

2025

UBC OKANAGAN CAMPUS PLAN



UBC OKANAGAN CAMPUS PLAN

June 2025

The *UBC Okanagan Campus Plan* is a part of the body of Governance Requirements established by the UBC Board of Governors for the management, administration and control of the University's real property, buildings and structures, as defined in the Board of Governors' Policy UP12: Land Use, Permitting and Sustainability.

The official name of this document is the *UBC Okanagan Campus Plan*. For brevity, it will be referred to as the *Campus Plan*.

Land Acknowledgement



The University of British Columbia Okanagan campus is situated on the traditional, ancestral and unceded territory of the Syilx Okanagan people.

For millennia, the Syilx Okanagan people have been the stewards and caretakers of the lands upon which UBC is now located. In September 2005, the Okanagan Nation Alliance officially welcomed UBC to traditional Syilx Okanagan Nation territory in an official ceremony, Knaqs npi'lsmist, where UBC signed a Memorandum of Understanding with the Okanagan Nation.

UBC strives toward building meaningful, reciprocal and mutually beneficial partnerships with the Syilx Okanagan Nation, and works with the Okanagan Nation to ensure they are partners in the pursuit of the Campus Plan vision.

Contents

Land Acknowledgement	3
Figures and Tables	6
Executive Summary	7
1. Background	8
1.1 Purpose	8
1.2 Context	9
1.2.1 UBC Okanagan Campus	9
1.2.2 UBC in the Central Okanagan Region	10
1.2.3 Syilx Okanagan – UBC Relationship	11
1.2.4 Planning Context	11
1.3 Process	12
1.3.1 Planning Process	12
1.3.2 Community Engagement	14
1.3.3 Coordinating with Other Initiative	15
1.4 Scope and Future Needs	16
1.4.1 Academic	16
1.4.2 Student Housing	17
1.4.3 Neighbourhood Housing	17
1.4.4 Amenities, Services and Open Space	17
2. Vision	19
2.1 Vision Statement	19
2.2 Guiding Principles	20
2.3 Shapers	22
2.4 Illustrative Campus Plan	24
3. Components and Key Planning and Design Strategies	26
3.1 Campus Land Use and Buildings	26
3.1.1 Introduction	26
3.1.2 Academic	28
3.1.3 Land-based Academic	28
3.1.4 Student Housing	29
3.1.5 UBC Neighbourhood	29
3.2 Community Amenities and Services	30
3.2.1 Introduction	30
3.2.2 Community Heart	30
3.2.3 Amenity Hubs	30
3.2.4 Local Nodes	31
3.2.5 Child Care	31
3.2.6 Recreation	31
3.3 Syilx Okanagan Presence and Culture	33
3.4 Public Realm and Open Spaces	35
3.4.1 Introduction	35
3.4.2 Pedestrian Spines	35

3.4.3	Civic Spaces	36
3.4.4	Outdoor Rooms	36
3.4.5	Green Spaces	36
3.4.6	Sports Field	36
3.5	Whole Systems – Ecology, Landscape and Rainwater	38
3.5.1	Introduction	38
3.5.2	Ecology	38
3.5.3	Landscape Form and Character	40
3.5.4	Rainwater Management	43
3.6	Movement and Connectivity	45
3.6.1	Introduction	45
3.6.2	Accessibility	46
3.6.3	Active Transportation Network	47
3.6.4	Transit Network	49
3.6.5	Vehicular Network	50
3.6.6	Vehicle Parking	52
4.	Areas	54
4.1	Central Campus	55
4.2	West Campus	56
4.3	East Campus	57
4.4	South Campus	58
4.5	North Campus	59
4.6	Northwest Campus	60
4.7	Northeast Campus	61
4.8	Ponderosa Woodland	62
4.9	UBC Neighbourhood	63
4.10	Innovation Precinct	65
4.11	West Campus Lands	66
5.	Campus Design and Character	68
5.1	Introduction	68
5.2	A Welcoming and Memorable Place	68
5.3	Urban Design	70
5.3.1	General Campus Guidelines	70
5.3.2	Campus Character Areas	70
5.4	Sustainable Design	71
6.	Implementation	74
6.1	Implementation Plans and Policies	74
6.2	Infrastructure and Utilities	75
6.3	Project Review and Approval	75
	List of Contributors	77

