Official Community Plan
Update

What We Heard Report: Engagement Round 1

March 2025

Contents

Introduction

Background

On January 9, 2025, the University Endowment Lands (UEL) launched the Official Community Plan (OCP) Update. The existing OCP was adopted in 2005, and a lot has changed since then. The Area D Neighbourhood Plan was added in 2022, which impacted the multi-family Area D. There have not been any significant changes to the OCP for areas outside Area D since 2005.

The Province of British Columbia recently introduced several housing initiatives to increase the supply of housing. These initiatives require the UEL to update its OCP by December 31, 2025, to comply with the new housing legislation. This mandatory planning work takes time to complete, and the UEL has made it a priority to ensure there are multiple opportunities for community education and engagement.

Community Engagement

Community engagement is an important and valued part of this planning process. Input received from all audiences will better enable the Minister to make informed land use decisions across the UEL. Input received through community engagement introduces ideas and perspectives that may not be explored through technical planning work alone.

Input provided by the community will be considered alongside provincial legislation, regional planning policy, land economics, and input provided by key audiences and First Nations. The results of the OCP Update will ensure that the recommended land uses and policies reflect community values, within the scope of the provincial legislative requirements.

This "What We Heard Report" summarizes the first round of community engagement.

Timeline

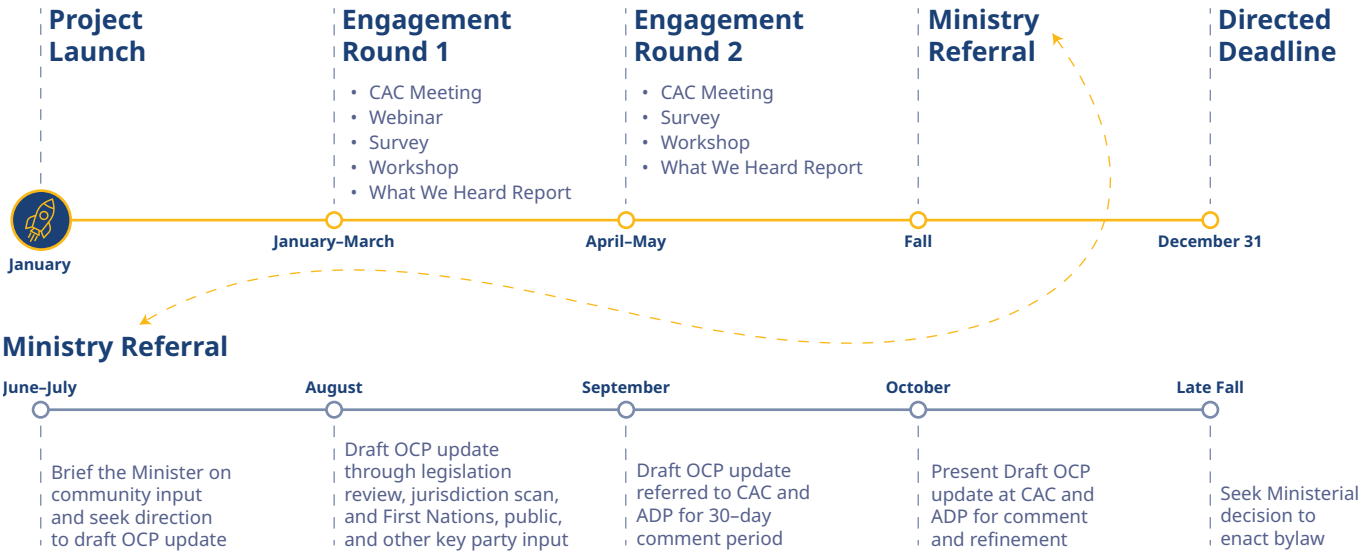


Figure 1. OCP Update & Ministry Referral Timelines

Our Approach

Figure 2. Our Engagement Approach

How We Informed

Communication with Community Advisory Council (CAC)

The CAC is an advisory body representing the UEL community. On January 9, 2025, the UEL informed the CAC of the OCP Update which included a summary of the legislative requirements and the OCP amendment process (the process also included consultation with First Nations, key agencies, and interested parties). During engagement round 1, the CAC helped distribute posters, newsletters, and discussion guides, and notified UEL residents of various engagement events, including hosting a CAC community meeting, attending a community webinar, an online survey, and a community workshop.

Webpage

A dedicated project webpage was added to the UEL website. The webpage provides information about the OCP Update, including what an OCP is and why it is being updated, a list of Frequently Asked Questions, and details of the engagement events. The poster, discussion guide, and newsletter (described below) were all posted to the webpage.

Poster, Discussion Guide, Newsletter

A poster was created and distributed around the UEL to raise awareness of and promote the engagement events. Large versions of the poster were also erected as signs throughout the community. A newsletter and discussion guide were created to help prepare the community for the engagement events and included information about the OCP Update, described the relevant provincial legislation, and provided details of the engagement events. Hard copies of these materials were available at the CAC meeting and community workshop (described below).

How We Engaged

CAC Meeting

The team presented at the CAC meeting on January 20, 2025, to inform the CAC about the OCP review and gather initial community feedback. Approximately **46 community members** attended the meeting. Attendees had the opportunity to ask questions after the presentation. Attendees were also invited to fill out comment cards, with any questions they had about the information presented or requests for future information. **Two (2) comment cards** were collected. A copy of the presentation was posted on the project webpage and sent to the CAC on January 27, 2025.

Webinar

A community webinar was held via Zoom on February 4, 2025. The webinar included a presentation describing the OCP Update project, a Q&A session with UEL staff, and small group breakout conversations to discuss some key topics. There were **31 webinar participants**.

Questions submitted by webinar participants during the Q&A section have been summarized below and are included verbatim in **Appendix 1**. Answers to these questions have been posted to the UEL webpage, along with a copy of the webinar presentation.

Survey

An online survey was created to gather input on key topics and community priorities. The survey was available from February 25 to March 7, 2025. A total of **96 surveys** were submitted.

Key findings from the survey have been summarized throughout this report, and a full breakdown of all survey results is included in **Appendix 2**.

Workshop

A community workshop was held at leləm̓ Community Centre on March 4, 2025, from 4:00pm to 8:00pm. There were information boards, interactive boards, and a range of tabletop exercises, including the webinar breakout discussions for participants who missed the webinar. The webinar slideshow was projected, and attendees were able to complete the survey either online (via tablet) or in hard copy. Comment cards and feedback forms were also available. There were **49 attendees** at the workshop.

Who We Heard From

Through the engagement events, we heard from a wide range of community members, including homeowners, renters, students, seniors, recent immigrants, new residents, people who have lived in the community for 20+ years, young families, multi-generational households, and people from all areas within the UEL.

What We Heard

We used several engagement activities, as described above, to collect feedback on key policy areas. All feedback collected across the various activities has been collated, reviewed, and is summarized by key policy area below.

Within each key policy area, we have also summarized the feedback from each specific activity.

Some of the key themes heard include:

- Many community members want the community to grow and develop, to meet increasing needs.
- There is a desire for the community to be more complete and more livable, with more housing, services, amenities, and commercial options.
- There is desire for more community amenities like gathering spaces, recreation facilities, community gardens and outdoor spaces, and desire for more commercial and service options like grocery stores and daycares.
- There is desire for more housing, with a mix of housing options, including more family friendly homes, affordable housing, multigenerational housing, and opportunities for seniors to age in place.
- The community emphasize the importance of maintaining, protecting, and connecting parks and greenspaces, and the importance of maintaining the tree canopy, particularly protecting it from development.
- It was important for some community members that the community remain unchanged.

Housing

Key themes that emerged throughout engagement were:

- There is desire for more variety in the housing options across the UEL—including more family sized homes (2, 3, and 4-bedrooms), homes that support multi-generational families, and housing that allows seniors to age in place.
- There is desire for more affordable housing, rental housing, and housing that matches the existing character of UEL neighbourhoods, including retention of single-family homes.
- There is support for non-residential and institutional uses to be permitted in SSMUH areas and the TOA, but not for additional heights and densities in the TOA.

> **Ground oriented living creates safer, happier and healthier communities. People feel more connected to their neighborhoods and want to remain there.**
>
> **– Survey respondent**

Ground oriented living refers to single-family homes, duplexes, townhouses, and stacked townhouses

Webinar Breakout Discussion Questions

These questions were also available as a tabletop exercise at the community workshop. Feedback collected at both events has been summarized here.

WHAT TYPES OF HOUSING WOULD YOU LIKE TO SEE MORE OF IN THE UEL?

- Family friendly homes (3-4 bedrooms)
- Housing that fits the character of each neighbourhood
- Low-rise duplex and multiplex
- Mass timber construction
- More owner-occupied housing, less secondary rental housing
- Multi-generational homes
- Purpose-built rental housing
- Senior friendly homes to support aging in place
- Single family homes
- "Tapered" development, from higher density down to townhomes and duplexes

DO YOU THINK WE NEED MORE STUDENT HOUSING IN THE UEL? WHERE WOULD STUDENT HOUSING BE BEST LOCATED?

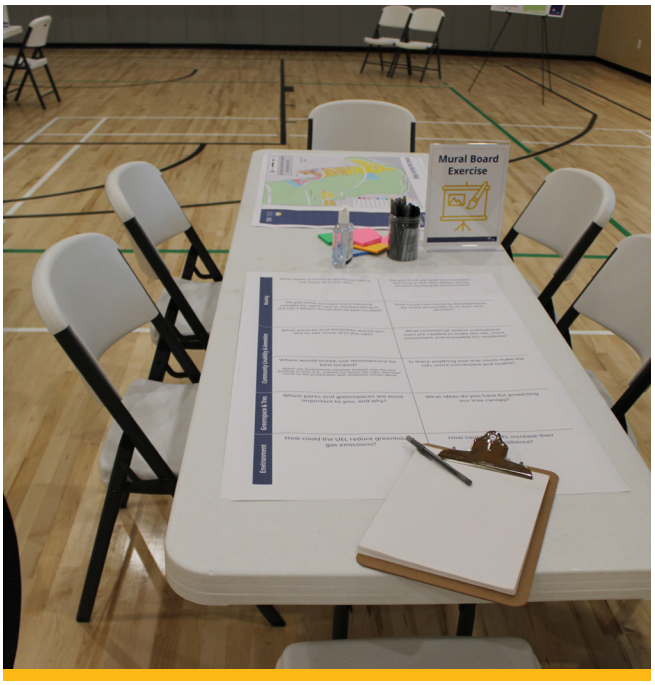
- Affordable housing for other community members is also needed (e.g. critical workers)
- No, best located within campus, UBC responsibility not UEL
- No, concern over "transient" student populations
- No, existing and proposed rental housing are enough
- No, existing OCP and bylaws allow for "borders"
- Yes, confined to within 200m of the TOA
- Yes, separate from other rental housing

DO YOU THINK WE NEED MORE HOUSING SUITABLE FOR AGED CARE OR ASSISTED LIVING IN THE UEL? WHERE WOULD THIS BEST BE LOCATED?

- No, single family housing already allows for multi-generational or assisted living, where seniors can age in place
- Yes, close to services and amenities
- Yes, in Area D and south Area A
- Yes, more multigenerational housing would help with this
- Yes, residents would like to age in place

HOW COULD HOUSING DEVELOPMENTS BE MORE ACCESSIBLE TO ALL AGES AND ABILITIES?

- Co-op housing could provide more options
- Include accessible design features (i.e. elevators, ramps, wheelchair-friendly door width, larger bathrooms)
- Not related to OCP or bylaws, already part of building code guidelines



Survey Results

WHAT SIZE OF HOUSING UNITS DO YOU THINK WE NEED MORE OF IN THE UEL?

- The most common responses to this question were 2-bedroom homes (46%) and 3-bedroom homes (54%).
- Common responses among those who specified "other," were all of the above or a mix of sizes, and none of the above (no housing units are needed).

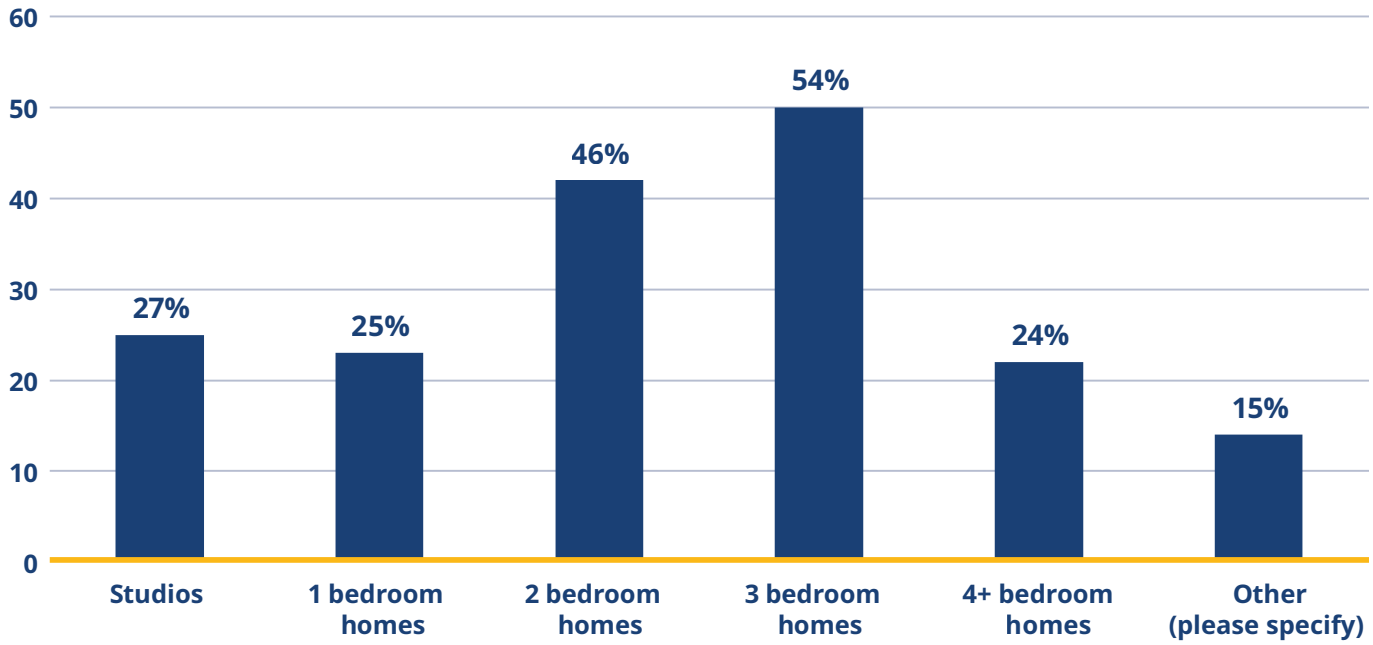


Figure 3. UEL Housing Size Survey Results

HOW SUPPORTIVE ARE YOU OF UEL DEVELOPING STANDARD MINIMUM UNIT SIZES ACROSS THE UEL?

- 46% of respondents were supportive or very supportive of the UEL developing standard minimum unit sizes, while 30% were not supportive.

WHAT TYPE OF HOUSING DO YOU THINK THE OCP SHOULD SUPPORT?

- Rental housing (62%), seniors housing (57%) and affordable housing (51%) were the top choices among respondents.

WHAT OTHER FORMS OF HOUSING SHOULD BE SUPPORTED BY THE UEL'S OCP TO ENCOURAGE ACCESSIBILITY FOR ALL AGES AND ABILITIES?

- More variety in housing size (55%) was the top choice, followed by more affordable housing units (45%).

Small-Scale Multi-Use Housing (SSMUH)

The Province recently introduced several initiatives to increase the supply of housing. Bills 44 and 47 will guide future growth and development in the UEL.

Bill 44, Small-Scale Multi-Unit Housing (SSMUH) allows for 4–6 units on single-family lots depending on their size and proximity to frequent bus routes.

