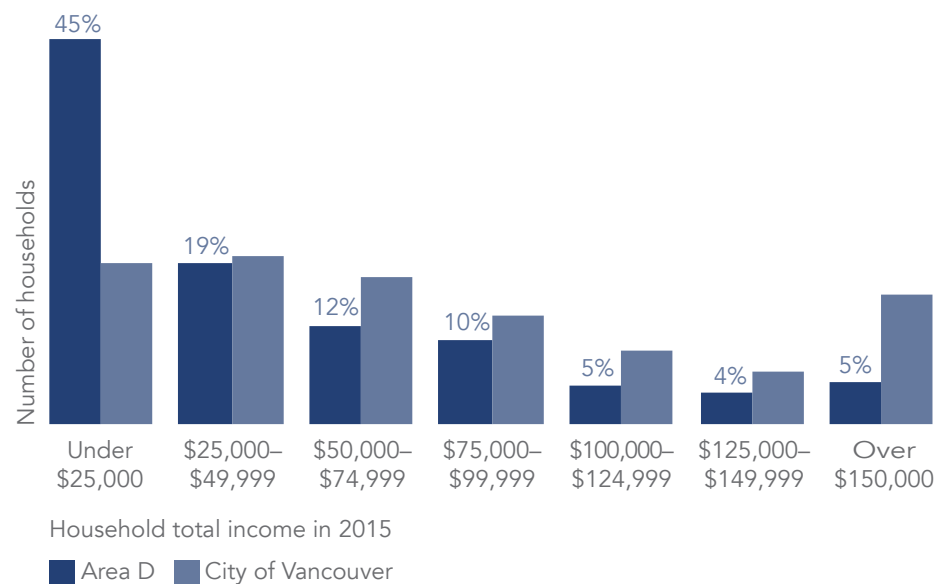


## HOUSEHOLD INCOME

Households in the Area have a diversity of incomes<sup>1</sup>. In 2015, 20% (173) of households made under \$5,000 in total income, 41% (356) made under \$20,000 in total income, 38% made \$20,000 to \$80,000, and 21% made \$80,000+ in total income. Based on low-income cut-offs (after tax), 49% of the population in Area D is low-income. A large student population likely contributes to this large percentage of low income households.

The average total income of economic families in 2015 was:

- For all family types: \$63,005 total income;
- For couples without children or other relatives: \$92,470 total income;
- For couples with children: \$60,640 total income;
- For lone-parents: \$26,674 total income.



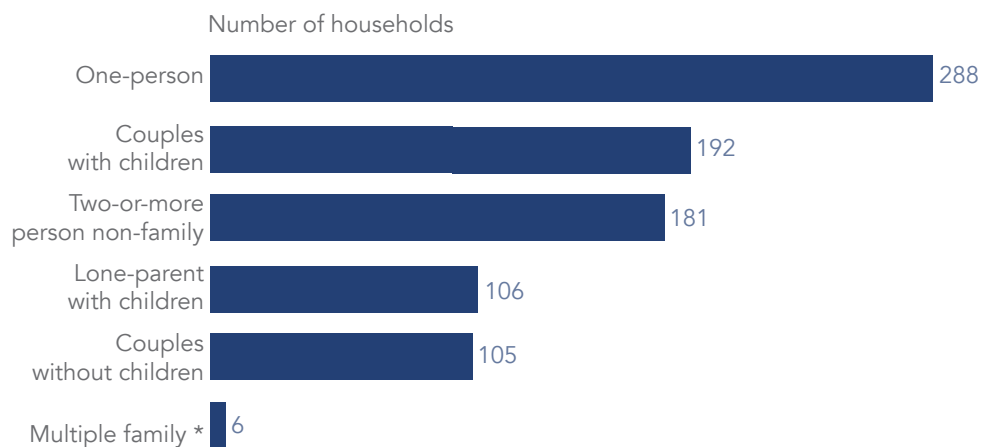
<sup>1</sup> Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables. <http://www12.statcan.gc.ca/census-recensement/2016/geo/geosearch-georecherche/index-eng.cfm>

## HOUSEHOLD TYPES

There are a variety of household types in Area D<sup>1</sup>.

A low percentage of households (12%) in Area D are couples without children compared to the City of Vancouver (25%) or Electoral Area A (19%).

A higher percentage of households (21%) in Area D have two-or-more people and who are non-family compared to the City of Vancouver (7%) or Electoral Area A (11%).



\* Multiple census-family households could include households with multiple couples or parent(s) and children and one or more grandparents, among others.

<sup>1</sup> Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables. <http://www12.statcan.gc.ca/census-recensement/2016/geo/geosearch-georecherche/index-eng.cfm>









# 3 LAND AND CHARACTER



Area D is a mix of high and low-rise apartment buildings, townhouses and retail development. The University Marketplace was designed to promote the human scale and a pedestrian-friendly atmosphere.

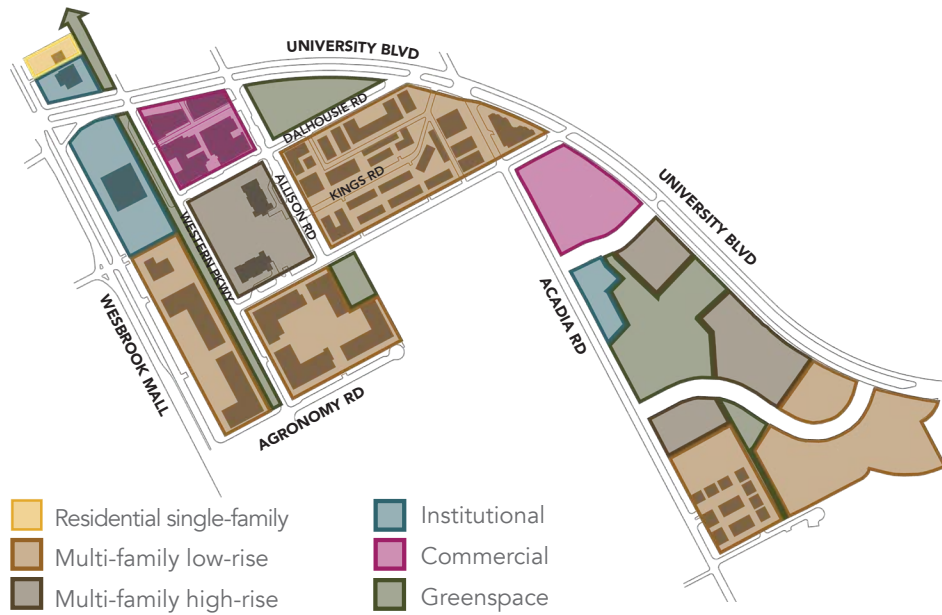
There are unique places, interesting spaces, and historic buildings that characterize Area D. The forests nearby inspire themes carried throughout the parks and park-like streetscapes. The commercial areas are gathering hubs and the combination of high and low-rise buildings allow for stunning views of nature. The study area is close to rapidly transforming areas in Block F and UBC that will impact the future of the neighbourhood.

The Neighbourhood Plan will build upon these unique features, in an effort to support a thriving neighbourhood.