Figures and Tables

FIG. 1	UBC Okanagan 2015 Illustrative Plan	8	FIG. 44	Option for Closing Alumni Ave to General Purpose Traffic	50
FIG. 2	UBC Okanagan Map	9	FIG. 45	Vehicular Network	51
FIG. 3	Birds Eye View of Campus	9	FIG. 46	Areas Map	54
FIG. 4	Surrounding Context Map	10	FIG. 47	Central Campus	55
FIG. 5	Planning Process Diagram	13	FIG. 48	Illustration of University Way	55
FIG. 6	Community Engagement Event	14	FIG. 49	West Campus	56
FIG. 7	Guiding Principles Wheel	20	FIG. 50	East Campus	57
FIG. 8-13	Shaper Diagrams	22-23	FIG. 51	South Campus	58
FIG. 14	Illustrative Campus Plan	24	FIG. 52	North Campus	59
FIG. 15	Campus Land Use Areas	26	FIG. 53	Northwest Campus	60
FIG. 16	Key Plan to New Building Sites	27	FIG. 54	Northeast Campus	61
FIG. 17	Community Amenities and Services	31	FIG. 55	Ponderosa Woodland	62
FIG. 18	Amenity Space on Campus	32	FIG. 56	Ponderosa Woodland Trail	62
FIG. 19	Child Care on Campus	32	FIG. 57	UBC Neighbourhood	63
FIG. 20	Indigenous Art on Campus	33	FIG. 58	Neighbourhood Rental Housing Precedent	64
FIG. 21	Native Plants in Ponderosa Woodland	33	FIG. 59	Amenity Hub Precedent	64
FIG. 22	Illustration of Outdoor Gathering Space	33	FIG. 60	Connecting to the Ponderosa Woodland	64
FIG. 23	Nsyilxcn Signage	34	FIG. 61	Innovation Precinct	65
FIG. 24	Public Realm and Open Space Network	35	FIG. 62	West Campus Lands	66
FIG. 25	Civic Space	37	FIG. 63	West Campus Lands Structure Plan Map	66
FIG. 26	Outdoor Room	37	FIG. 64	UBC Okanagan Campus Local Setting	68
FIG. 27	Green Space	37	FIG. 65	UBC Okanagan Campus Entry	68
FIG. 28	2023 ESA Values Map	38	FIG. 66	View from Discovery Avenue	69
FIG. 29	Environmentally Sensitive Areas, Wildlife Trees and Ecological Connectivity	39	FIG. 67	Key Views	69
FIG. 30	Examples of High Value Snags	40	FIG. 68	Campus Character Areas	70
FIG. 31	Landscape Form and Character	41	FIG. 69	Academic Building: ʔəl sic snpaʔnwiʔwʔtn	71
FIG. 32	Woodland Landscape Character	42	FIG. 70	Student Housing: Skeena	71
FIG. 33	Grassland Landscape Character	42	FIG. 71	Neighbourhood Housing Precedent	71
FIG. 34	Wetland Landscape Character	42	FIG. 72	Related Plans and Policies	74
FIG. 35	Rainwater Management Facilities and Catchment Areas	43	FIG. 73	Site Selection Process	75
FIG. 36	Examples of LID on Campus	44			
FIG. 37	Travel Mode Hierarchy	45	TABLE 1	New Academic and Student Housing Building Sites	27
FIG. 38	Municipal and Provincial Transportation Infrastructure	45			
FIG. 39	Active Transportation Network	47			
FIG. 40	Walkshed to the Campus Core	48			
FIG. 41	Cycling on Campus	48			
FIG. 42	Transit Network	49			
FIG. 43	Walkshed to Transit	50			

Executive Summary

The UBC Okanagan Campus Plan provides a long-term physical framework to guide the growth and evolution of the campus over the next 20 years. Building on the foundation of the 2015 Campus Plan, this updated Plan responds to new opportunities and emerging priorities—particularly the university’s evolving academic needs, climate commitments, and the goal of becoming a more complete, year-round university community.

At its core, the Campus Plan supports UBC Okanagan’s academic mission by identifying space for the development, renewal and expansion of teaching, learning, and research facilities within a compact, pedestrian-priority academic core. It enables flexibility for interdisciplinary collaboration and major research initiatives through the development of the Innovation Precinct, while continuing to support operational and institutional functions across campus.