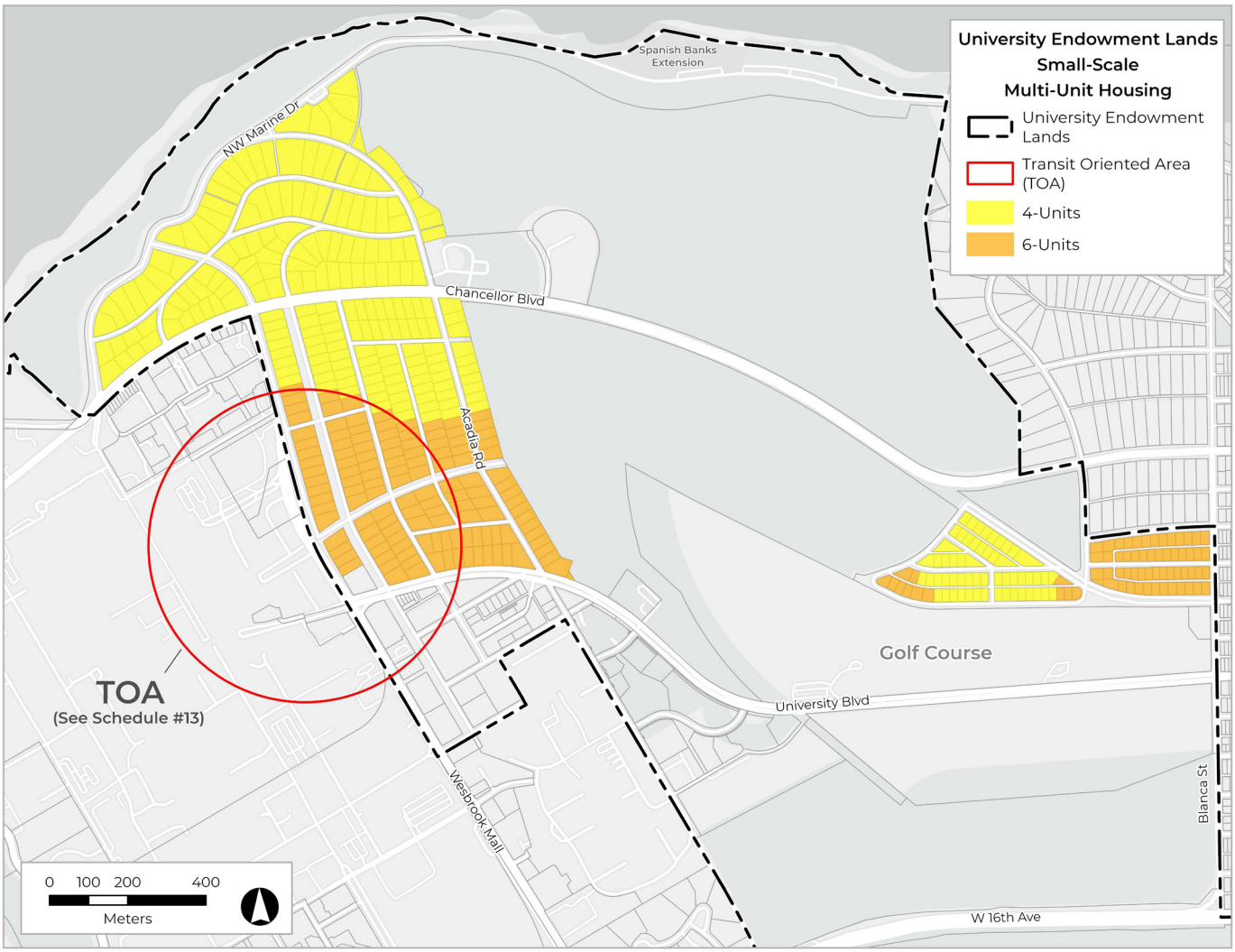


Figure 4. UEL SSMUH Map

Open House Activity (Interactive Boards)

SHOULD NON-RESIDENTIAL USES LIKE CAFES AND CORNER STORES BE PERMITTED IN SSMUH AREAS?

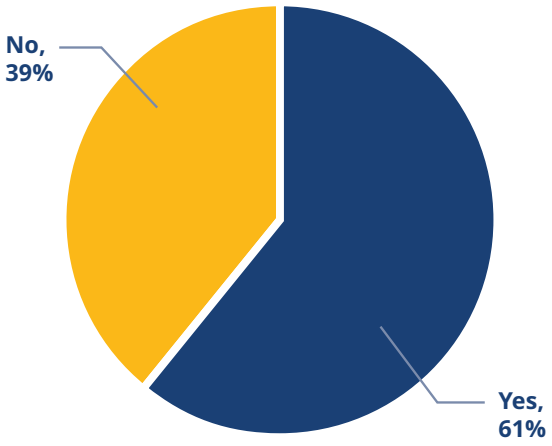


Figure 5. SSMUH Non–residential Uses Results

SHOULD AFFORDABLE HOUSING BE PERMITTED IN SSMUH AREAS?

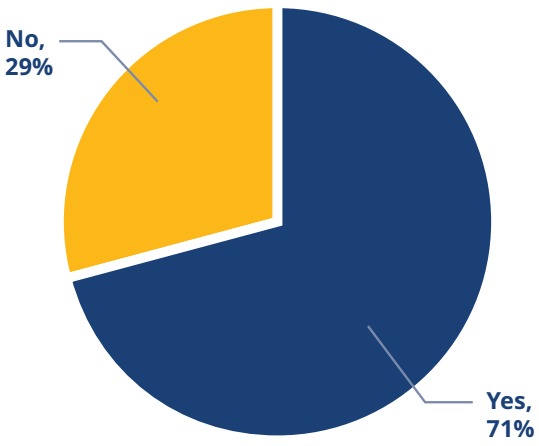


Figure 7. SSMUH Affordable Housing Results

SHOULD INSTITUTIONAL USES LIKE SCHOOLS AND RELIGIOUS ASSEMBLIES BE PERMITTED IN SSMUH AREAS?

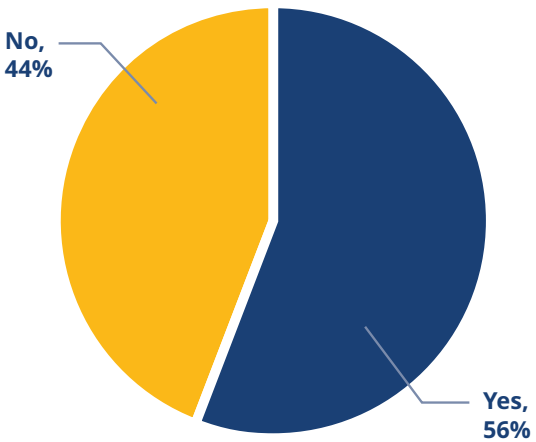


Figure 6. SSMUH Institutional Uses Results

IF YES, WHERE SHOULD NON-RESIDENTIAL USES, INSTITUTIONAL USES, AND/OR AFFORDABLE HOUSING BE PERMITTED IN SSMUH AREAS?

> **Affordable housing is needed across the UEL**
>
> **– Workshop participant**

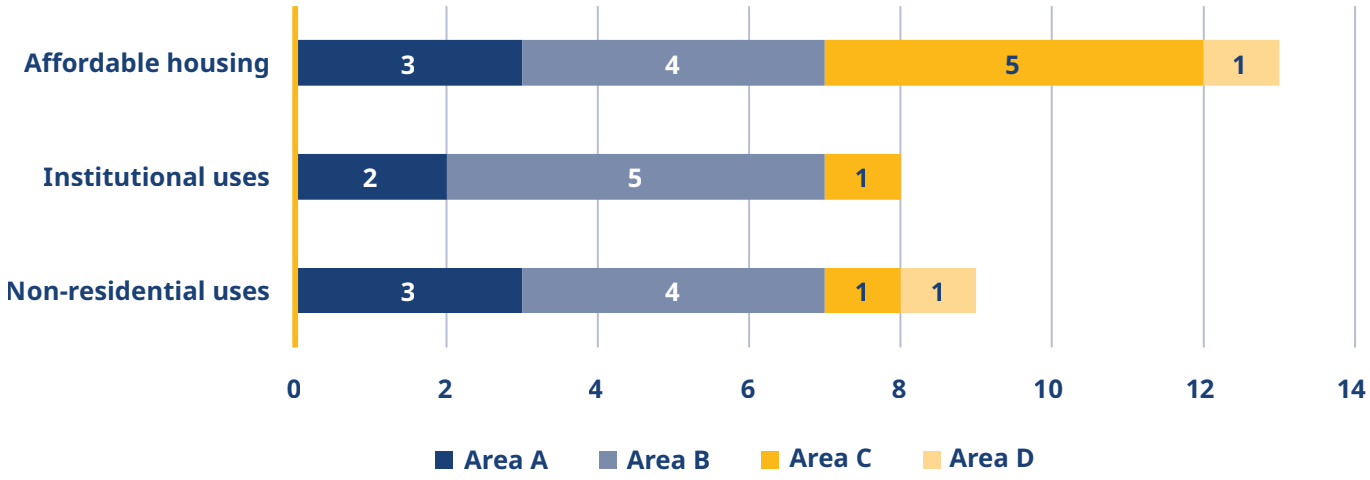


Figure 8. SSMUH Non–residential, Institutional, & Affordable Housing Area Results

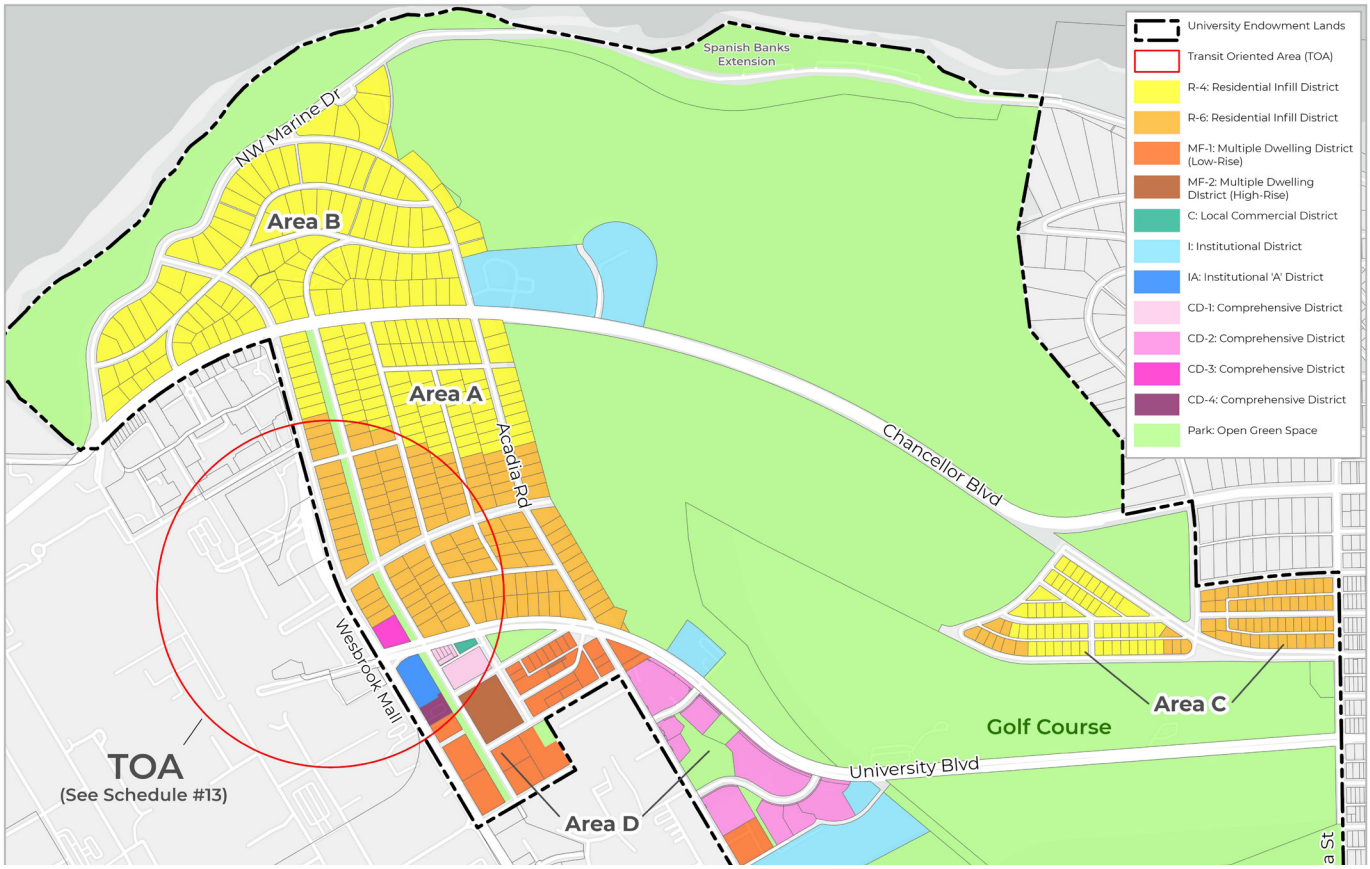


Figure 9. UEL Land Use Map

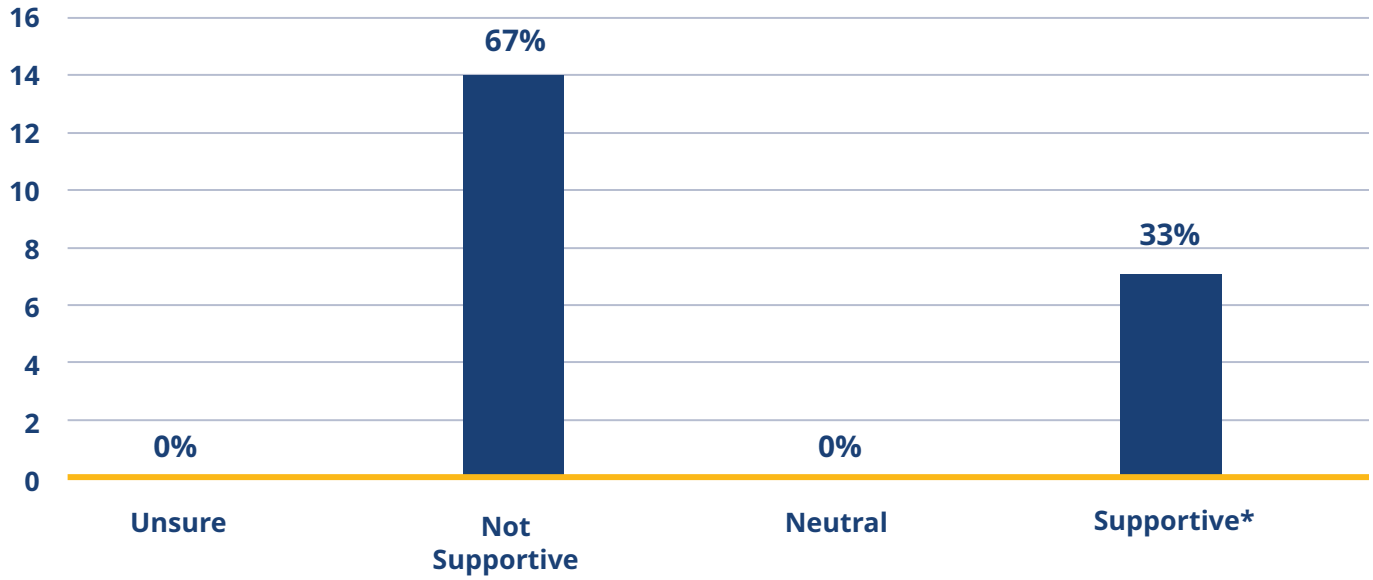
Transit-Oriented Areas (TOA)

Bill 47, Transit-Oriented Development Areas (TOA) directs higher density and mixed-use development within walking distance of frequent transit services like the UBC Bus Loop.

Figure 10. UEL TOA Map

Workshop Activity (Interactive Boards)

TO WHAT EXTENT DO YOU SUPPORT ADDITIONAL HEIGHT AND DENSITY WITHIN THE TOA IF SIGNIFICANT COMMUNITY AMENITIES AND/OR AFFORDABLE HOUSING ARE PROVIDED ONSITE?



*Responses for 'supportive' and 'very supportive' have been combined.

Figure 11. TOA Additional Height & Density Results

WHAT COMMUNITY AMENITIES WOULD YOU LIKE TO SEE IN THE TOA?