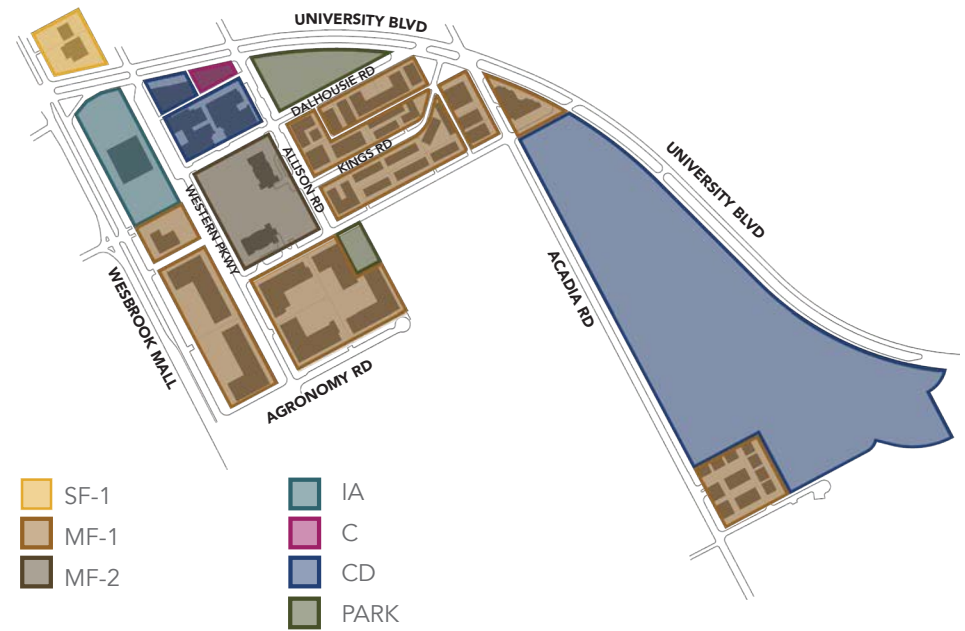




## LAND USE

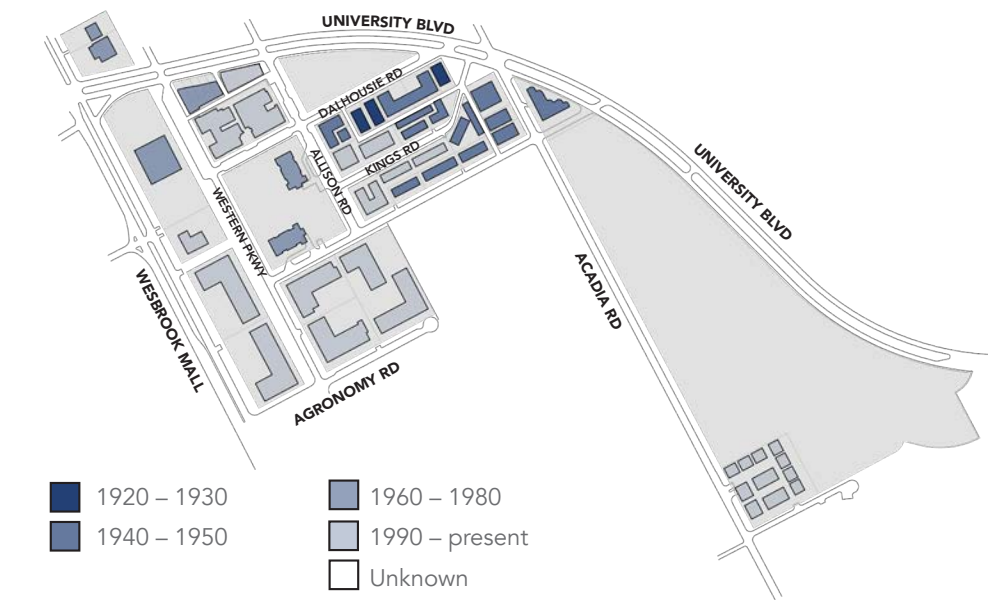


## ZONING



	SF-1	MF-1	MF-2	I	IA	C	CD-1	CD-2
	Single Family	Multiple Dwelling	Multiple Dwelling	Institutional	Institutional and Public Use	Commercial	"The Village"	Block F/ Ielam
Intent	Maintain the single-family character of the district.	Medium-density residential development including townhouses and low-rise apartment.	Medium-density residential development, including low-rise and high-rise apartment buildings.	Institutional and public authority uses.	Institutional and public uses and to accommodate specified related residential uses.	A wide range of commercial activities and services to serve nearby neighbourhoods and UBC.	A wide range of goods and services to serve nearby neighbourhoods and dwelling uses.	Residential, commercial, parks and open space, community facilities, and accessory uses.
Floor Space Ratio	The lesser of 0.27 or 4200 sf	1.0 + 0.20 if all parking is underground 0.25 if the lot frontage is 80' and lot area is 12,000 sf	1.25 + 0.20 if all parking is underground 0.012 for each 1% below 50% site coverage	1.25 + 0.20 if all parking is underground	1.25 + 0.20 if all parking is underground	2.5	2.5	1.25 to 3.00
Height	Two storeys and 25'	Four storeys and 45'	135'	Four storeys and 45'	Six storeys and 70'	Three storeys and 45'	Four storeys and 45' to six storeys and 70'	Three to 18 storeys

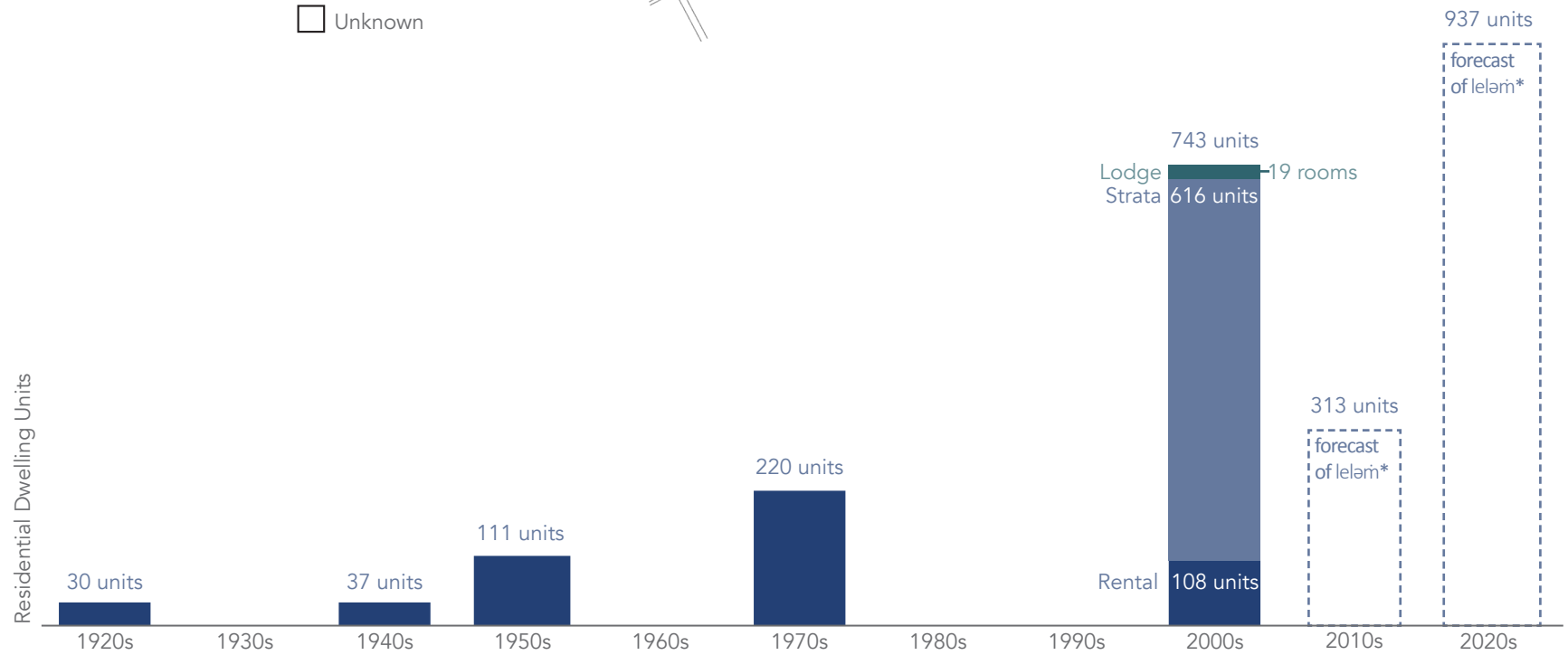
# AGE OF BUILDINGS



Area D buildings have been built in waves since the 1920s, with rapid increases in the 1950s, 1970s and 2000s<sup>1</sup>.

