



UNIVERSITY ENDOWMENT LANDS

INTRODUCTION

The University Endowment Lands (UEL) is developing a Neighbourhood Plan for Area D, a historic mixed use neighbourhood often referred to as 'the Village'. The plan will provide a community vision for the future, with supporting goals and objectives, and a policy framework to guide future change and development.

Located less than a kilometer from both UBC and the City of Vancouver, Area D comprises over 30 acres of land nestled within rich green space. With a population of over 2,000 people, Area D has a mix of high and low-rise apartment buildings and townhouses, shops and services in the Village, Jim Everett Memorial Park as well as the theology graduate school Regent College.

Historically, development has been limited by a small land base and slow population growth. However, recent years have brought new developments and changes. We have seen demographic changes, like a growing young student population, increasing concerns around climate change and the environment, and rezonings that allow more residential and retail development. Regent College has been rezoned to include student housing and commercial uses. Block F, a 22-acre parcel of forestland owned by the Musqueam Indian Band, has been rezoned to allow over 1.2 million square feet of residential and commercial buildings. And, next door, UBC has developed significant residential and retail spaces.

The Area D Neighbourhood Plan provides an opportunity to take a proactive approach to growth and development in a way that reflects community values and priorities. By setting out a clear community vision today, we can shape the future in a way that is sustainable and provides a high quality of life for current and future residents.

To begin a dialogue with the community, the University Endowment Lands Planning Team identified a number of key issues through a review of various sites, background documents, community stats, and interviews with key community leaders.

KEY ISSUES

The Neighbourhood Plan will help guide future planning decisions such as:

- Where should new development go and what form will it take?
- How can we create a complete community with a balance of amenities and more local jobs?
- What does sustainability mean for Area D?
- How can we conserve our parks, green spaces and natural areas as growth and development occurs?
- What types of housing do current and future residents need, and how we can encourage more affordable options?
- How can we celebrate arts, culture and heritage in the area?
- How can we make it easy for everyone to get around Area D?
- How can we make our community more resilient to climate change and other threats?
- How can we pursue high quality urban design that maintains a sense of place?
- How can we create quality places that reflect Area D's identity and that are safe and welcoming for people of all ages, abilities and backgrounds?

At the heart of the Neighbourhood Plan process is a central question:

HOW CAN WE MAKE AREA D A COMPLETE, SUSTAINABLE COMMUNITY WITH A UNIQUE IDENTITY THAT RESPECTS ITS ECOLOGICAL CONTEXT AND ALLOWS THE FULL RANGE OF COMMUNITY MEMBERS TO THRIVE?

Keep this in mind as you read the issue papers and participate in the public process.

MORE INFORMATION

Area D Neighbourhood Plan Planning Team

Email: PlanUEL@gov.bc.ca

Website: AreaDPlan.ca