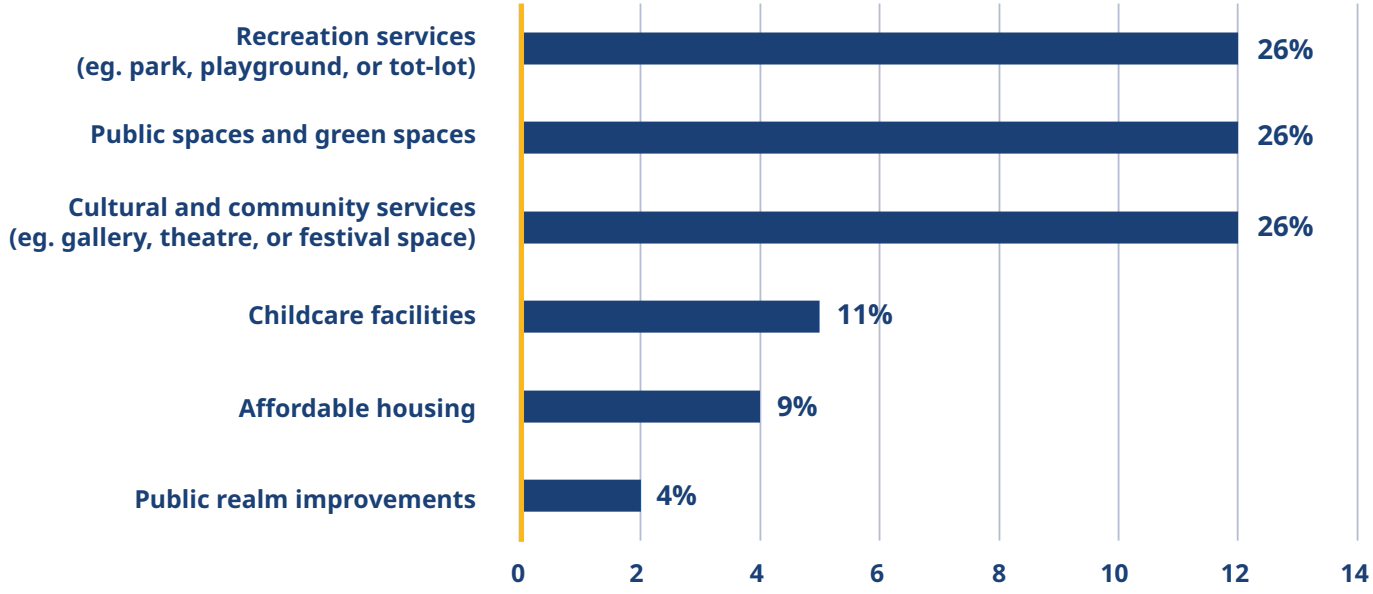


Figure 12. TOA Community Amenities Results

Greenspace & Tree Canopy

Key themes that emerged throughout engagement were:

- The UEL community shares a strong desire to protect and maintain their parks, greenspaces, and tree canopy.
- There was general support for OCP policies that would protect trees on private property, and expand the tree canopy through new development.

> **This area with the beautiful forests is a gift to the city and BC. Please handle with great respect.**
>
> **– Event attendee**

Webinar Questions

WHICH PARKS AND GREENSPACES ARE MOST IMPORTANT TO YOU, AND WHY?

- Pacific Spirit Park, including connections to/from
- Jim Everett Park, used by many groups/ people
- University Golf Course
- Acadia Park, playground
- Chancellor Boulevard park in Area C, popular for picnics and dog walking

Survey Results

HOW SUPPORTIVE ARE YOU OF INCLUDING TREE PROTECTION POLICIES ON PRIVATE PROPERTY IN THE OCP?

- 71% of respondents were supportive or very supportive of including tree protection policies on private property in the OCP
- 21% were not supportive

HOW SUPPORTIVE ARE YOU OF INCLUDING POLICIES IN THE OCP TO REQUIRE EXPANDING THE TREE CANOPY (I.E., PLANTING MORE TREES) THROUGH NEW DEVELOPMENT ON PRIVATE PROPERTY?

- Most survey respondents (62%) were very supportive of including policies in the OCP to require expanding the tree canopy through new development on private property.

Workshop Activity (Wooden Tree) & Webinar Question

Workshop participants were invited to write their ideas on a paper leaf and hang them on a wooden tree. Webinar participants also discussed their ideas during the small group breakout conversations. Feedback from both events has been combined and summarized below.

WHAT IDEAS DO YOU HAVE FOR PROTECTING THE UEL'S GREEN SPACES AND TREE CANOPY?

- Continue to add bioswales
- Create a tree inventory, and tree identification mural
- Create rows of trees as noise buffer around development
- Ensure new developments conserve mature trees
- Increase tree protection rights through tree bylaw—limit ability to remove all tree cover on a property
- Maintain street trees
- Invest in volunteer programs for tree planting, forest restoration, and trail maintenance
- Plant more trees on public lands
- Protect heritage trees
- Protect Pacific Spirit Park
- Replant the same species after being cut down
- Retain trees between existing neighbourhoods and new developments

Climate & Environment

Key themes that emerged through engagement:

- There is desire for developments to focus on energy-efficient and climate friendly materials and construction.
- There is support for more community-based energy and waste reduction initiatives.
- There is desire for the community to be more connected to transit and active transportation to reduce greenhouse gas emissions.

Webinar Questions

HOW COULD UEL REDUCE GREENHOUSE GAS EMISSIONS?

- Ask community energy association for help
- Less wood frame housing
- More incentives for EV car users
- Reduce use of gas-powered equipment
- Require all-electric systems in new builds
- Retrofitting—heat pumps, new windows

HOW COULD THE UEL INCREASE THEIR CLIMATE RESISTANCE?

- Increased emergency preparedness
- Monitor risk of wildfires, floods, earthquakes
- Proper tree maintenance in Pacific Spirit Park – reduce fire risk

Survey Results

WHICH OF THE FOLLOWING APPROACHES TO REDUCING GREENHOUSE GAS EMISSIONS IN THE UEL DO YOU SUPPORT?

The top three choices were:

- Supporting community energy projects (48%)
- Creating a complete*, compact community close to public transit (43%)
- Adopting the BC Energy Step Code to enhance energy efficiency through new building construction (43%)

WHAT WOULD HELP YOU USE SUSTAINABLE MODES OF TRANSPORTATION?

- Improved sidewalks and pedestrian pathways (58%), safer cycling infrastructure (47%), and better-connected active transportation (47%) were the top choices

WHAT NATURAL FEATURES HELP YOU FEEL PROTECTED FROM CLIMATE CHANGE IMPACTS? SELECT ALL THAT APPLY.

- Parks and green spaces (81%) and trees (77%) were the natural features that most helped survey respondents feel protected from climate change impacts.

***Complete communities** provide a diversity of housing to meet community needs and accommodate people at all stages of life. They provide a wide range of employment opportunities, amenities, and services within a 15-20minute walk.

British Columbia Complete Communities Guide

Workshop Activity (Buckets)

Workshop attendees were invited to share their ideas for reducing greenhouse gas emissions. Participating attendees wrote their ideas on cards and placed them in various buckets.

WHAT IDEAS DO YOU HAVE FOR REDUCING GREENHOUSE GAS EMISSIONS THROUGH...

Building design & construction:

- Improve transit
- Mandatory heat pumps
- Minimize cement
- More low carbon concrete and mass timber construction

Waste reduction & diversion programs:

- Free access, partnership, or inclusion at the UNA Green Depot
- "Take as you need" recycling/sharing centre for clothes, household items, and books
- UEL recycling station (for metals, soft plastics, toxic substances, electronics, etc.)

Mobility & active transportation:

- Improve Car sharing (e.g. EVO not currently available in the UEL)
- More connected bike paths
- Secure bike parking near bus loop
- Support residents adding EV charging stations to their homes

Community Livability, Services & Amenities

Key themes that emerged throughout engagement were:

- There is desire for the UEL community to be more complete and more livable, with more services, amenities, and commercial options.
- There is general support for more services, amenities, and commercial options across the UEL.
- There is desire for more commercial and service options such as grocery stores and daycares.
- There is desire for more community amenities such as gathering spaces, recreation facilities, community gardens and outdoor spaces.

Webinar Questions

WHAT COMMERCIAL AND/OR INSTITUTIONAL USES ARE NEEDED TO MAKE THE UEL MORE CONVENIENT AND ENJOYABLE FOR RESIDENTS?

- Dental services
- Grocery store options
- More commercial in Area D to keep up with increased development
- More restaurants
- Multi-purpose spaces
- Recreation centre
- Something similar to Wesbrook Village, all commercial needs within walking distance
- No more services/amenities are needed, Wesbrook Village provides enough commercial uses

> **We need more open gym spaces for kids to run and play**
>
> **– Survey respondent**

WHAT SERVICES AND AMENITIES WOULD YOU LIKE TO SEE MORE OF IN THE UEL?

- Accessible, connective active transportation facilities
- Car share services
- Communal creative spaces
- Community gardens
- Covered bike parking
- Improved pedestrian safety, crosswalks
- Outdoor community gathering/event spaces
- Outdoor fitness areas
- Playgrounds
- Prioritize connecting existing amenities over creating new ones
- Recycling centre
- Street maintenance (e.g., snow clearance)
- Nothing, satisfied with the current level of services and amenities

WHERE WOULD MIXED-USE DEVELOPMENT BE BEST LOCATED?

- Area D
- Near higher density and commercial areas
- University Boulevard

Mixed-use development combines multiple uses into one building or area. For example, including commercial or institutional spaces on the ground floor, with residential floors above.

IS THERE ANYTHING ELSE THAT COULD MAKE THE UEL MORE CONVENIENT AND LIVABLE?

- Daycare options
- EV charging stations
- FireSmart policies
- Food security policies
- Office spaces for tech and startup companies
- Parking convenience
- Pedestrian and active transportation facilities, particularly along Chancellor Boulevard
- Slower vehicle traffic, especially through neighbourhoods

Workshop Activity (Interactive Board)

WHAT IS MISSING IN OUR COMMUNITY?

- A recycling centre
- Community events
- Discounted University Neighbourhood Association and UBC services
- Educational opportunities for kids and adults
- Free admission to all UEL facilities
- Free gym membership for UEL residents
- Recreation facilities like tennis and badminton courts, senior's fitness, outdoor fitness equipment, swimming pools

Workshop Activity (Roleplaying Exercise)

Workshop attendees were encouraged to imagine themselves as a different member of the community, such as a single parent, student, or senior, to envision what different people or groups might need. Attendees discussed the economic circumstances, housing needs, and livability considerations of these various community members. Notes from those discussions were recorded, and key themes included:

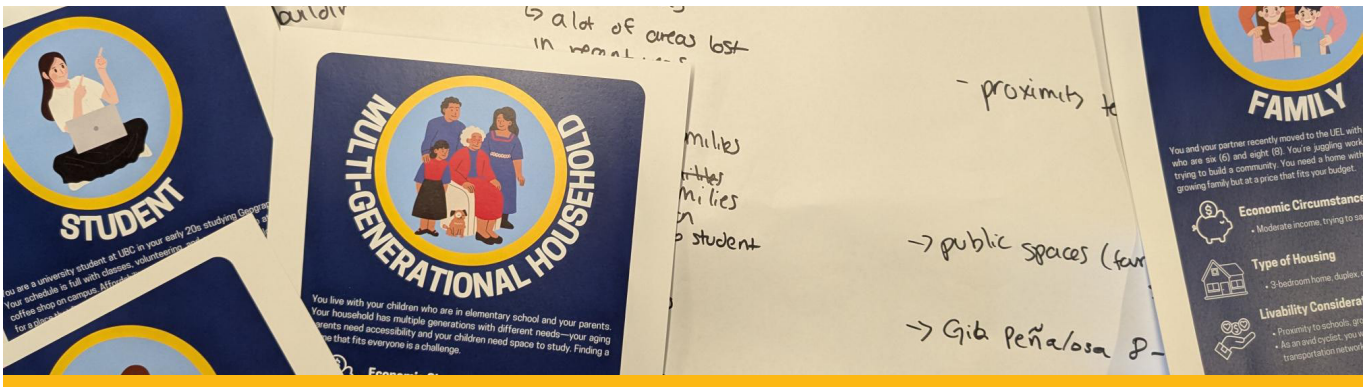
A variety of housing is needed to support all different ages and groups, including students, young families, and seniors.

Families need more services and amenities to encourage them to live in the area longer, particularly daycare facilities.

Proximity to community spaces and greenspaces is important for all ages.

Seniors need to be able to age in place, with convenient access to services and amenities.

Students need better transit or active transportation connections to school



Survey Results

WHAT AMENITIES WOULD YOU LIKE TO SEE IN NEW RESIDENTIAL DEVELOPMENTS TO MAKE THEM MORE LIVABLE FOR UEL RESIDENTS?

- The top three choices of amenities respondents would like to see in new residential developments were more trees (64%), outdoor spaces for children to play (59%), and community gardens (59%).
- Bike storage areas (57%) and storage for mobility scooters, strollers, and family-friendly equipment (41%) were also popular choices.

WITHIN THE UEL, WHAT LOCATIONS ARE BEST SUITED FOR MIXED-USE DEVELOPMENT? SELECT ALL THAT APPLY. NOTE: ARTERIAL ROADS ARE BUSY ROADS THAT COLLECT TRAFFIC OFF LOCAL ROADS.

- Properties fronting onto arterial roads (47%), properties served by frequent transit (45%), and properties within Transit-Oriented Areas (42%) were considered best suited for mixed-use development.

> **Affordability should be prioritized over amenities**
>
> **– Survey respondent**

WHAT SERVICES OR BUSINESS SHOULD THE UEL'S OCP PRIORITIZE/SUPPORT IN MIXED USE DEVELOPMENTS? SELECT ALL THAT APPLY.

- Respondents thought that small-scale retail uses (72%), grocery stores (70%), and healthcare services (67%) were the top services or businesses the OCP should prioritize/support in mixed-use development.

WHAT COMMUNITY AMENITIES WOULD YOU LIKE TO SEE IN THE UEL?

- The top three choices of amenities respondents would like to see in the UEL were better connected public spaces and green spaces (57%), better connected active transportation (51%), and more recreation services (38%).

General/Other

Workshop Activity (Visioning Word Cloud)

WHAT IS YOUR VISION FOR THE FUTURE OF THE UEL?

Figure 13. Workshop Visioning Word Cloud

Survey Results

WHAT CONCERNS DO YOU HAVE WITH INCREASING LAND USE DENSITY ACROSS THE UEL?

- Survey respondents indicated congestion/ traffic (75%), noise (69%), and community character (53%) as top concerns with increasing land use density across the UEL.

WHAT TOPICS WOULD YOU LIKE TO DISCUSS THROUGH FUTURE ENGAGEMENT?

- **Housing** (15 comments), including demand for housing, affordable housing, strategies for increasing the housing supply, and housing types.
- **Development** and densification (11 comments).
- **Transportation** (10 comments), including rapid transit, safety improvements, parking, and active transportation facilities.
- Maintaining **neighbourhood character** (5 comments).
- **Environmental protection** (3 comments).

> **Densification planning to maximize the benefit of the rapid transit system... this is the key to solving our housing crisis over the next 20 years**
>
> **– Survey respondent**

Next Steps

Thank you to everyone who participated in the first round of community engagement! Your input is an important and valued part of this process.

The next round of community engagement will begin in April 2025, and will include:

- A new poster, newsletter, discussion guide, and updated FAQ
- The next survey, launch scheduled for April 22, 2025
- The next community workshop is scheduled for April 24, 2025

Keep an eye on the UEL webpage for more details.

This “What We Heard Report” will be presented to the CAC at their upcoming meeting on April 28, 2025.


UNIVERSITY
ENDOWMENT
LANDS

Appendix 1

Webinar Questions

BRITISH COLUMBIA

UEL

Questions submitted by webinar participants during the Q&A section are included verbatim below. Answers to these questions have been posted to the UEL webpage.

When will the community centre be open?

Would it be possible to include “what we heard” after the first round of consultation as well as after the second round?

Question: Does the housing needs report include the new towers that have not yet been built at Lelem? The report specifies around 700 new units in the next five years. These towers should be built during the next five years, so will they contribute to the 700 units?

For TOA are they measured from bus stops or sky train entrance/exits? Versus the footprint of the transit area.

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are the SSMUH areas determined based on proximity to TOA?

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and follow up question is the UBC busload is identified as a TOA with the resulting 200/400 rings round it...but why is one bus stop on 10th that has a ring that clips the outer edge of Area C also considered a TOA?

Will the OCP review be based on 2005 OCP or will it include UEL residents feedback provided by the ADP and CAC around 2010 timeframe. Please share that feedback with the UEL community.

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how was the area c transit determined

What about Area A lots which are partially inside the TOA? Are they counted as inside or outside?

Understand this is not the reality today, but if the Province does announce rapid transit / skytrain to this area, would UEL Planning conform to density / tower height minimums? I.e. 5 FSR / 20-storeys.

Would this impact the R4, R6 zones?

I.e. theoretically could towers between Lelem and Wesbrook / University Village become possible if there is a station designated for University Village?

Will the report list all housing units that have already been approved in the UEL, including lelem, Regent College, Menno Hall and the proposed Westland units? The report should highlight that approved housing supply exceeds the Province's projected housing demand.

question on determining the middle of the bus loop - understand there is an underground piece however the ONLY area that pedestrians are getting on and off is the open-air piece which is linear. as the 200/400 rings are based on walking distances does it not make sense to look at the piece of the bus stop that the pedestrians are walking from i.e. the linear open-air piece where they actually get on an off the buses. The underground piece where people do not get on and off shouldn't be relevant to the calculation. so why is the middle point not determined off the middle of the bus access piece?

Question: Will the higher density rezoning affect property taxes of under-developed properties?