Colonial House (5450 University Boulevard) and Somerset Manor (5600 Dalhousie Road), built in 1952 and 1951, respectively, have distinct architectural features and are valued by the community.

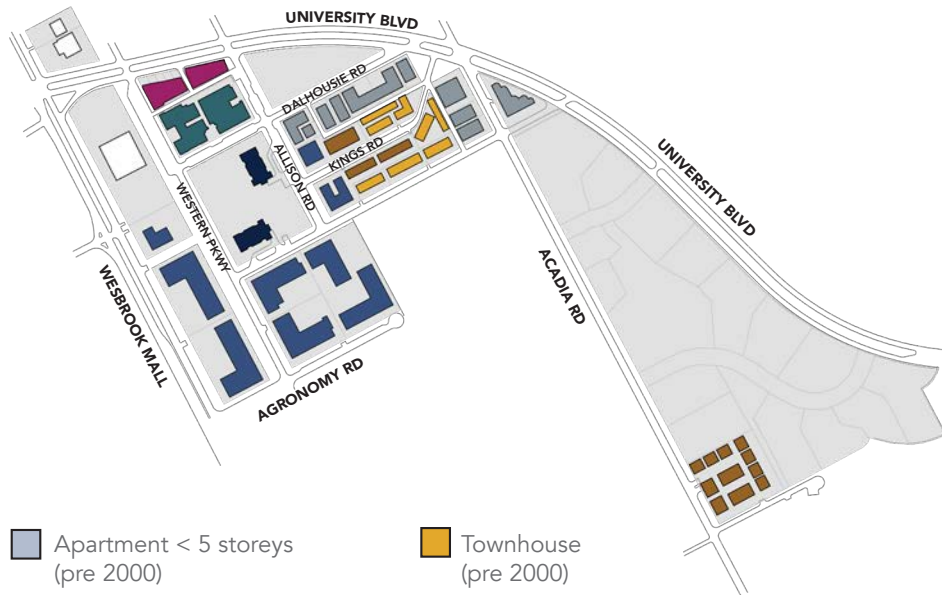
The Ielam development will add 1,250 units to the Area, and is forecast to be built out over approximately ten years.



<sup>1</sup> University Endowment Lands Administration. No date. Multi-family buildings in Area D.



# CHARACTER



- |                                    |                        |
|------------------------------------|------------------------|
| Apartment < 5 storeys (pre 2000)   | Townhouse (pre 2000)   |
| Apartment < 5 storeys (after 2000) | Townhouse (after 2000) |
| Apartment > 5 storeys (mixed-use)  | Commercial             |
| Apartment > 5 storeys              | Institutional          |

Area D is the only area in the UEL with a commercial area and multi-family residential buildings. There is a mix of mid-rise, high-rise, and townhouse residential - built from the 1920s to the 2000s. This contributes to a unique character in Area D within the UEL and the peninsula.



Low-Rise Residential (1920-1939)



High-Rise Residential (1970s)



Commercial





■ Townhouse (1940-1959)



■ Low-Rise Residential (1940-1959)



■ Low-Rise Residential (1940-1959)



■ Townhouse (2000s)



■ Low-Rise Residential (2000s)



■ Mixed-Use (University Marketplace)



■ Commercial (University Village)



■ Institutional (Lutheran Campus Centre)



■ Institutional (Regent College)



## 4 HOUSING



People in Area D live in a diversity of housing forms and tenures. Some of the first apartment buildings built on Dalhousie, Acadia and Toronto Roads still remain as rental apartments. The first high-rise towers in the UEL were built in the 1970s. Many of the newer mid-rise apartments and townhouses are strata ownership.

The Ielər development is planned to provide 1.3 million sq. ft. of high-rises, townhouses and four – six storey apartments in Block F. The Ielər development will also include a 12-storey purpose-built rental building and 62 units of income-based workforce housing.

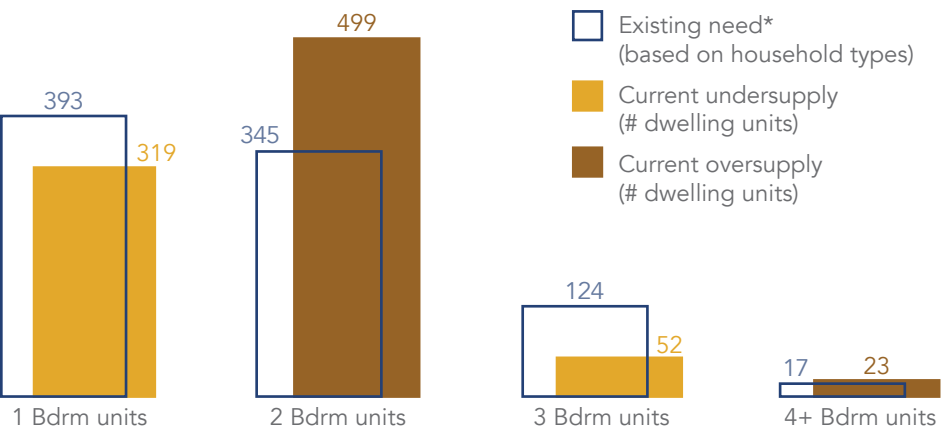
While all of UEL housing is privately owned (no public housing is managed by the UEL), there is a broad range of rental and strata housing available at market rates.

Housing affordability is a growing and obvious challenge in Metro Vancouver. In Area D, 66% of households spend more than 30% of their income on shelter. The UEL requires any development application seeking increases in allowable density to include at least 20% of the additional area to be below-market and/or special needs housing.

## HOUSING AFFORDABILITY



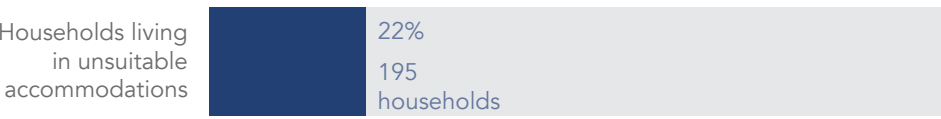
## HOUSING SIZE



\* Existing need is approximated based on number of census families or non-census-family households:

- 1 Bedroom: one-person households and couples without children;
- 2 Bedrooms: couples and lone-parents with one child, and two-or-more person non-family households;
- 3 Bedrooms: couples and lone-parents with two children, and multiple family households;
- 4+ Bedrooms: couples and lone-parents with three or more children.