The Campus Plan also introduces the new UBC Neighbourhood—a major evolution of the campus. Located north of the academic core, the neighbourhood is envisioned as a vibrant, mixed-use residential community that will provide up to 1,500 units of rental housing for students, faculty, and staff. With its own network of parks, active transportation connections, and local-serving amenities, the neighbourhood will help address housing challenges, reduce commuting, and support the recruitment and retention of the university community. A Neighbourhood Plan will be developed to guide its detailed design.

Supporting UBC Okanagan’s goals for student experience and wellbeing, the Campus Plan identifies capacity for up to 1,710 new student housing beds—meeting the target of housing 25 per cent of full-time students on campus—as well as new indoor and outdoor recreation spaces (potentially developed in partnership with the City of Kelowna), child care sites, and community amenities. These additions will enhance campus life, encourage social connection, and support academic success.

The Campus Plan reinforces UBC’s sustainability and climate action leadership by encouraging compact growth, low-carbon buildings, and the integration of rainwater systems, natural landscapes, and ecological connectivity. It also builds on UBC’s commitments to truth and reconciliation by integrating Indigenous knowledge and values throughout the campus landscape and public realm.

Shaped through 16 months of engagement with students, faculty, staff, Indigenous partners, and local stakeholders, the Campus Plan offers a flexible and forward-looking vision—one that positions UBC Okanagan to continue its trajectory as a leading research university, while becoming a more complete, inclusive, and resilient university community.

1. Background

1.1 Purpose

The Campus Plan provides a framework for land use and physical planning at University of British Columbia Okanagan campus. It outlines a long-term vision and capacity for campus growth and development aligning with the university's strategic priorities and academic mission. The Campus Plan also serves as a resource for campus leadership, planning staff, the broader university community, and local partners to guide campus physical growth consistent with the university's academic mission. It is not intended to serve as a capital prioritization plan, academic plan, or to address internal space planning, which are guided by separate university processes and documents.

Developed through a 16-month public planning process, the Campus Plan updates and builds upon the 2015 UBC Okanagan Campus Plan. It builds on that plan's vision and principles while introducing key refinements to better support future academic and research activities, student housing, and related campus infrastructure and services over the next 20 years. It also includes provisions for the creation of a new on-campus neighbourhood.

The Campus Plan provides direction on land uses and buildings, amenities and services, open space, landscapes and ecology, movement and connectivity, and campus design and character. It also provides high-level guidance in support of a more detailed neighbourhood plan.

Achievements under the 2015 Campus Plan



FIGURE 1 UBC Okanagan 2015 Illustrative Plan

- The 2015 plan guided the physical evolution of the campus over the last decade, led to significant change on campus, including how people access and interact with campus spaces, and guided the expansion of academic spaces. New institutional and residence spaces, including The Commons, ʔəɫ sɪc snpəx̣nwɪxʷtn, Nechako and Skeena residences, have been added to the campus in a way that respects and reinforces an intimate and walkable scale, preserves campus landscape, ecology and views, and contributes to campus vitality.
- The 2015 plan also guided the campus's transition to becoming a more pedestrian-friendly and transit-supportive place. The development of a new campus access from John Hindle Drive and the closure of a section of University Way to vehicular traffic has enabled the conversion of the campus's central core to a pedestrian-priority space. In addition, the development of a new transit exchange on Transit Way and Alumni Avenue provides dedicated bus stops for all routes serving the campus, as well as future capacity to accommodate transit growth over the coming years.

1.2 Context

1.2.1 UBC Okanagan Campus

In 2004, the Province of British Columbia announced the creation of UBC Okanagan to expand post-secondary opportunities in the province. The new campus was established on the North Kelowna site of Okanagan University College, encompassing 105 hectares (259 acres). UBC Okanagan was officially recognized as a campus of the University of British Columbia on July 1, 2005.

Since then, the university has expanded its land area. It acquired primarily agricultural land to the west of the main campus—known as the West Campus Lands—of which 45 hectares (111 acres) remain part of the campus following a sale of a portion of the land to the City of Kelowna. Additional industrial properties have also been acquired on the east side of campus. Today, UBC Okanagan's total campus area is 151 hectares (373 acres).