Can you make the 2008 OCP report done by CAC available for us the view/review

Can the community set requirements for low carbon construction for new buildings in the OCP?

Appendix 2

Survey Results

BRITISH COLUMBIA

UEL

A total of **96 survey responses** were received between February 4, 2025, and March 7, 2025.

Not every survey respondent answered each question. Results shown have been rounded to the nearest percent.

WHAT SIZE OF HOUSING UNITS DO YOU THINK WE NEED MORE OF IN THE UEL? SELECT ALL THAT APPLY. (92 RESPONSES)

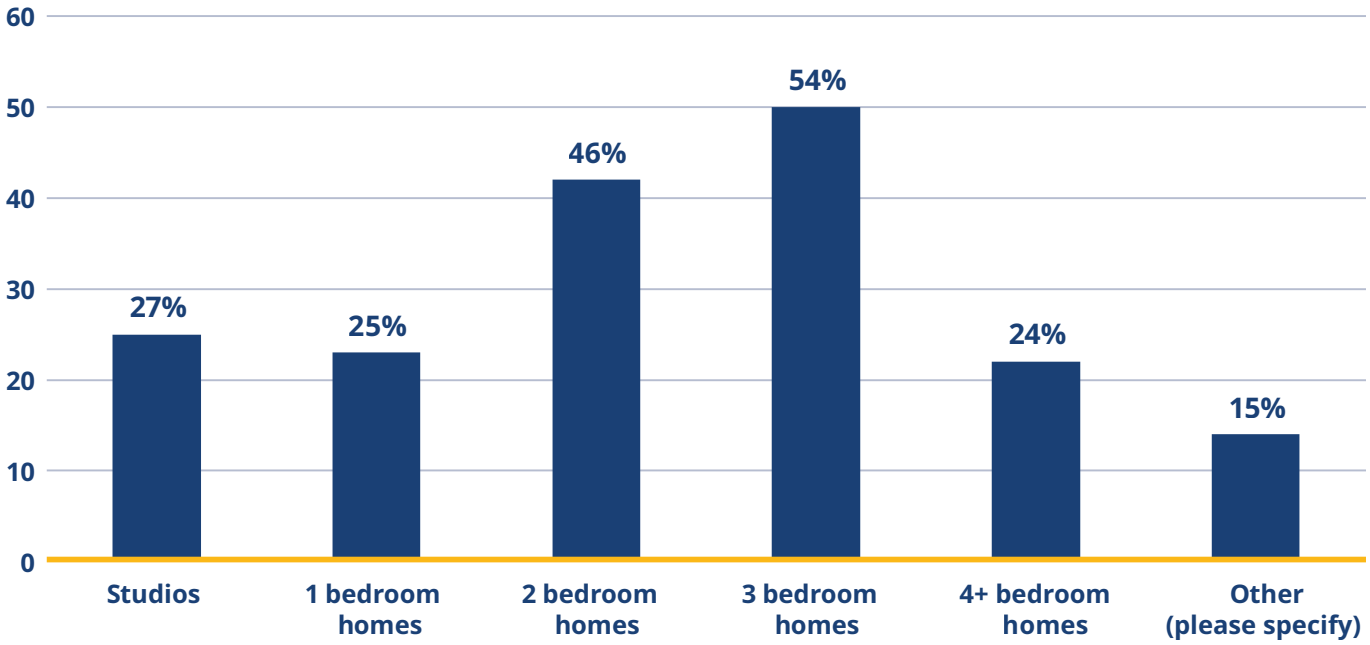


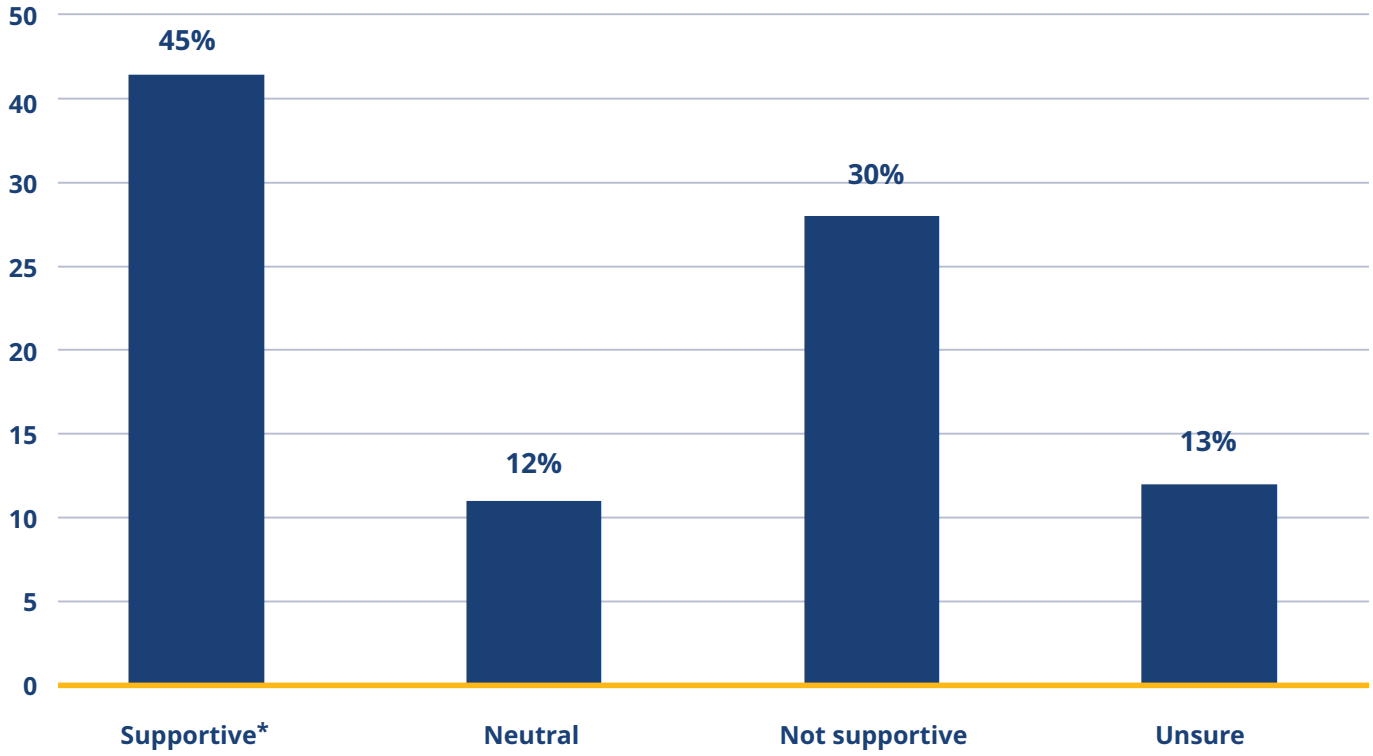
Figure 14. UEL Housing Size Survey Results

The most common responses to this question were 2-bedroom homes (46%) and 3-bedroom homes (54%).

Common responses among those who specified "other," were:

- All of the above, a mix of sizes
- None of the above, no housing units are needed

HOW SUPPORTIVE ARE YOU OF UEL DEVELOPING STANDARD MINIMUM UNIT SIZES ACROSS THE UEL? (94 RESPONSES)



*Responses for 'supportive' and 'very supportive' have been combined.

Figure 15. Minimum Unit Sizes Survey Results

46% of respondents were supportive or very supportive of the UEL developing standard minimum unit sizes, while 30% were not supportive.

WHAT TYPE OF HOUSING DO YOU THINK THE OCP SHOULD SUPPORT? SELECT ALL THAT APPLY. (93 RESPONSES)

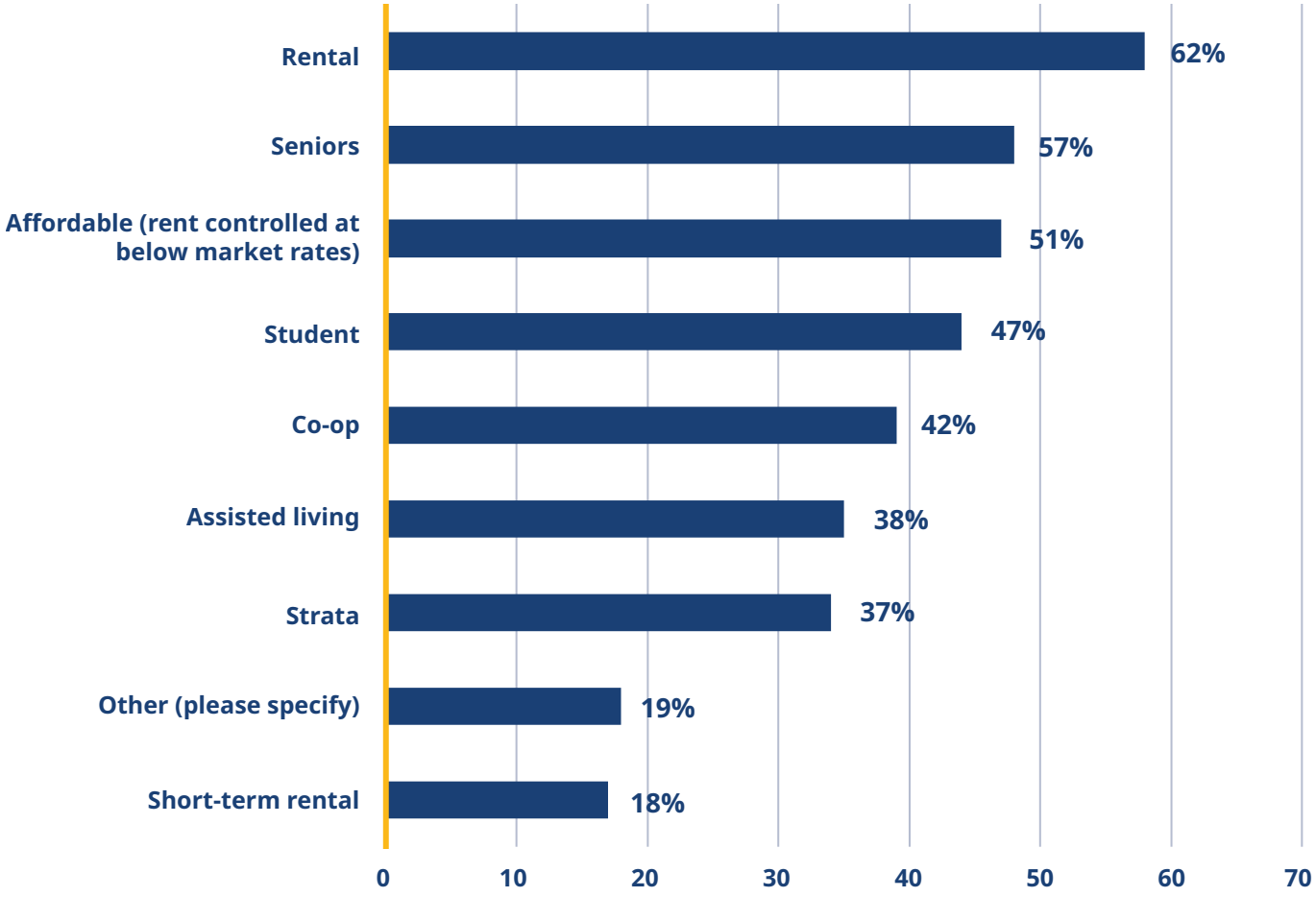


Figure 16. OCP Housing Types Survey Results

The most popular housing types that respondents thought the OCP should support were rental housing (62%), seniors housing (57%) and affordable housing (51%).

Responses among those who selected “other” included:

- Long term affordable housing
- A mix of housing options
- Single family homes
- Housing for staff, faculty, or critical workers
- Accessible housing
- Townhouses and duplexes

WHAT OTHER FORMS OF HOUSING SHOULD BE SUPPORTED BY THE UEL'S OCP TO ENCOURAGE ACCESSIBILITY FOR ALL AGES AND ABILITIES? SELECT ALL THAT APPLY. (88 RESPONSES)

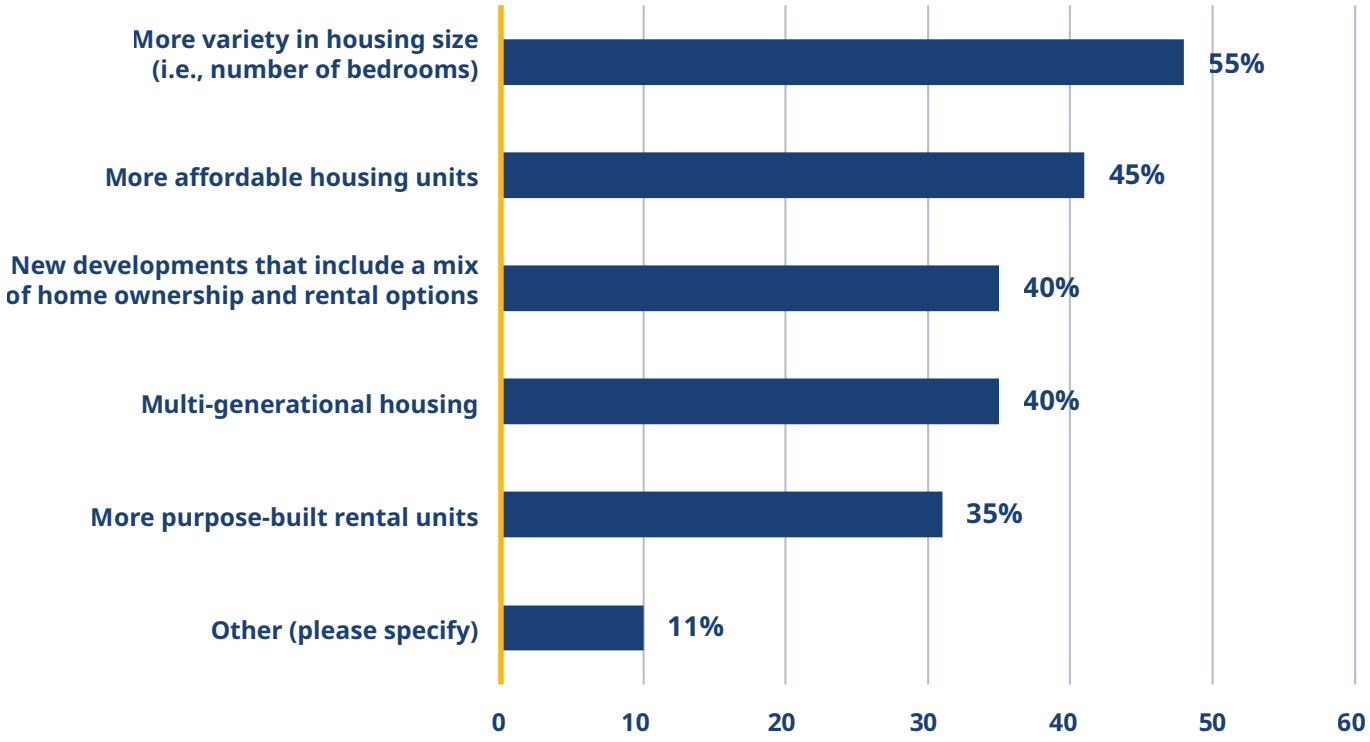


Figure 17. Forms of Housing for Accessibility Survey Results

More variety in housing size (55%) was the top choice that should be supported by the UEL's OCP to encourage accessibility for all ages and abilities.