## HOUSING SUITABILITY

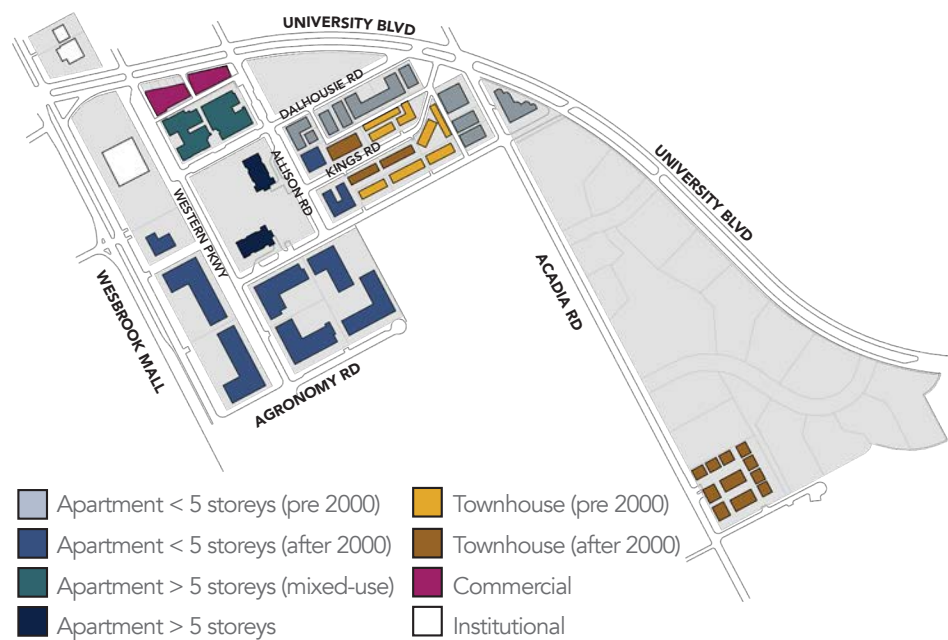


\* "Unsuitable accommodations" means that the dwelling does not have enough bedrooms for the size and composition of the household, as calculated using the National Occupancy Standard.

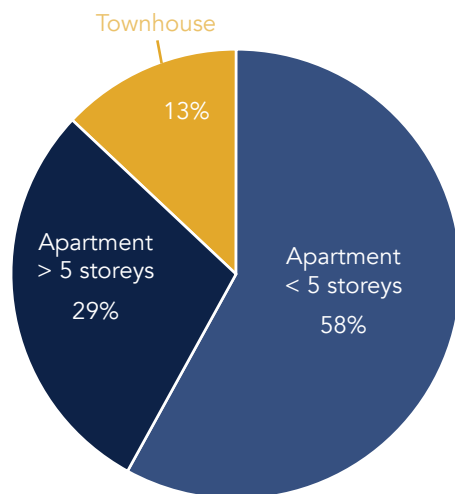
Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables. <http://www12.statcan.gc.ca/census-recensement/2016/geo/geosearch-georecherche/index-eng.cfm>



# HOUSING STOCK



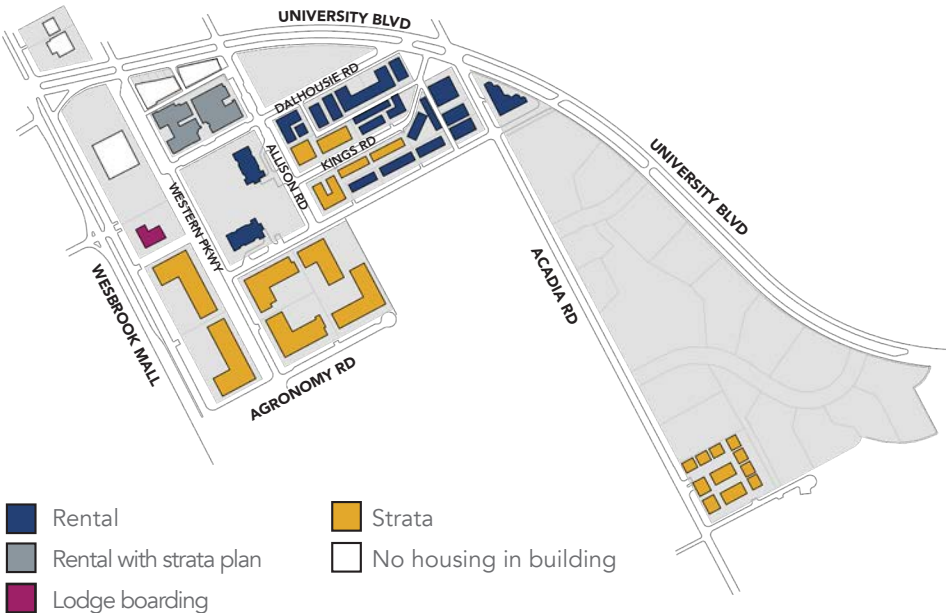
## MIX OF DWELLING UNITS BY BUILDING TYPE



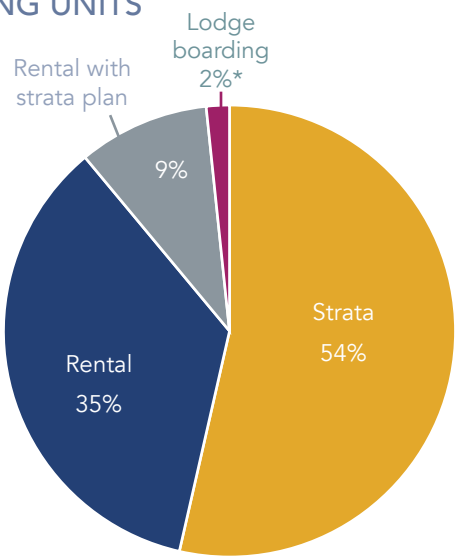
Statistics Canada. 2017. Census Profile, 2016 Census. Dissemination Areas 59154036, 59150937, 59150938, 59150939 (tables). Summary Tables. <http://www12.statcan.gc.ca/census-recensement/2016/geo/geosearch-georecherche/index-eng.cfm>



# HOUSING TENURE

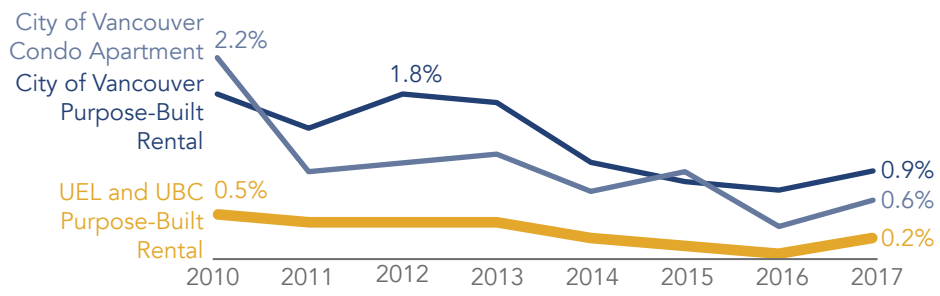


# MIX OF DWELLING UNITS BY TENURE



University Endowment Lands Administration. No date. Multi-family buildings in Area D.  
 \* Lodge boarding is number of bedrooms, not number of dwelling units.