Place

UBC's Okanagan campus is in the northeast quadrant of the City of Kelowna, on the west side of Highway 97, about 13 kilometres from Kelowna's downtown. It is bordered by a mix of agricultural, residential, recreational, and industrial uses, regional roads, and the Kelowna International Airport.

The campus is located along the McKinley Escarpment, where north-south aligned ridges and valleys were shaped by the last glaciation of the Okanagan Valley. Its location along the ridgeline, and with slopes ranging up to 30 per cent, has significantly influenced the campus's development. Ecologically, the campus lies within the Okanagan Very Dry Hot Ponderosa Pine bio-geoclimatic zone—a diverse landscape characterized by pine woodland, open grassland and wetlands. Approximately 22 per cent of campus lands are classified as ecologically sensitive.

Community

The UBC Okanagan campus is a vibrant community of almost 12,000 students and over 2,000 faculty and staff and is home to over 2,100 students living in residence. Since the 2015 Campus Plan, enrolment has grown by 3,500 and has more than tripled since the campus opened in 2005. The campus has also become increasingly diverse with 80 per cent of its students coming from areas outside the Okanagan region—including other parts of BC, across Canada and



FIGURE 2 UBC Okanagan Map



FIGURE 3 Birds Eye View of Campus

12,000

students
enrolled full-time

2,000

faculty and staff

2,100

students living on
campus



FIGURE 4 UBC Okanagan Surrounding Context Map

internationally. As one of the region's major employers and with a daytime population exceeding 12,000, UBC Okanagan draws thousands of people from the surrounding region each day to learn, work and play on the campus.

1.2.2 UBC in the Central Okanagan Region

UBC Okanagan is located near the geographic centre of the Central Okanagan region, which includes four municipalities, two First Nation reserves, and two electoral districts. With a population of over 222,000, it is the fastest growing region in Canada and third largest urban area in the province.

Much of the area surrounding the campus has undergone significant change and development over the last decade. Lands to the north and east of the campus along the Highway 97 corridor have transitioned from former sand and gravel operations to light industrial, high tech, and service and commercial uses including hotels, restaurants, and a grocery store. Across Highway 97, the Kelowna International Airport—the busiest outside of Vancouver—is undertaking a multi-year expansion. Plans include an expanded terminal, hotel and parkade, as well as commercial and industrial

development.

To the north of campus lies the Quail Ridge neighbourhood and Okanagan Golf Club course. City plans support potential for the redevelopment of a portion of the golf course for multi-family residential housing over the coming years.

The ridge area southwest of the campus, known as Academy Hill, has been developed with a mix of residential and local-serving commercial uses. It is estimated that more than 1,000 UBC students live in the Academy Hill neighbourhood, and approximately 3,100 people cross the John Hindle Drive overpass daily. The area is also home to the Aberdeen Hall Preparatory School (K-12), and School District 23 is planning a future elementary or middle school here.

South of the campus and John Hindle Drive, the City of Kelowna and BC Transit are advancing plans for a new Regional Transit Operations and Maintenance Facility, targeted for completion in 2030. This facility is intended to support transit service delivery across the region—providing storage, maintenance, and operations space for the transit fleet—and is not a transit exchange or passenger hub. The new facility will enable BC Transit to more than double the size of its existing fleet to approximately 230 buses and support the transition to a zero-emission, battery-electric fleet over time. To

facilitate access to this facility, the City of Kelowna plans to extend Hollywood Road North from the roundabout at John Hindle Drive southward to Sexsmith Road. This new road connection will support transit operations and provide improved access to the facility, while also enhancing regional connectivity in the area.

Beyond the main campus, UBC has established several off-campus sites and partnerships in Kelowna. These include the Clinical Academic Campus at the Kelowna General Hospital and spaces at the Okanagan Regional Library, the Woodhaven Eco Cultural Centre, and the Rotary Centre for the Arts. UBC is also in the process of constructing UBC Okanagan Downtown which will add more than 10,000 sq. m. (107,640 sq. ft.) of UBC space. This will house health programs such as nursing, social work, and health and exercise sciences—along with space for other professional programs from other faculties. Over 500 university-affiliated rental housing units are also a part of the UBC Okanagan Downtown building, which will be managed by UBC Properties Trust.