Responses among those who selected "other" included:

- Housing for seniors
- Housing for critical workers
- Housing for students and vulnerable populations

WHAT AMENITIES WOULD YOU LIKE TO SEE IN NEW RESIDENTIAL DEVELOPMENTS TO MAKE THEM MORE LIVABLE FOR UEL RESIDENTS? SELECT YOUR TOP THREE (3) PRIORITIES. (88 RESPONSES)

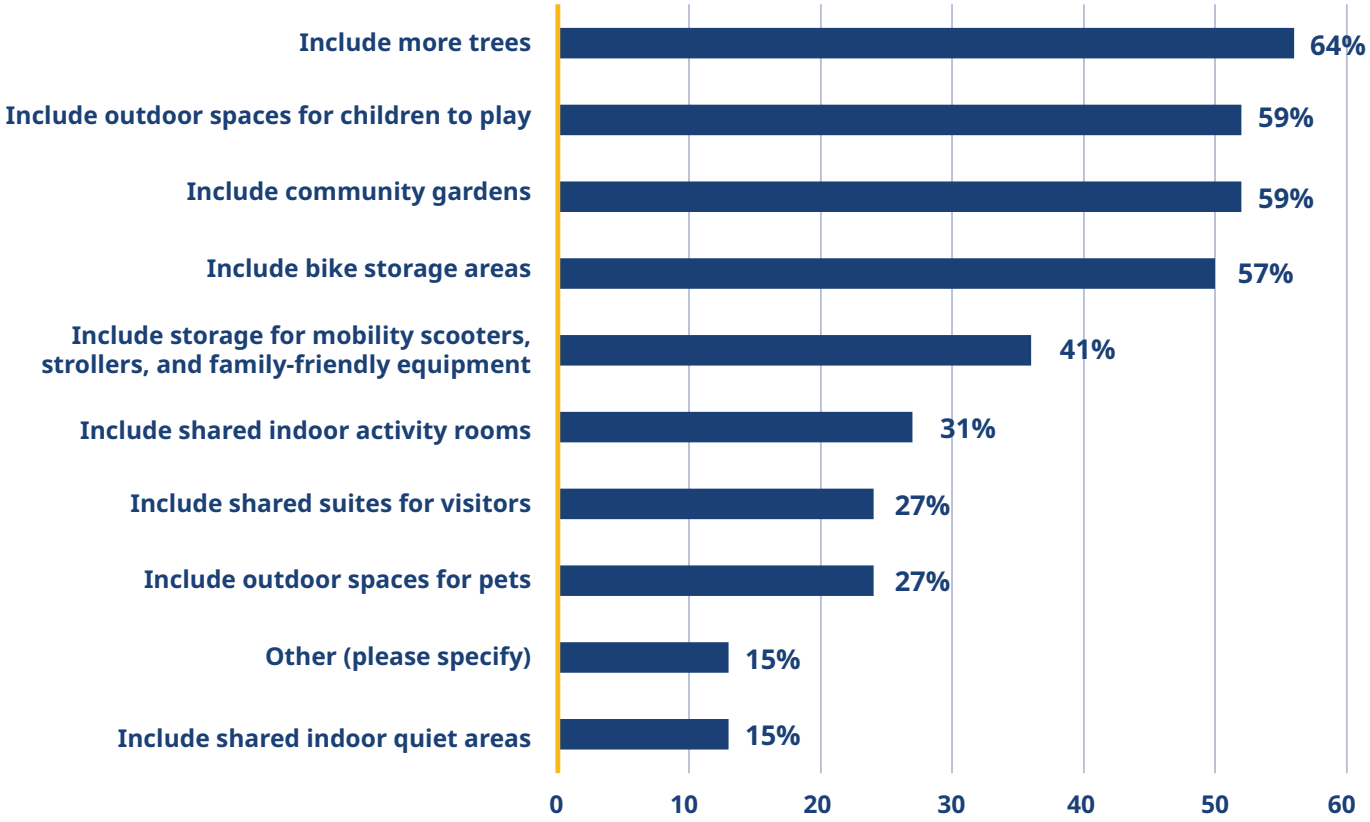


Figure 18. Livable Amenities in New Residential Developments Survey Results

More trees (64%), outdoor spaces for children to play (59%), and community gardens (59%) were the top three choices of amenities respondents would like to see in new residential developments. Bike storage areas (57%) and storage for mobility scooters, strollers, and family-friendly equipment (41%) were also popular choices.

Suggestions among those who selected “other” included:

- Storage for seasonal items
- Parking
- Sports and recreation facilities (e.g. basketball courts)
- Front and backyards
- Pools and hot tubs

WITHIN THE UEL, WHAT LOCATIONS ARE BEST SUITED FOR MIXED-USE DEVELOPMENT? SELECT ALL THAT APPLY. NOTE: ARTERIAL ROADS ARE BUSY ROADS THAT COLLECT TRAFFIC OFF LOCAL ROADS. (85 RESPONSES)

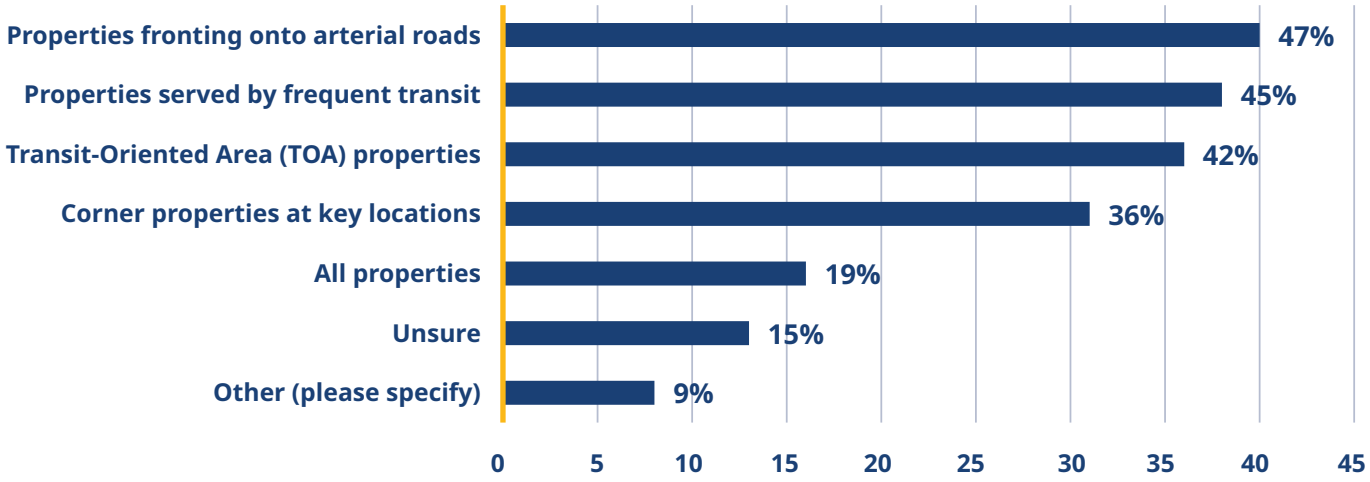


Figure 19. Mixed–use Development Areas Survey Results

Properties fronting onto arterial roads (47%), properties served by frequent transit (45%), and properties within Transit-Oriented Areas (42%) were considered best suited for mixed-use development.

Suggestions among those who selected “other” included:

- Properties along University Boulevard and close to UBC
- Properties along transit lines

WHAT SERVICES OR BUSINESS SHOULD THE UEL'S OCP PRIORITIZE/SUPPORT IN MIXED–USE DEVELOPMENTS? SELECT ALL THAT APPLY. (82 RESPONSES)

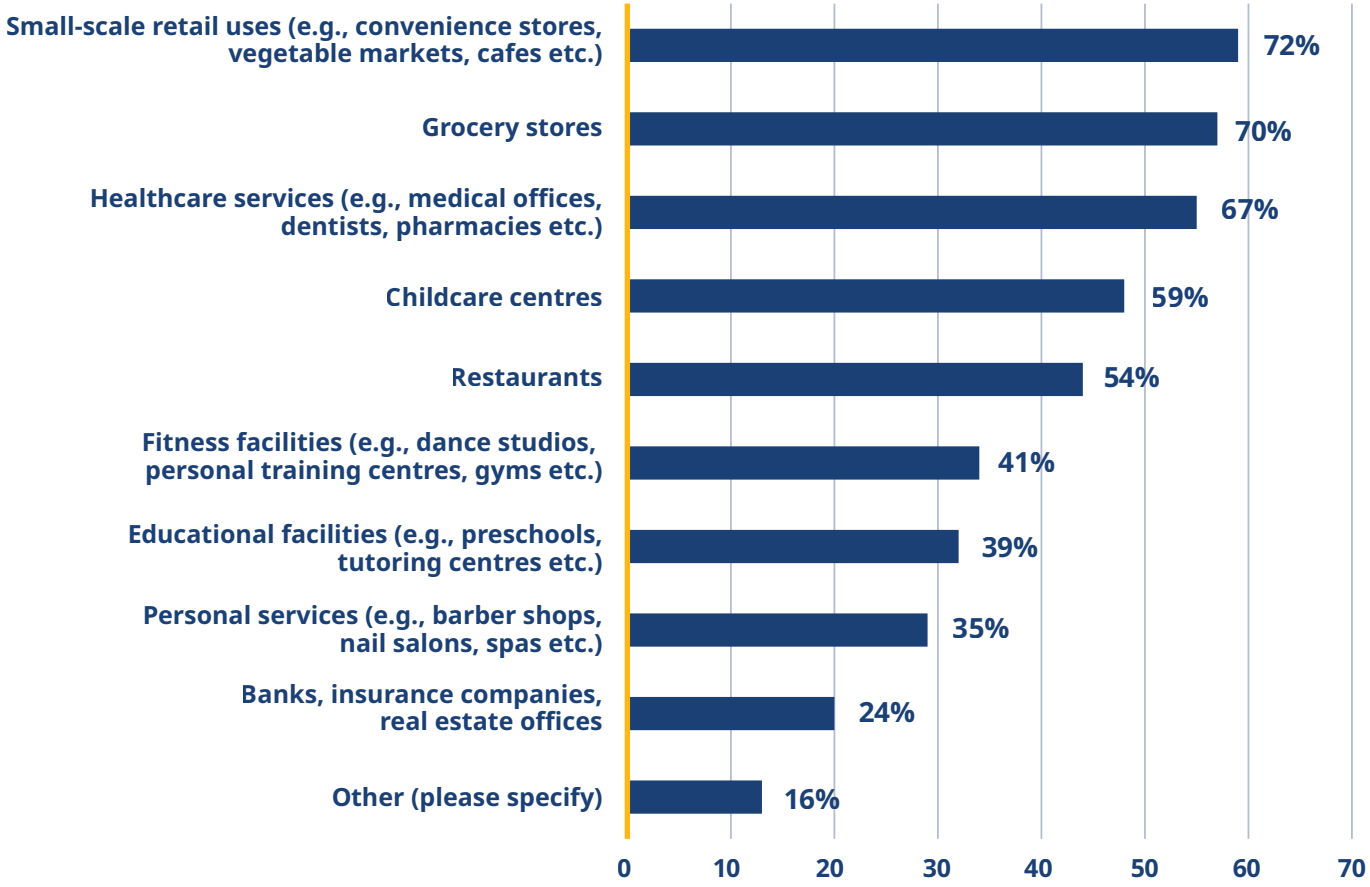


Figure 20. Mixed–use Development Services & Businesses Survey Results

Respondents thought that small-scale retail uses (72%), grocery stores (70%), and healthcare services (67%) were the top services or businesses the OCP should prioritize/support in mixed-use development.

Suggestions among those who specified "other" included:

- Hardware stores
- Liquor stores
- Small or shared offices
- Off leash dog parks
- Pool
- Gathering spaces

WHAT COMMUNITY AMENITIES WOULD YOU LIKE TO SEE IN THE UEL? SELECT YOUR TOP THREE (3) PRIORITIES FROM THE LIST BELOW. (81 RESPONSES)

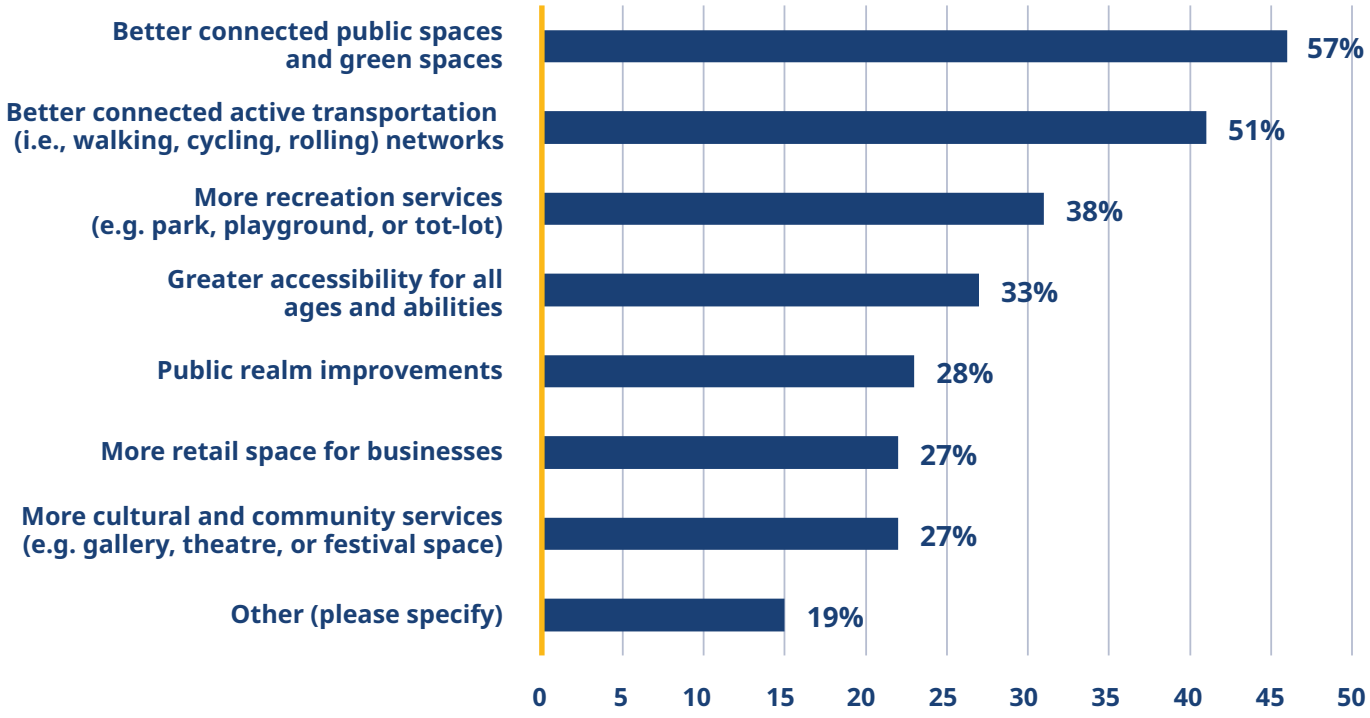


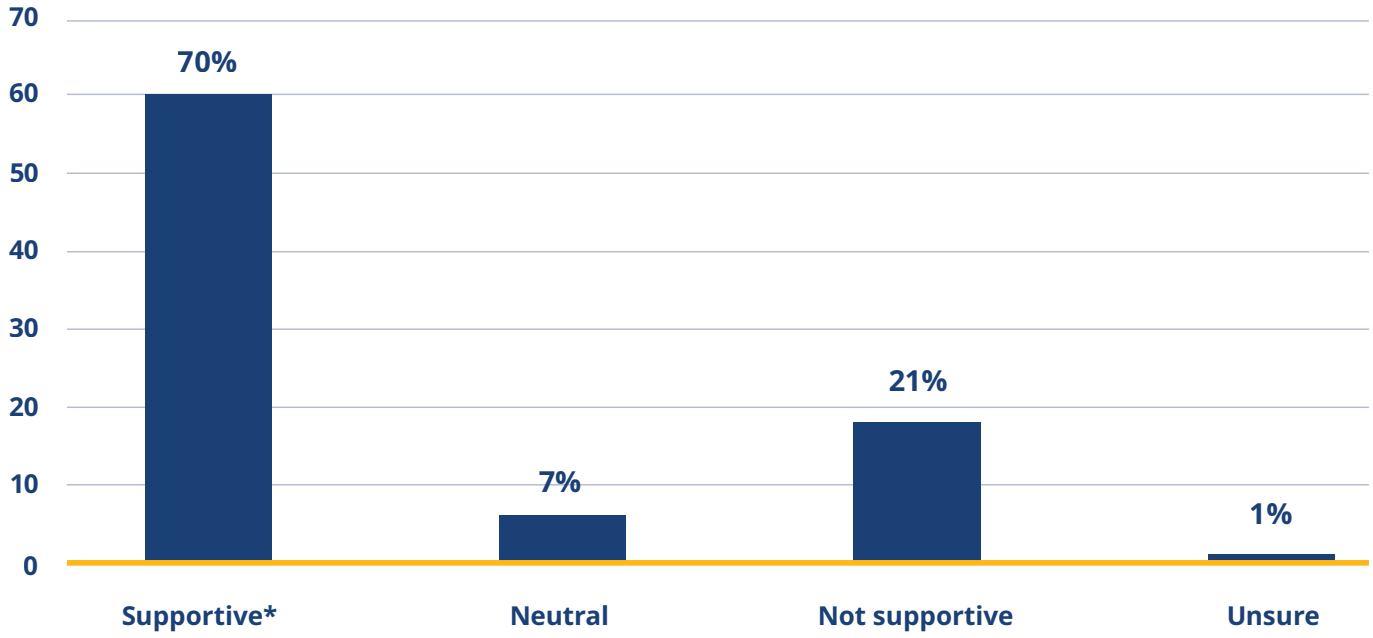
Figure 21. UEL Community Amenities Survey Results

Better connected public spaces and green spaces (57%), better connected active transportation (51%), and more recreation services (38%) were the top three amenities that survey respondents would like to see in the UEL.