# RENTAL VACANCY



Canada Mortgage and Housing Corporation. (2017). Housing Market Information Portal. Available at: <https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/Table?TableId=1.9.2.3&GeographyId=2410&GeographyTypeId=3&DisplayAs=Table&GeographyName=Vancouver#Semi-detached>





# 5 COMMERCIAL





Commercial development in the UEL has been limited to one block with over 111,000 sq. ft. of commercial space in the Pharmacy Mall, the University Plaza, and the University Marketplace. The recent rezonings of Regent College and Block F may add 11,000 sq. ft. and 30,000 sq. ft., respectively, of commercial space in other locations in Area D<sup>1</sup>.

Today, the Village contains offices, retail, restaurants, medical services, and other services. Retail businesses are dependent on UBC's population while many UEL residents rely on retail businesses in UBC and Vancouver for their daily needs. This dependency may be reduced in the future as the area further develops.

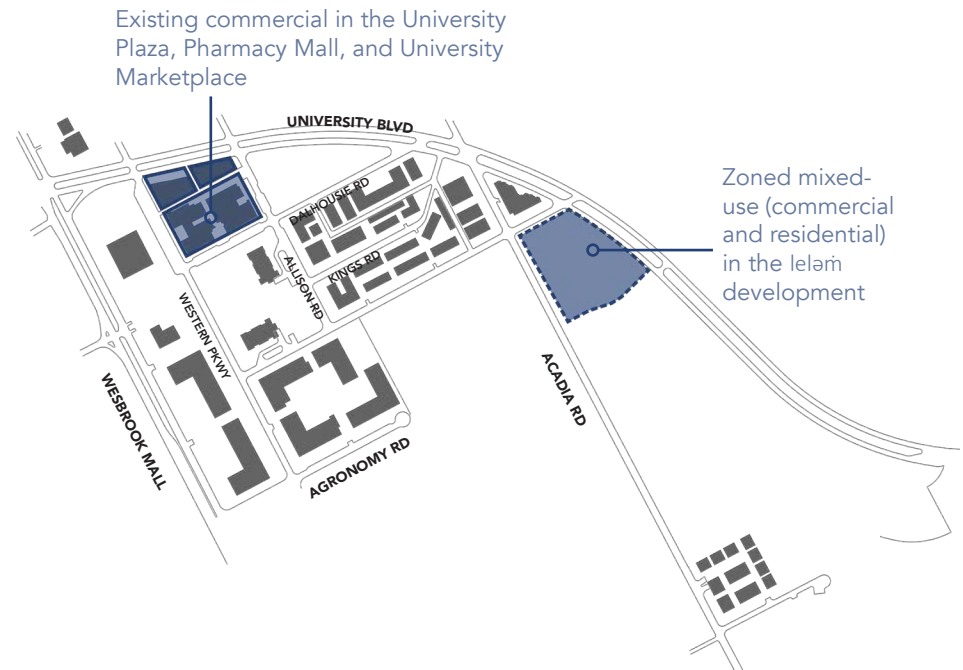
## TYPES OF COMMERCIAL

The University Plaza replaced the original Administration office building that burnt down in the 1990s. Its main level includes a convenience store, fast food restaurants, a photocopying store and a florist. It also includes a Japanese restaurant, a salon, a pizza parlour, a discount textbook store, and a multicultural-themed food court.

The University Marketplace is mixed-use. The main floor is home to an office supply store, restaurants, fast food, cafes, and small retail shops. The second floor contains mostly offices and medical clinics, plus a fitness centre. The upper floors contain rental apartments.

## ENTERTAINMENT

There are limited entertainment venues in Area D. Currently, there are no pubs or bars. There are a handful of fast food restaurants on University Boulevard open 24 hours. There are some nightlife venues in UBC, the closest of which is Mahony & Sons Public House.



<sup>1</sup> Musqueam Capital Corporation on Behalf of the Musqueam Indian Band. Block F Rezoning Application Package. University Endowment Lands, Vancouver, British Columbia.



# 6 INSTITUTIONAL





In Area D and immediately adjacent areas, there are several religious institutions, a private college, a public school, and a community amenity space.

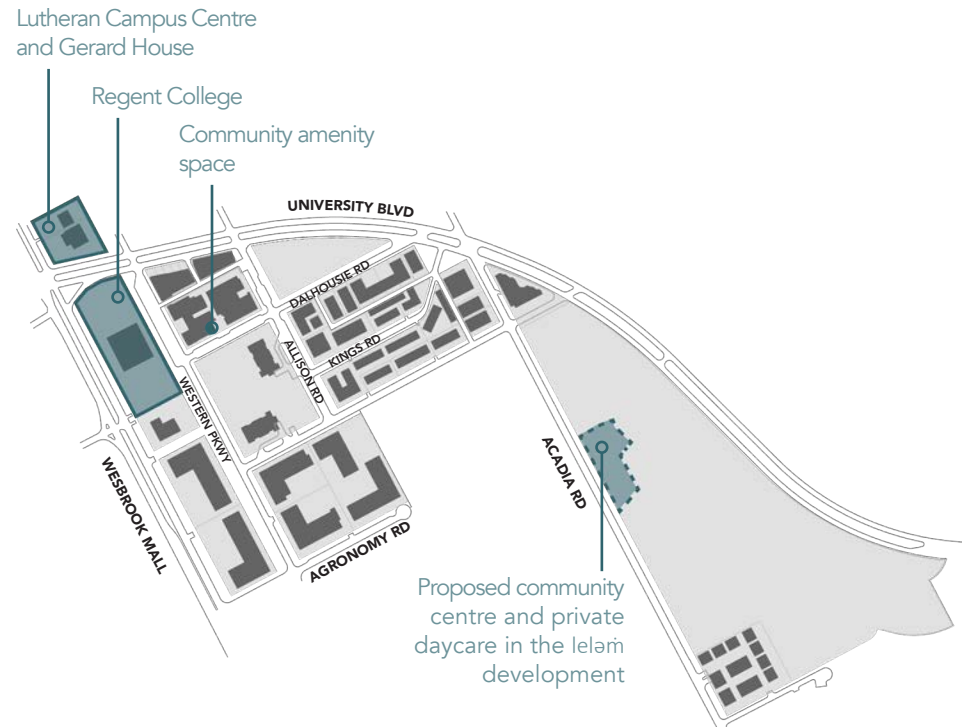
## TYPES OF INSTITUTIONAL

The study area includes:

- Community amenity space: A room in the University Marketplace building intended as flexible community space.
- Regent College: A private graduate school of theology.
- Lutheran Campus Centre: The building has reached the end of its lifespan and is not currently in use. There has been interest in redevelopment.
- Gerard House: Operated by the University Christian Ministries, Gerard House is home to several students and the UCM offices. The building is reaching the end of its lifespan and there has been interest in redevelopment.

Just outside of the study area includes:

- Norma Rose Point Elementary School;
- University Chapel;
- St. Anselm's Church; and
- A community facility that will be dedicated to UEL as part of the Ielām development.





# 7 TRANSPORTATION



In the UEL, transportation is important to connect the community to each other, its neighbourhoods, UBC, Vancouver and beyond. Over 11,000 vehicles (including buses) use University Boulevard each weekday<sup>1</sup> (Fall 2017).

Transportation to, from and around the UEL has evolved as the UBC campus, community and transit network has changed. More than two-thirds of Area D residents commute by a sustainable mode (walking, cycling, and transit). Many take advantage of UEL's extensive pedestrian network.