Suggestions among those who specified “other” included:

- A community centre
- Gym spaces and sport facilities (e.g. basketball courts)
- Community gardens
- Recycling centre
- Trails and walkways

HOW SUPPORTIVE ARE YOU OF INCLUDING TREE PROTECTION POLICIES ON PRIVATE PROPERTY IN THE OCP? (85 RESPONSES)

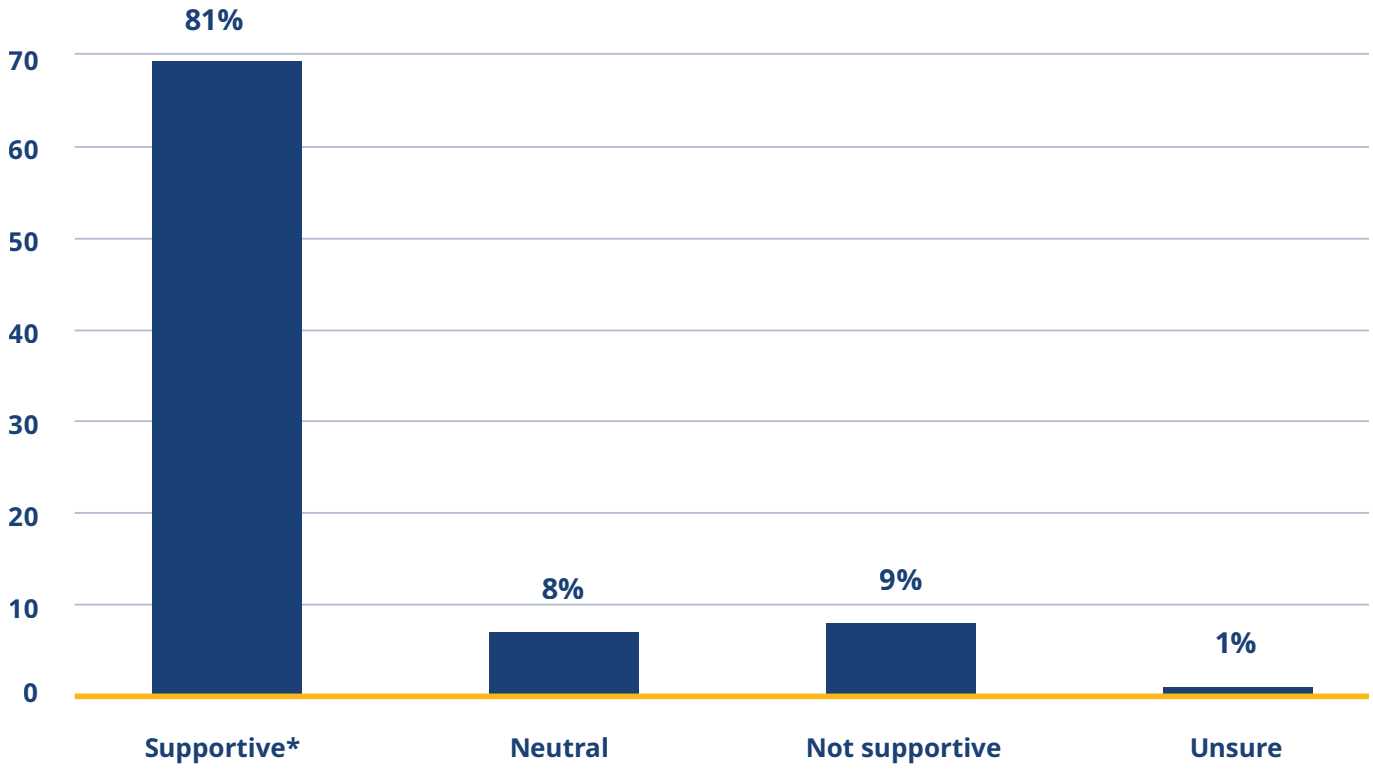


*Responses for 'supportive' and 'very supportive' have been combined.

Figure 22. Private Property Tree Protection Policies Survey Results

71% of respondents were supportive or very supportive of including tree protection policies on private property in the OCP, while 21% were not supportive.

HOW SUPPORTIVE ARE YOU OF INCLUDING POLICIES IN THE OCP TO REQUIRE EXPANDING THE TREE CANOPY (I.E., PLANTING MORE TREES) THROUGH NEW DEVELOPMENT ON PRIVATE PROPERTY? (85 RESPONSES)



*Responses for 'supportive' and 'very supportive' have been combined.

Figure 23. Expanding Tree Canopy Through New Development Survey Results

Most survey respondents (62%) were very supportive of including policies in the OCP to require expanding the tree canopy through new development on private property.

WHICH OF THE FOLLOWING APPROACHES TO REDUCING GREENHOUSE GAS EMISSIONS IN THE UEL DO YOU SUPPORT? SELECT YOUR TOP THREE (3) PRIORITIES. (82 RESPONSES)

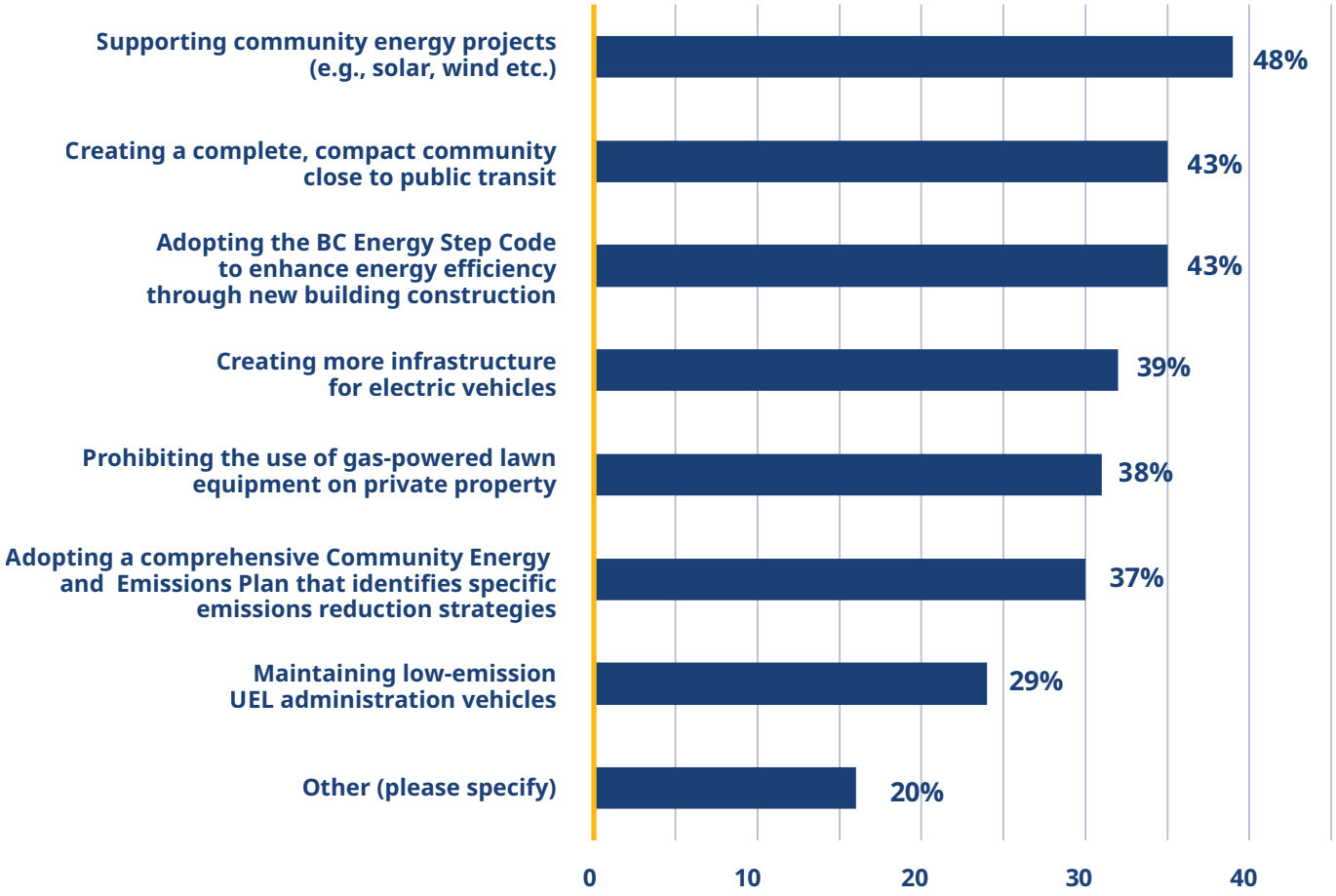


Figure 24. Greenhouse Gas Emission Reduction Approaches Survey Results

The top three choices for approaches to reducing greenhouse gas emissions in the UEL were supporting community energy projects (48%), creating a complete, compact community close to public transit (43%), and adopting the BC Energy Step Code to enhance energy efficiency through new building construction (43%).

Suggestions among those who specified "other" included:

- Requiring solar power in all new construction
- Protecting existing greenspaces from construction
- More transit options
- Student housing near campus or shuttle services to reduce commuting
- Work with the Community Energy Association

WHAT WOULD HELP YOU USE SUSTAINABLE MODES OF TRANSPORTATION? SELECT ALL THAT APPLY. (85 RESPONSES)

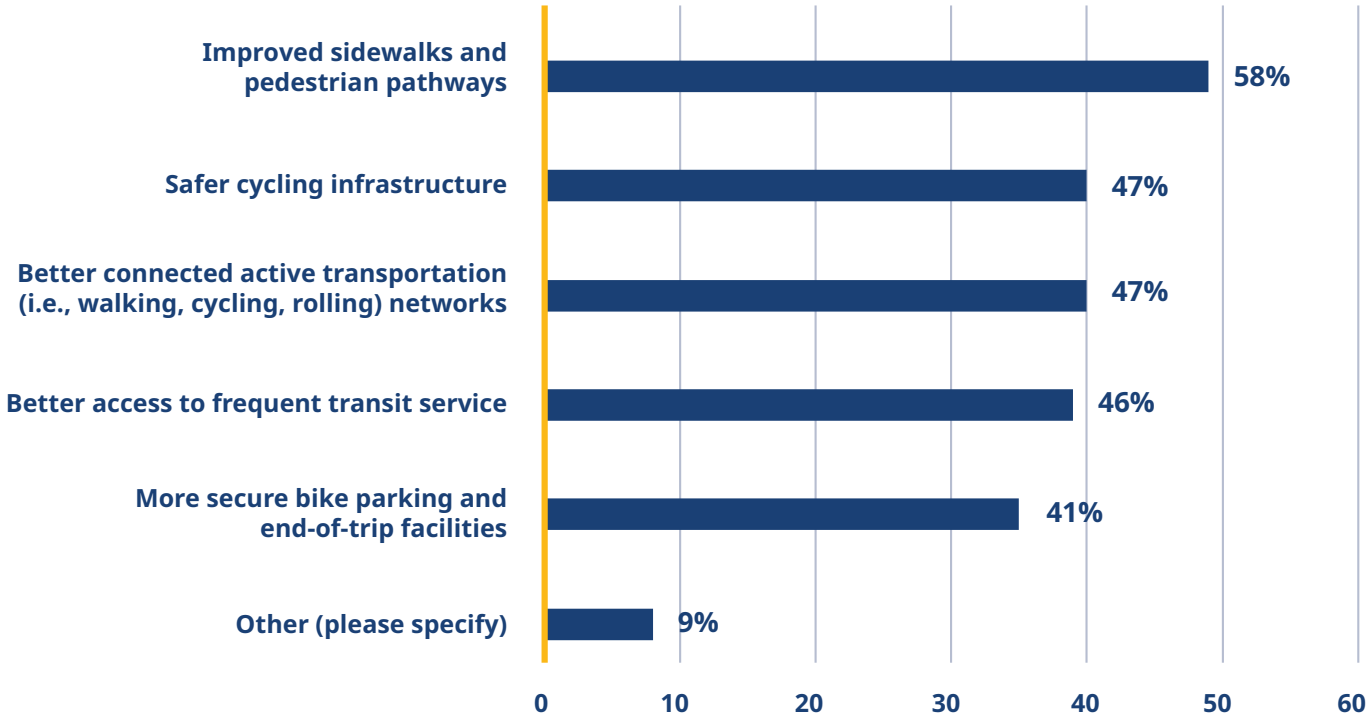


Figure 25. Sustainable Modes of Transportation Survey Results

Improved sidewalks and pedestrian pathways (58%) were the top choice that respondents suggested would help them use sustainable modes of transportation.

Specific suggestions among those who selected "other" included:

- Seating at all transit stops
- Car share services
- Crosswalks connecting to transit stops
- Safer vehicle speeds
- Enforcing sidewalk maintenance

WHAT NATURAL FEATURES HELP YOU FEEL PROTECTED FROM CLIMATE CHANGE IMPACTS? SELECT ALL THAT APPLY. (84 RESPONSES)

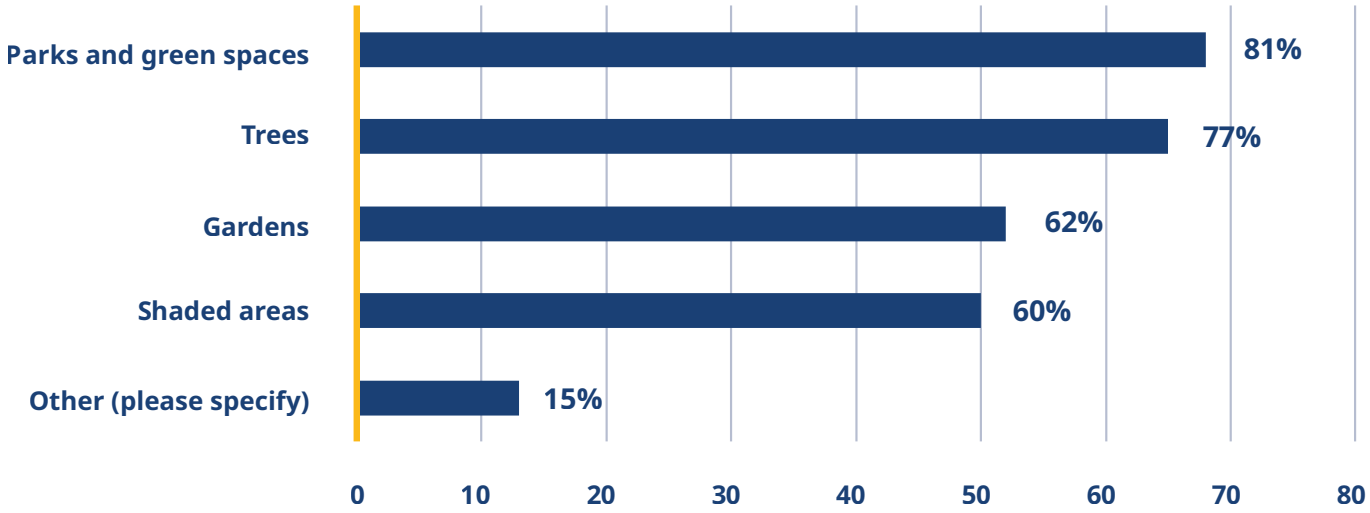


Figure 26. Climate Change Impact Protection Survey Results

Parks and green spaces (81%) and trees (77%) were the natural features that most helped respondents feel protected from climate change impacts.

Responses among those who selected “other” included rivers, creeks, and forests.

WHAT CONCERNS DO YOU HAVE WITH INCREASING LAND USE DENSITY ACROSS THE UEL? SELECT ALL THAT APPLY. (83 RESPONSES)

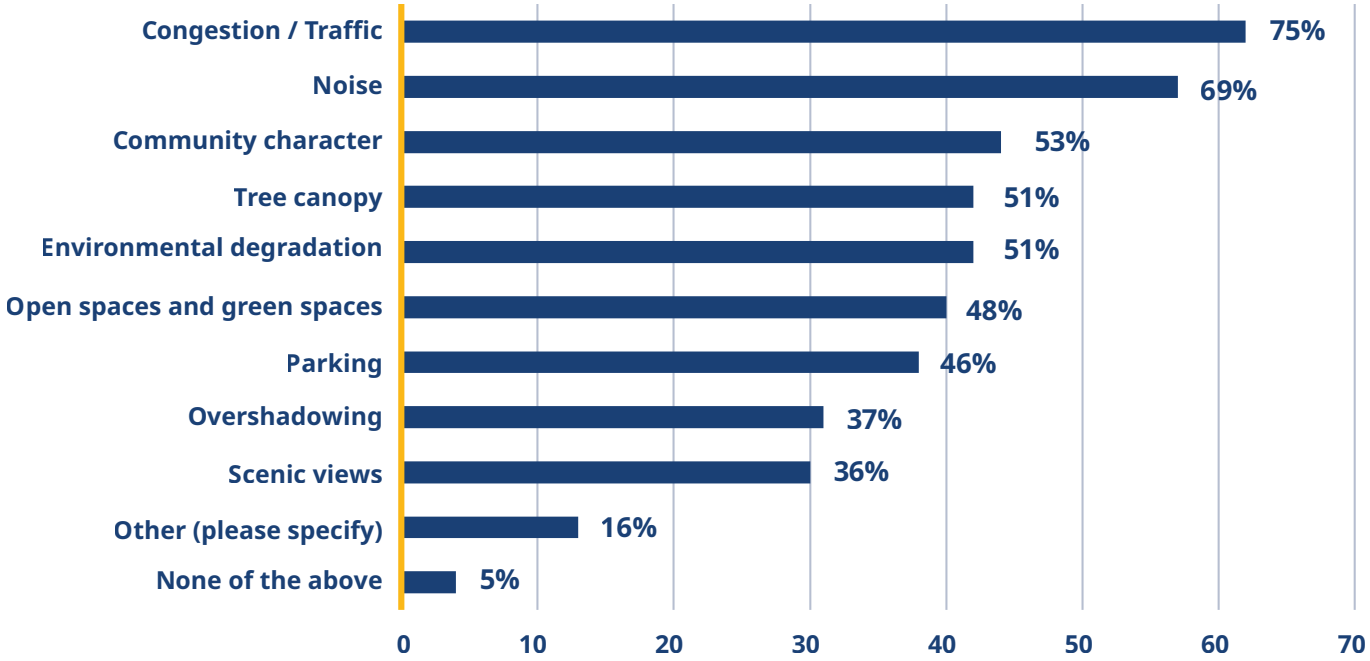


Figure 27. Land Use Density Concerns Survey Results

Survey respondents indicated congestion/traffic (75%), noise (69%), and community character (53%) as top concerns with increasing land use density across the UEL.

Responses among those who selected “other” included:

- Crime and safety
- Lack of supporting infrastructure
- Loss of privacy
- Increase in “transient” populations (e.g., students)

WHAT TOPICS WOULD YOU LIKE TO DISCUSS THROUGH FUTURE ENGAGEMENT? (45 RESPONSES)

Topics that survey respondents would like to discuss through future engagement included:

- **Housing** (15 comments), including demand for housing, affordable housing, strategies for increasing the housing supply, and housing types
- **Development** and densification (11 comments)
- **Transportation** (10 comments), including rapid transit, safety improvements, parking, and active transportation facilities
- Maintaining **neighbourhood character** (5 comments)
- **Environmental protection** (3 comments)

WHAT IS YOUR RELATIONSHIP WITH THE UEL? (83 RESPONSES)

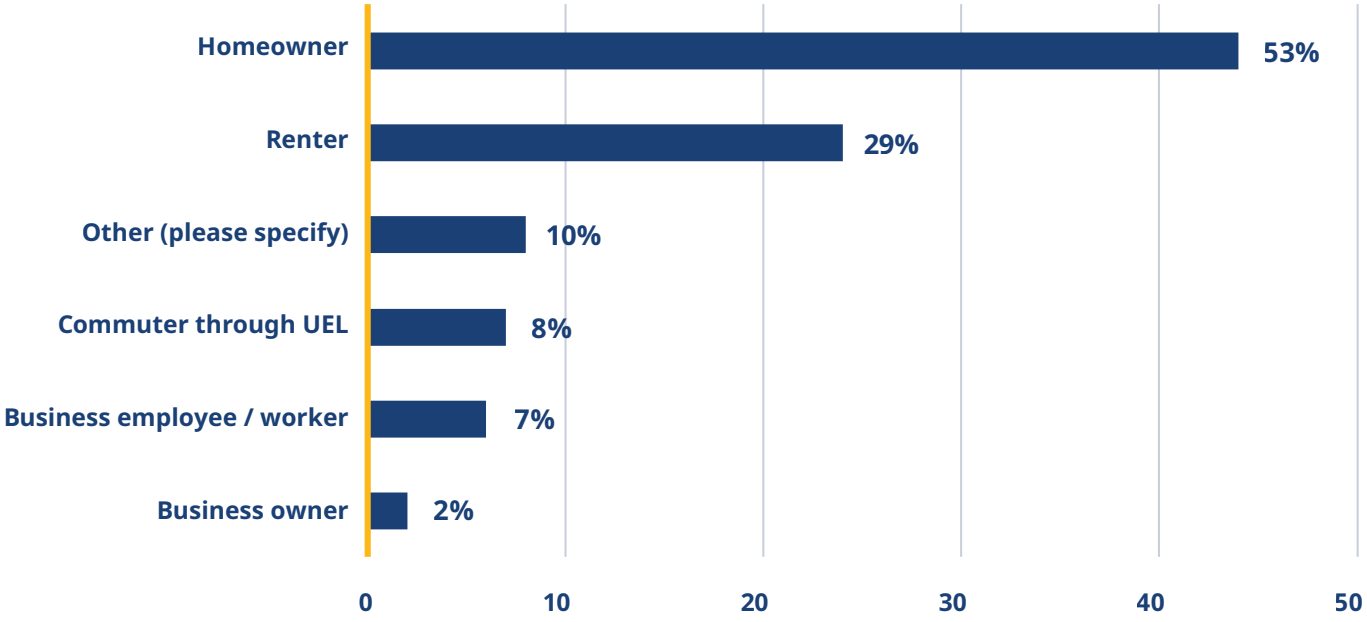


Figure 28. Relationship with the UEL

Most survey respondents were homeowners (53%) or renters (29%) in the UEL.

WHERE IN THE UEL DO YOU LIVE? (80 RESPONSES)

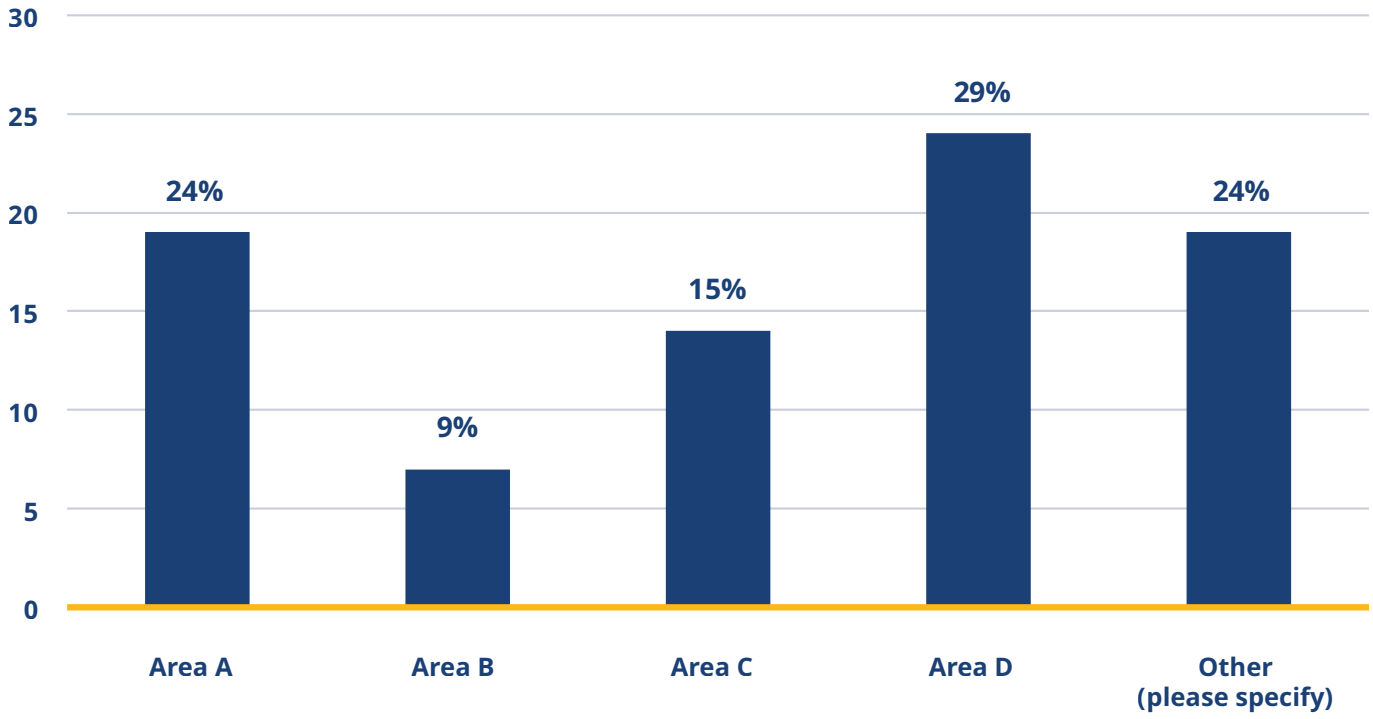


Figure 29. UEL Living Area Survey Results

Most survey respondents indicated they live in Area A (24%) or Area D (29%). Among those who specified other (24%), the most common response was that they lived outside of the UEL.

WHAT AGE GROUP DO YOU BELONG TO? (81 RESPONSES)

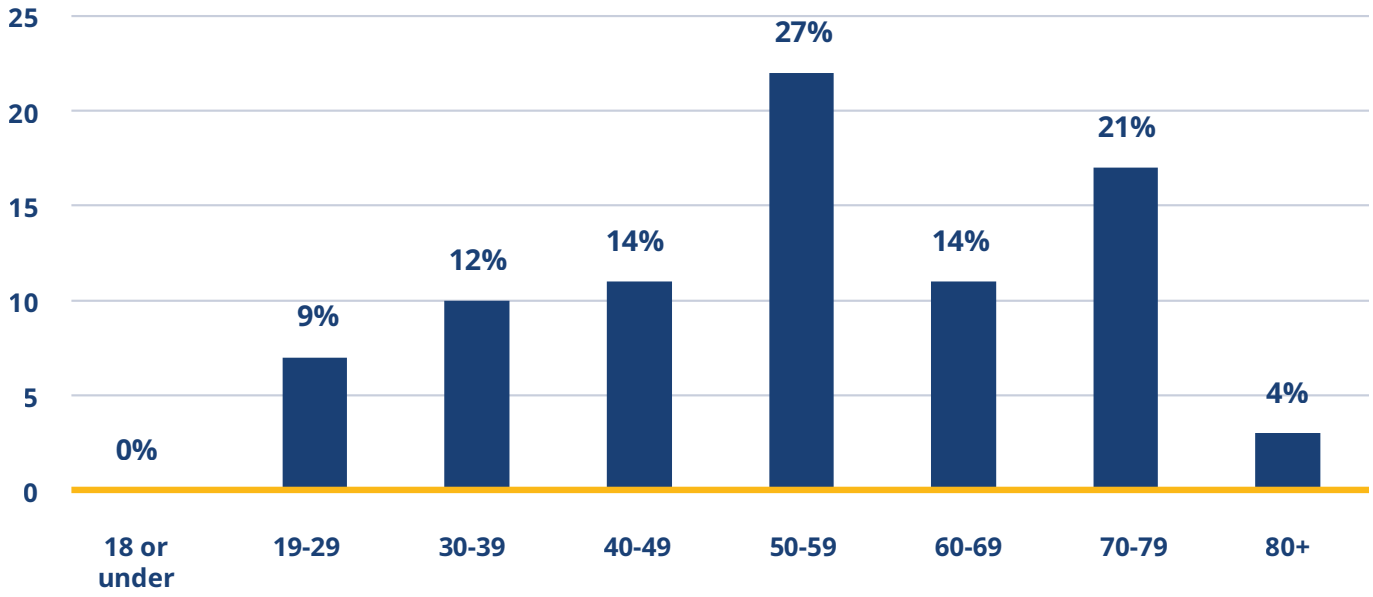


Figure 30. Age Group Survey Results

The most common age groups among respondents were 50-59 (27%) and 70-79 (21%).

HOW LONG HAVE YOU LIVED/WORKED IN THE UEL? (83 RESPONSES)

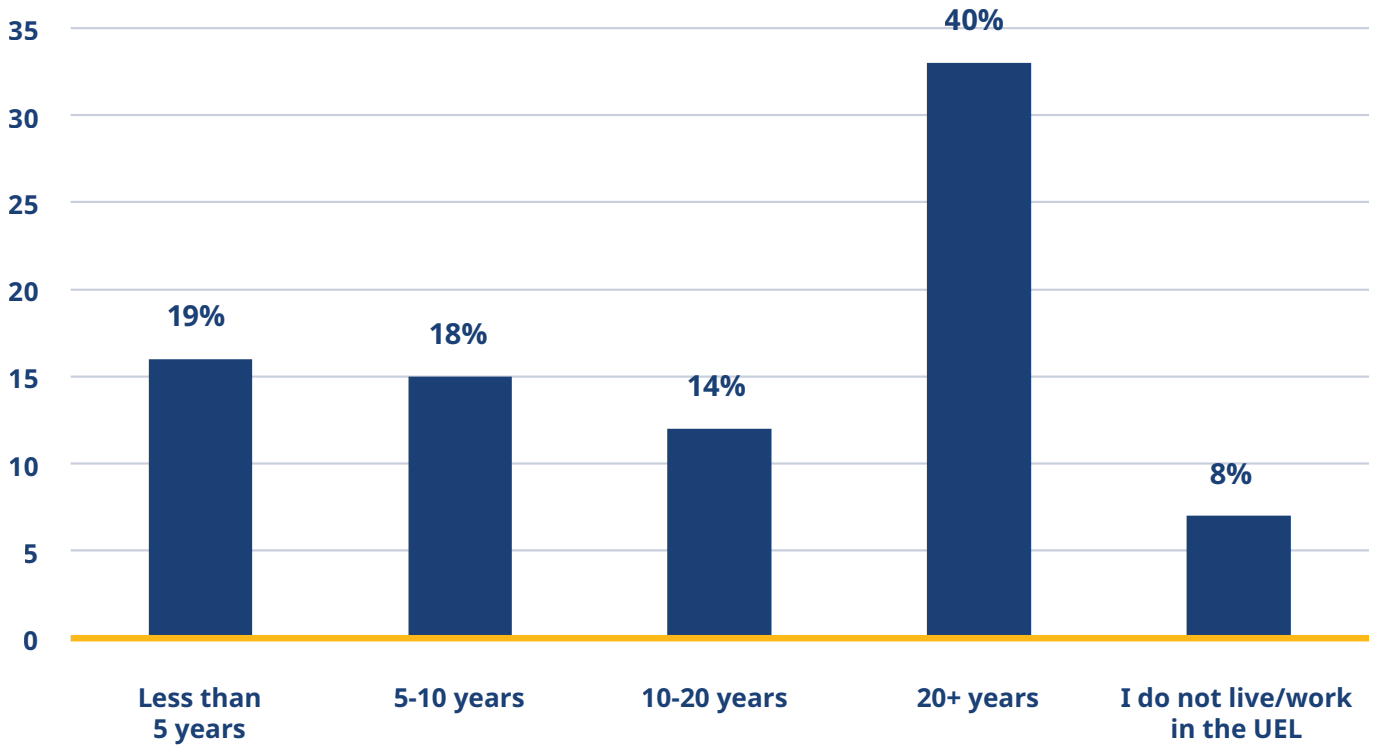


Figure 31. Time Living/Working in the UEL

40% of survey respondents have lived/worked in the UEL for 20+ years.