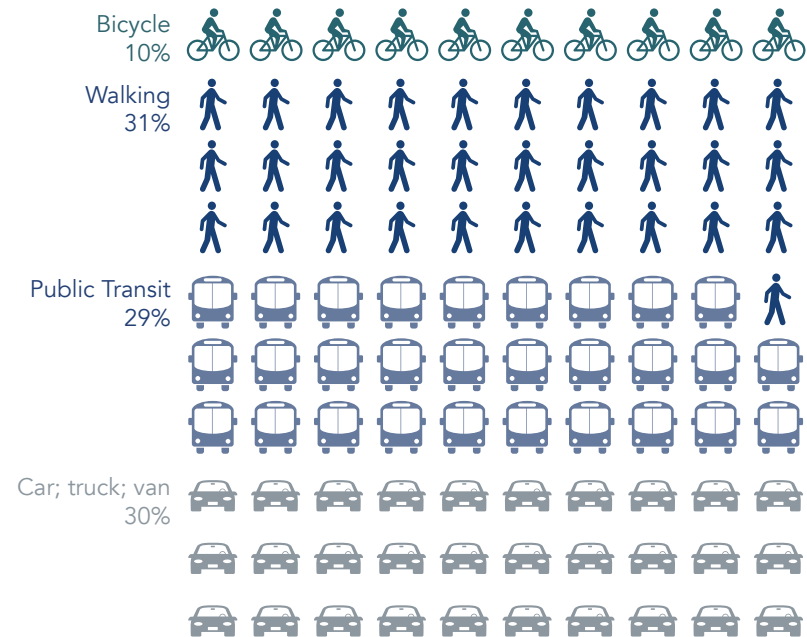
University Boulevard is the primary access road to UBC, with a lot of through traffic, cyclists and pedestrians. Wesbrook Mall is being reduced to two lanes with improved cycling facilities and turning lanes. The existing internal road network is lightly travelled and all internal intersections are un-signalized. Most streets have restrictive parking.

The Village is currently the only commercial precinct in UEL, and serves residents, visitors, and commuters while also accommodating back-of-house services, such as delivery of goods. There are narrow roads and laneways for loading/unloading operations, truck staging, and parking. Some of the defined truck routes are some of the UEL's busiest roads.

The future of transportation is in flux for the Point Grey Peninsula. The Mayors' Council Vision for Metro Vancouver Transit and Transportation includes extending rapid transit to UBC's campus, which would further shift how people travel to, from and around the UEL.

## MODE SPLIT

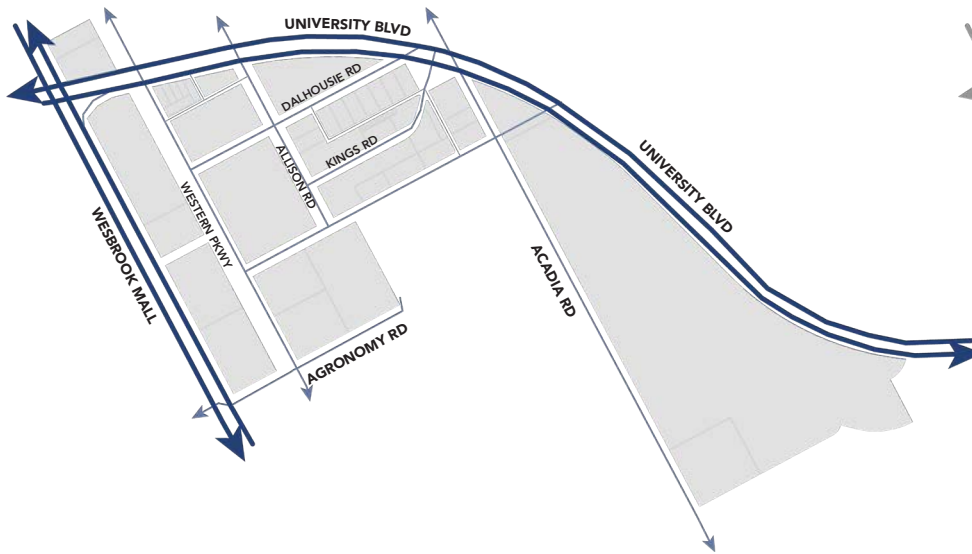
Most Area D residents commute by walking, taking public transit or cycling.



<sup>1</sup> Campus and Community Planning. March 2018. UBC Vancouver Transportation Status Report Fall 2017.



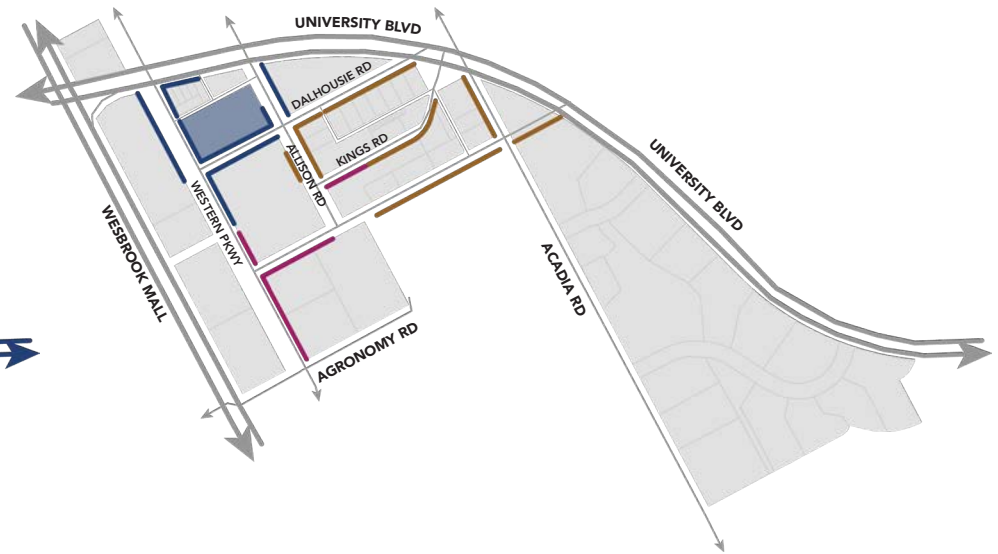
## VEHICLES



- Arterial road
- Local road
- Laneway

Many of the local roads have low traffic volumes: <2,000-3,000 vehicles per day<sup>1</sup>.

## PUBLIC PARKING



- Multi-family permit parking
  - No parking 9am-6pm, Monday-Saturday
  - 2 hour pay parking
  - Public parkade
- \*Parking is not permitted elsewhere

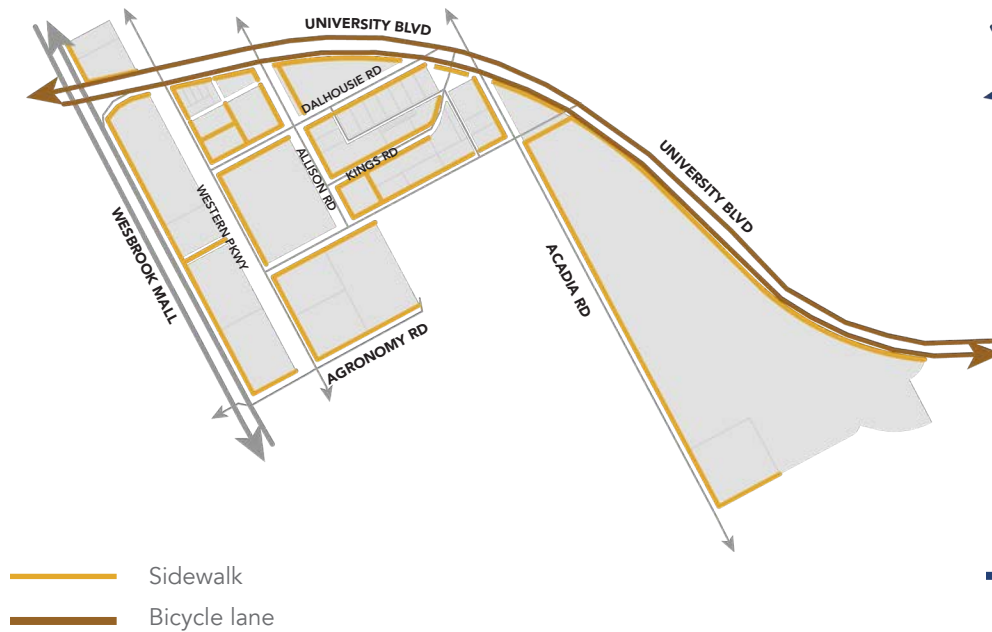
There are currently three types of street parking<sup>1</sup>:

- 2-hour pay parking (\$3.50/hour) (103 spaces near the Village area).
- Daytime restricted street parking (no parking 9:00am to 6:00pm, Mon-Sat).
- UEL multifamily permit-only parking for residents in buildings built before 1970.

These types of street parking allow turnover for businesses and discourage all-day student parking.

<sup>1</sup> Bunt & Associates. 2017. University Endowment Lands Area D Transportation Review.

## PEDESTRIAN AND CYCLING



The pedestrian network is generally adequate<sup>1</sup>. There are some sidewalks that not wide enough (<1.2m) for wheelchairs and strollers. There are also informal connections in the form of worn grass path or across private properties, such as an unmet desire line from Regent College to the UBC Dentistry building.

Pedestrian actuated signals to cross University Boulevard are located at Allison and Acadia Roads. University Boulevard has very high pedestrian volumes: 1,000 pedestrians cross Western Parkway in the PM peak-hour and 500 in the AM peak-hour.

University Boulevard includes marked bike lanes with a peak usage of over 100 cyclists per hour. Most local roads, while they have no dedicated bicycle infrastructure, have low traffic volumes conducive to cycling. Formal bicycle parking is well used, and informal bike parking occurs regularly in the apartment areas.

## TRANSIT



The transit network is high frequency and very well used, with over 10 routes and a night bus servicing UBC and the UEL on University Boulevard and Wesbrook Mall.



A photograph of a park scene. In the foreground, there are several large, leafy green plants with tall, thin stems and clusters of small purple flowers. A large, smooth, grey rock sits in the middle ground. Behind the rock is a wooden fence. In the background, there are more trees and a wooden structure, possibly a gazebo or picnic shelter. The scene is brightly lit, suggesting a sunny day.

## 8 ENVIRONMENT AND NATURE

RICK GENEST PARK



Over a hundred years ago, the UEL was a forest of western red cedar and Douglas-fir trees. Today, more than half of the land consists of parkland, the majority of which is in Pacific Regional Spirit Park, composed of mature second growth forest. Park-like streetscapes, gardens, and natural forest vegetation contribute to the character and liveability of the UEL neighbourhoods.

Area D is one of the oldest neighbourhoods. Once a natural forest ecosystem, Area D is now a developed landscape with green space amenities such as street trees, private gardens, the Jim Everett Memorial and Rick Genest Parks and Pacific Regional Spirit Park at the eastern border.

Across the UEL, there are significant sensitive and modified ecosystems. Sensitive ecosystems<sup>1</sup> are rare, ecologically fragile, or at-risk ecosystems. While there are no sensitive ecosystems in Area D, Pacific Spirit Park contains 78% of the region's mixed old forest ecosystem (within just three hectares). Pacific Spirit Park also contains other sensitive ecosystems, including coniferous and mixed mature forest, riparian areas, and wetlands. Modified ecosystems by human activity also have ecological and biological value. The Ielām development will be protecting the most significant stand of trees in Block F, located on Acadia Road and classified as a coniferous mature forest. Pacific Spirit Park also includes modified coniferous, mixed, and broadleaved young forest, and a freshwater reservoir.

## CLIMATE CHANGE

Climate change has been called one of the greatest threats to our community. Human activities that contribute to climate change by releasing greenhouse gases include burning fossil fuels to power vehicles and to manufacture goods, using energy in the heating and cooling of our homes, methane released from garbage in our landfills, and more.

Climate change will impact Area D and beyond. Based on Metro Vancouver's climate change projections<sup>1</sup> for the 2050s:

- The average temperature may increase by about 3°C.
- The hottest day temperature will increase by 4°C and extreme heat events will become more common. Healthy trees, irrigated green space and other green infrastructure will be important for cooling buildings and providing cooling shelter on hot days.
- Rainfall is expected to decrease by 19% in the summer and the annual length of dry spells to increase by 22%. Seasonal lack of water will make it hard for some plants and trees to survive.
- Rainfall is projected to increase in fall, winter and spring, mostly through an increase in extreme rainfall events. Green space can intercept and store rainwater runoff.

Climate change creates a number of challenges to be addressed in the planning of this Area.

<sup>1</sup> Metro Vancouver. 2010-2012. Sensitive Ecosystem Inventory Mapping Tool. Available at: <http://www.metrovancouver.org/services/regional-planning/conserving-connecting/sensitive-ecosystems/Pages/inventory-mapping-app.aspx>

<sup>1</sup> Metro Vancouver. 2016. Climate Projections for Metro Vancouver. Available at: <http://www.metrovancouver.org/services/air-quality/AirQualityPublications/ClimateProjectionsForMetroVancouver.pdf>