IF YOU LIVE IN THE UEL, WHICH BEST DESCRIBES YOUR HOUSEHOLD? (76 RESPONSES)

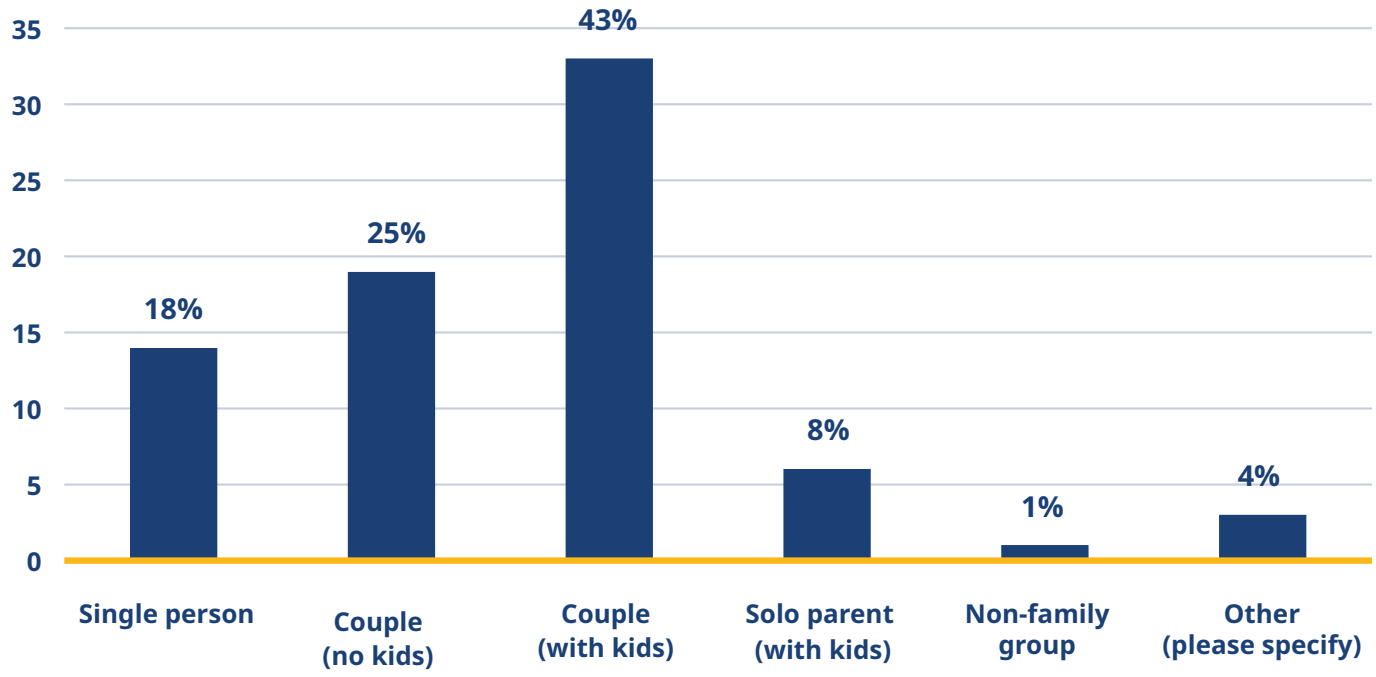


Figure 32. Houshold Description Survey Results

Couples (25%) and couples with kids (43%) make up most of the survey respondents who live in the UEL.

Appendix 3

Workshop Activity Results

BRITISH COLUMBIA

UEL

Interactive Boards

WHAT TYPE OF HOUSING DO YOU CURRENTLY LIVE IN? WHAT TYPE OF HOUSING WOULD YOU LIKE TO LIVE IN 3-5 YEARS FROM NOW?

Housing Type	Where I Currently Live	Where I Would Like to Live
I live in affordable housing		
I live in an assisted living facility		
I own my home	8	4
I rent my home	4	2
Studio		
1 bedroom home		
2 bedroom home	3	1
3 bedroom home	4	3
4+ bedroom home	3	1

Figure 33. Housing Type Interactive Board Results

SHOULD NON-RESIDENTIAL USES LIKE CAFES AND CORNER STORES BE PERMITTED IN SSMUH AREAS?

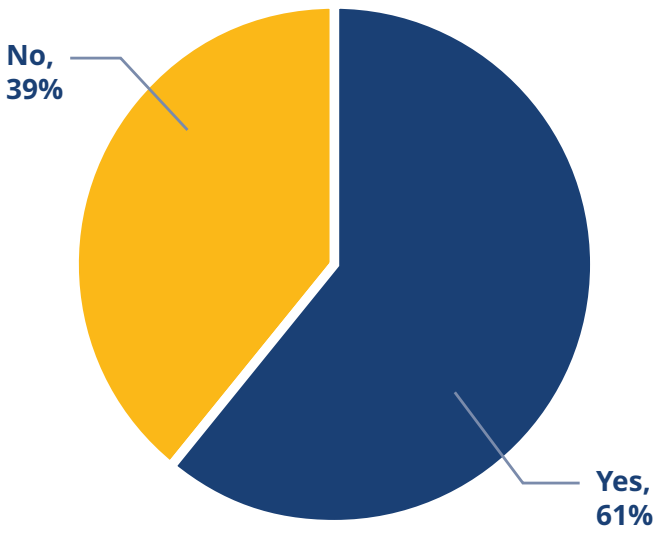


Figure 34. SSMUH Non–residential Uses Results

SHOULD INSTITUTIONAL USES LIKE SCHOOLS AND RELIGIOUS ASSEMBLIES BE PERMITTED IN SSMUH AREAS?

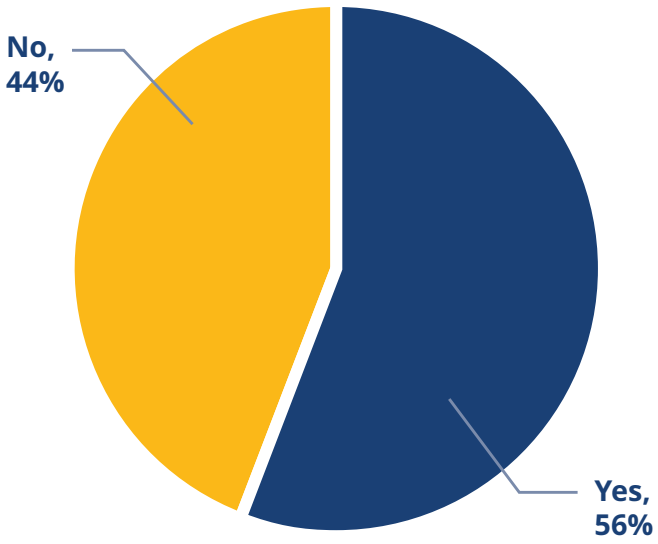


Figure 35. SSMUH Institutional Uses Results

SHOULD AFFORDABLE HOUSING BE PERMITTED IN SSMUH AREAS?

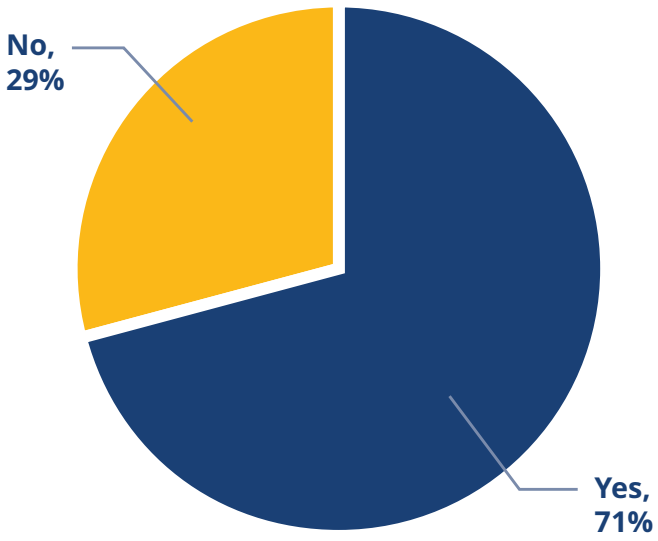


Figure 36. SSMUH Affordable Housing Results

IF YES, WHERE SHOULD NON-RESIDENTIAL USES, INSTITUTIONAL USES, AND/OR AFFORDABLE HOUSING BE PERMITTED IN SSMUH AREAS?

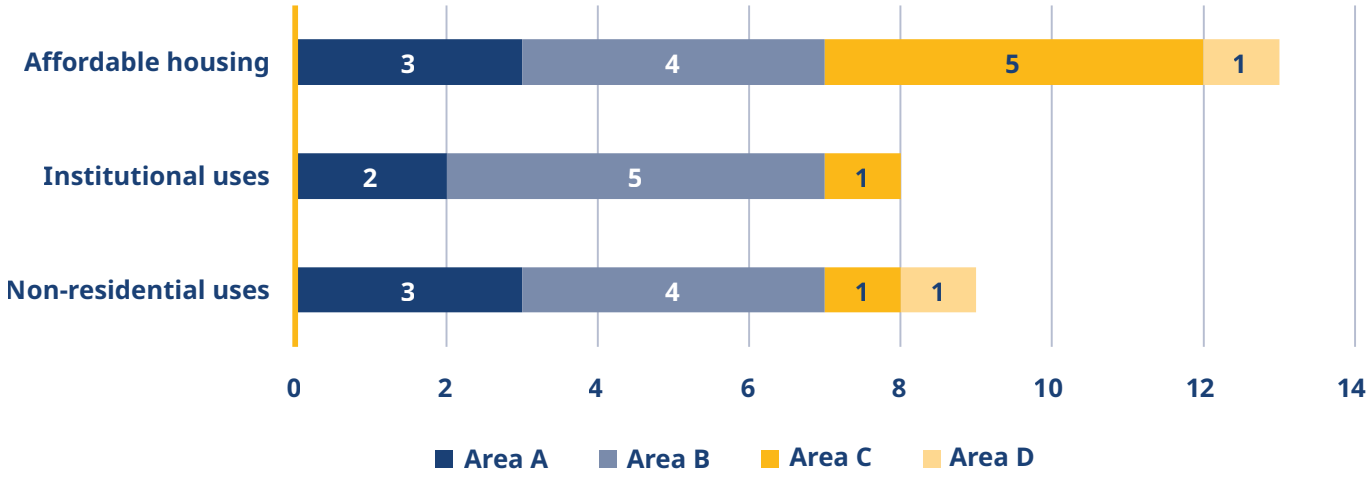
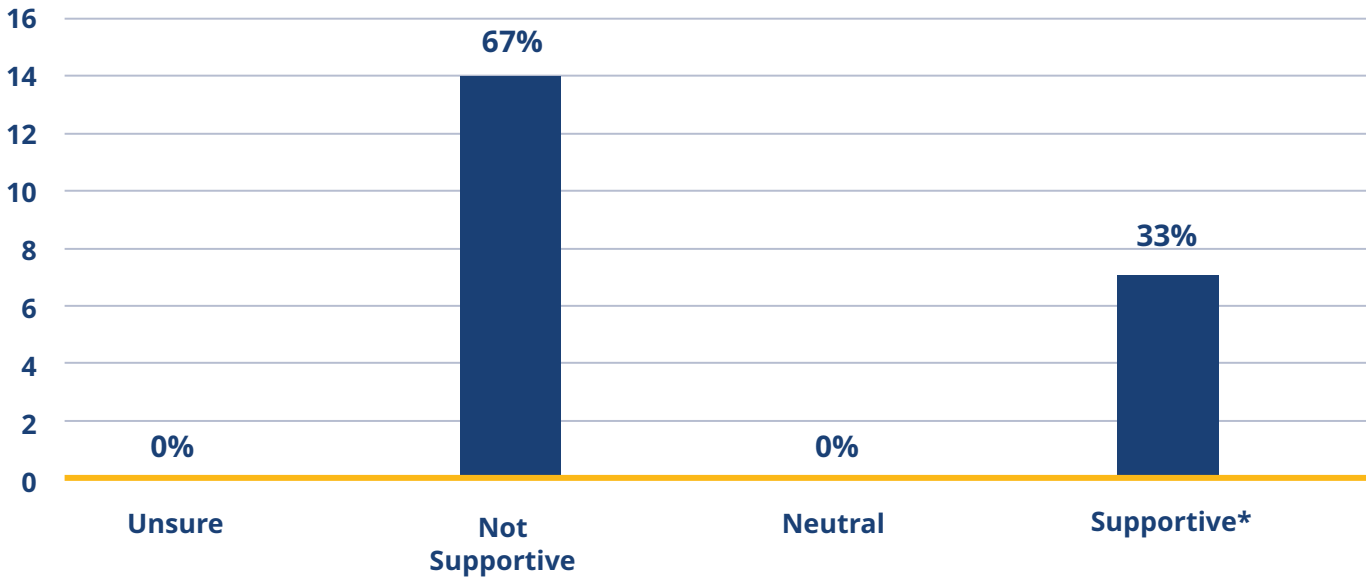


Figure 37. SSMUH Non–residential, Institutional, & Affordable Housing Area Results

TO WHAT EXTENT DO YOU SUPPORT ADDITIONAL HEIGHT AND DENSITY WITHIN THE TOA IF SIGNIFICANT COMMUNITY AMENITIES AND/OR AFFORDABLE HOUSING ARE PROVIDED ONSITE?



*Responses for 'supportive' and 'very supportive' have been combined.

Figure 38. TOA Additional Height & Density Results

WHAT COMMUNITY AMENITIES WOULD YOU LIKE TO SEE IN THE TOA?

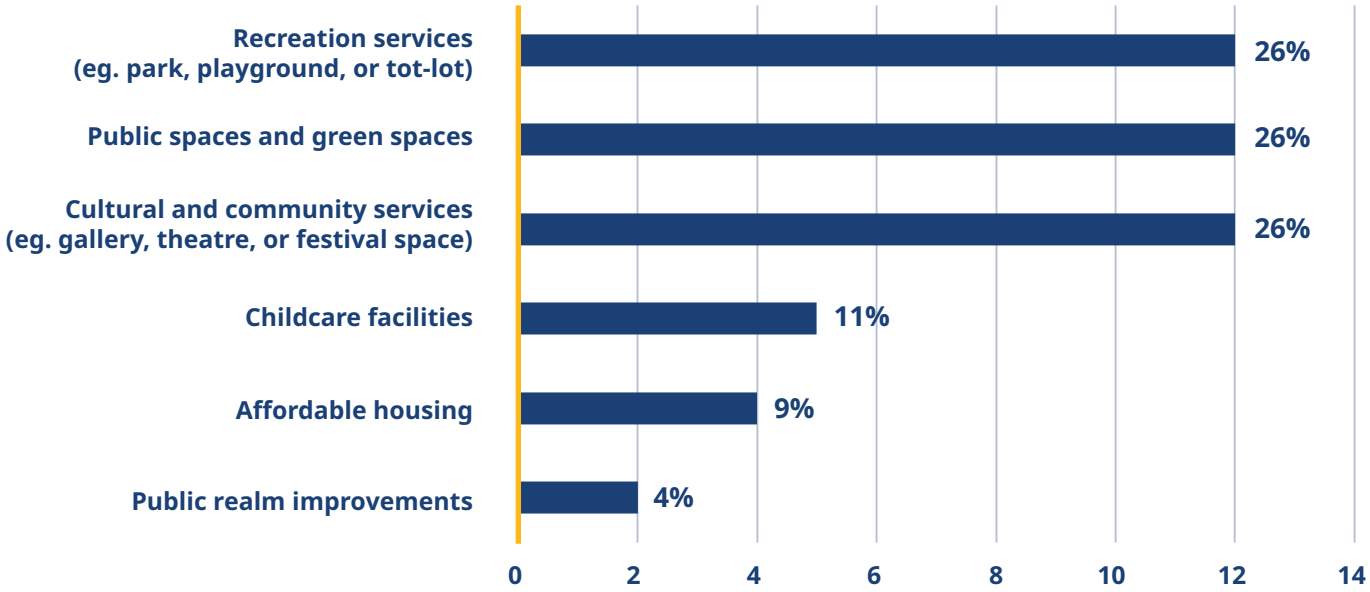


Figure 39. TOA Community Amenities Results

WHAT IS MISSING IN OUR COMMUNITY?

- Recreation facilities like tennis and badminton courts, senior's fitness, outdoor fitness equipment, swimming pools
- A recycling centre
- Community events
- Educational opportunities for kids and adults
- Free admission to all UEL facilities
- Discounted UNA and UBC services
- Free gym membership for UEL residents

Environmental Bucket Activity

WHAT IDEAS DO YOU HAVE FOR REDUCING GREENHOUSE GAS EMISSIONS THROUGH...

Building and construction:

- Improve transit
- Mandatory heat pumps
- Minimize cement
- More low carbon concrete and mass timber construction

Waste reduction and diversion programs:

- Free access, partnership, or inclusion at the UNA Green Depot
- "Take as you need" recycling/sharing centre for clothes, household items, and books
- UEL recycling station (for metals, soft plastics, toxic substances, electronics, etc.)

Mobility and active transportation:

- Secure bike parking near bus loop
- Improve car sharing (e.g. EVO not currently available in the UEL)
- More connected bike paths
- Support residents adding EV charging stations to their homes

Wooden Tree Activity

WHAT IDEAS DO YOU HAVE FOR PROTECTING THE UEL'S GREEN SPACES AND TREE CANOPY?

- Invest in volunteer programs for tree planting, forest restoration, and trail maintenance
- Ensure new developments conserve mature trees
- Replant the same species after being cut down
- Protect Pacific Spirit Park
- Tree bylaw – limit ability to remove all tree cover on a property
- Continue to add bioswales
- Plant more trees on public lands

Comment Cards

- Do not allow subdivision of residential lots (R4 and R6)
- The UEL is adding more housing than the province requires – housing should be incremental and built to higher standards (low-carbon, energy efficient, owner-occupied or purpose built rental)
- Would like a movie theatre and more parks