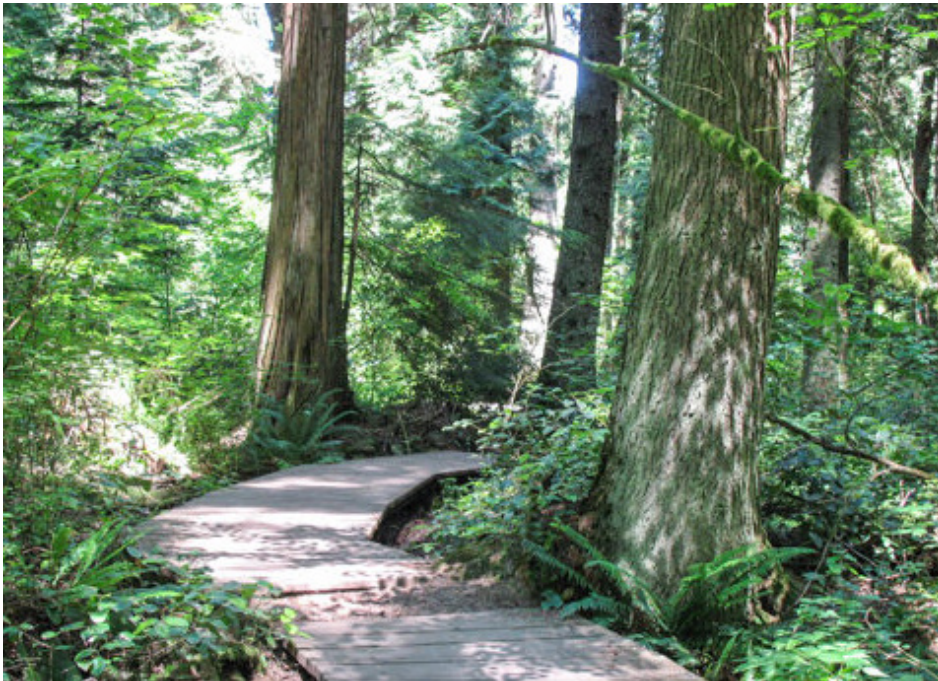




Jim Everett Memorial Park



Rick Genest Park



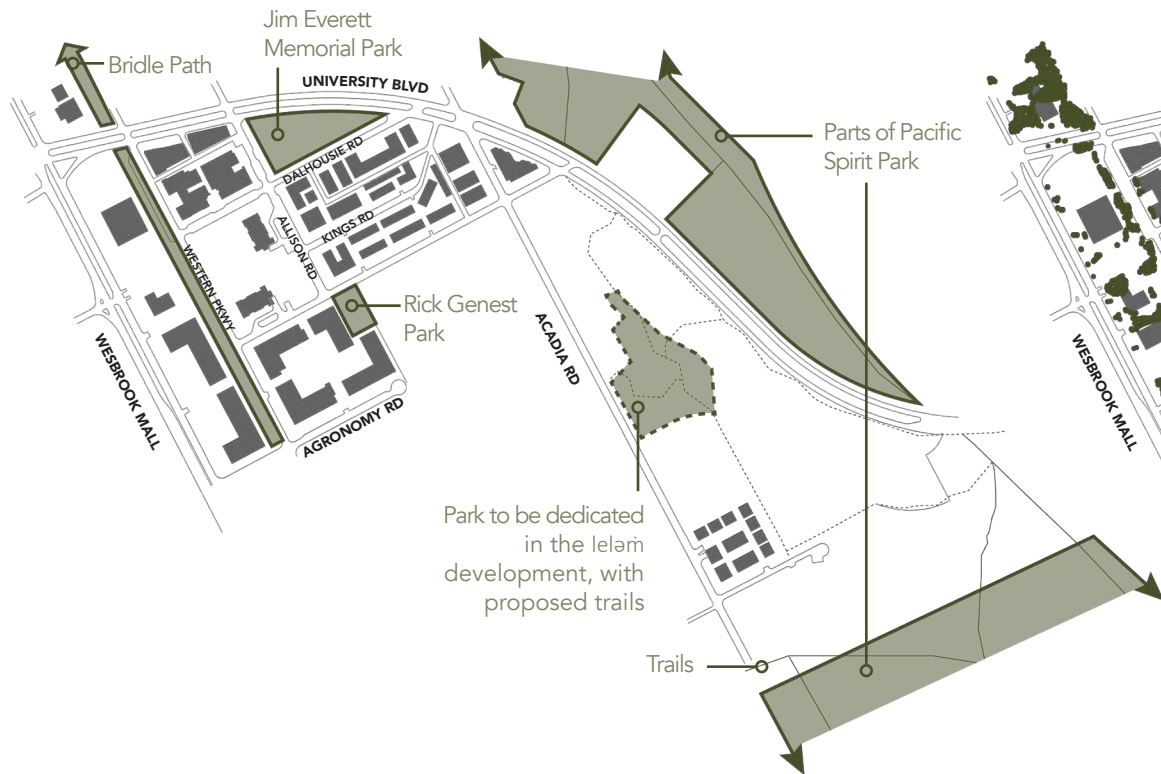
Pacific Spirit Park



Bridle Path close to Regent College



## PARKS AND GREEN SPACE



## TREE CANOPY



Area D includes small parks, including Jim Everett Memorial Park (1.5 acres) and Rick Genest Park (0.5 acres). There is a protected greenway (Bridle Path) on Western Parkway from Agronomy Road to Chancellor Boulevard. Adjacent to Area D is Pacific Spirit Park, a 1,900 acre protected park.

The Ielam development will include a 3.1 acre park dedicated to UEL, 2.8 acres of publicly accessible open space, and 1.9 acres of greenways.

Jim Everett Memorial Park was dedicated in 1986 to a resident of UEL who was the driving force in starting a community recreation program. The park was redesigned by Cornelia Oberlander (Officer of the Order of Canada) and completed in 2001.



A photograph of a campus scene. In the foreground, there is a green lawn and a low brick wall. Behind the wall is a large green hedge. In the background, there is a building with a green metal roof and a multi-story apartment building with balconies. A tree with purple blossoms is visible near the apartment building.

## 9 AMENITIES AND SERVICES



Area D has access to significant amenities and services across the UEL, UBC and West Point Grey. UEL includes a large, regionally-significant park and has a wide range of services and recreational opportunities at its doorstep.

## **AMENITIES**

The Area D community has limited amenities within its neighbourhood but is close to and has access to an array of amenities on the UBC campus and in the City of Vancouver.

**Schools:** There are two public schools in UEL: University Hill Elementary School, and Norma Rose Point School. In addition, University Hill Secondary School is nearby in UBC.

**Libraries:** UEL residents can use City of Vancouver libraries. The closest to Area D is the West Point Grey Branch on W 10th Ave. UBC has an array of libraries, which can be accessed by the general public for a yearly fee.

**Community Centre:** The only community space currently in the UEL is a community amenity room in the University Marketplace. The Ielām development will include a 15,000 sq. ft. community centre dedicated to the UEL. UBC's University Neighbourhood Association operates two community centres: Wesbrook Community Centre and the Old Barn Community Centre.

**Medical:** There are medical and dental clinics and an optical store in the University Marketplace. UBC Hospital and other medical services are across Wesbrook Mall in UBC.

## **WASTE MANAGEMENT**

Waste management in Area D is administered by each land owner, who contracts waste and recycling services to independent companies. UEL collects waste from containers in Jim Everett Memorial Park.

## **EMERGENCY MANAGEMENT**

Police services for UEL and UBC are provided by a RCMP detachment. Fire and rescue services are provided by the Vancouver Fire and Rescue Service. Ambulance services are provided by BC Ambulance. All have stations on Wesbrook Mall.

Metro Vancouver is responsible for emergency planning in the UEL. During an emergency, the UEL Administration works in collaboration with the RCMP, Vancouver Fire and Rescue Services, and Metro Vancouver to protect residents.

Potential UEL hazards include major earthquakes, tsunamis, wildfires in Pacific Spirit Park (especially during summer drought), structural fires, storms, and landslides along the perimeter of the peninsula.



A photograph of a street scene. On the left is a brick building with a dark awning. A person is walking away from the camera on the sidewalk. There are green chairs and tables outside the building. A large tree is on the right, casting shadows on the sidewalk. In the background, there's a road with a white SUV and other cars. A semi-transparent dark blue banner is overlaid across the middle of the image.

# 10 AREA D OF TOMORROW



## WHAT MIGHT THE FUTURE HOLD?

What kinds of policies do we need to unlock the potential of this area? How do we ensure that we continue to have livable, connected communities with essential services and places that support the sustainability of the area? How do we create a clear but flexible framework that guides change and development in a way that allows the community to flourish?

Sign-up today at [AreaDPlan.ca](http://AreaDPlan.ca) and help us shape the future of Area D.

A successful neighbourhood will be one that thinks holistically about its economic, social, and environmental systems. For this, we need your help!





## HELP SHAPE THE FUTURE OF AREA D!

Help us plan the neighbourhood by imagining the future. The following page provides you room to make notes, sketch ideas, identify places that you cherish, and perhaps places for this process to focus on. Please help us by documenting your ideas and either bring them along to a future event or take a photo and share them on Twitter or Instagram with #AreaDPlan!