1.2.3 Syilx Okanagan – UBC Relationship

UBC's Okanagan campus is situated in the unceded territory of the Syilx Okanagan Nation. For many millennia, the Syilx Okanagan People have been stewards and caretakers of these lands. The UBC Okanagan campus has the unique distinction of being founded in partnership with the Syilx Okanagan Nation. Traditional Syilx territory extends over approximately 69,000 square kilometers (26,640 square miles). The Syilx Okanagan Nation is comprised of seven member communities in the Southern Interior of BC—the Okanagan Indian Band, Osoyoos Indian Band, Penticton Indian Band, Upper and Lower Similkameen Indian Bands, and Westbank First Nation—as well as the Colville Confederated Tribes in Northern Washington State. They share the same land, nsyilxcn language, culture, and customs. The Okanagan Nation Alliance (ONA), formed in 1981 as the inaugural First Nations government in the Okanagan, represents the eight member communities on areas of common concern.

In September 2005, the ONA officially welcomed UBC to Syilx Okanagan territory in a ceremony, Knaqs npi'Ismist. At that time, a Memorandum of Understanding (MOU) was signed between the ONA and UBC, along with a Memorandum of Affiliation

(MOA) with the En'owkin Centre. The MOU agreement was most recently renewed on October 5, 2023.

UBC Okanagan works with the Syilx Okanagan Nation in respectful acknowledgement of the Syilx Okanagan People's stewardship of their territory for thousands of years. In September 2019, UBC Okanagan's Declaration of Truth and Reconciliation Commitments was signed, formally committing the university to support and implement recommended actions towards reconciliation. With the launch of the 2020 Indigenous Strategic Plan, UBC became the first in North America to commit to implementing the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), taking a human rights-based approach to its Indigenous strategic framework.

Syilx Okanagan Traditional Use and Connection to the UBC Okanagan Area

Syilx place names identify most significant land features by which visitors would remember the area. The campus is located near Duck Lake, historically a highly productive fishing lake in summer and winter for ling and lake trout, and a now extinct species. In nsyilxcn, the lake is called pəłmiws, referring to its central delta. A Syilx village was located in the vicinity, and the surrounding lands – including the campus and airport across the highway – were a highly productive harvesting area for game of all types, including birds. The area was also abundant with siya? (Saskatoon berry, one of the Syilx four food chiefs) and a wild carrot called sʔuqʔm. Each year the profusion of wild sunflower or smukʔaxən is a reminder of the area's natural abundance.

- Contributed by Dr. Jeannette Armstrong, UBC Okanagan Associate Professor and Canada Research Chair in Okanagan Indigenous Knowledge and Philosophy, 2015 UBC Okanagan Campus Plan

1.2.4 Planning Context

Land use governance for the UBC Okanagan campus is under the jurisdiction of the City of Kelowna. UBC and the City have developed a strong collaborative working relationship on land use and planning issues. In October 2005, UBC entered into a Memorandum of Understanding (MOU) with the City of Kelowna, agreeing to engage in the City's land use regulation, permitting and Development Cost Charge (DCC) processes. Given the campus's proximity to Kelowna International Airport, NAV Canada and Transport

Canada also play regulatory roles relative to campus development. Notably, Transport Canada administers an approvals process to ensure developments comply with the building height restrictions under the Kelowna Airport Zoning Regulations (as enabled under the *Aeronautics Act*).

In June 2008, the City of Kelowna adopted site-specific zoning for the UBC Okanagan campus to facilitate the university's anticipated growth. This zoning was amended in 2022 and aligns with the City of Kelowna's 2040 Official Community Plan (OCP), which designates the UBC Okanagan campus for Educational/Institutional (EDINST) land use. The main campus's Comprehensive University Development zoning (CD20) permits a range of academic, research, residential, and supporting land uses essential to a university. The CD20 zoning also regulates density, site coverage, building heights and parking, among other aspects. The university's West Campus Lands are zoned A1 – Agriculture 1, permitting primarily agricultural use, and are not included in the CD20 zone area. The West Campus Lands are also in the Agricultural Land Reserve (ALR) and subject to ALR regulations and processes.

Development within the campus must also comply with the City's permit processes. Any alteration of land or new development within designated Natural Environment or Hazardous Condition Development Permit Areas, as outlined in the OCP, requires City approval. This process is designed to protect environmentally sensitive areas and groundwater resources, and to ensure public safety. Additionally, a Farm Protection Development Permit is required for certain uses and activities on agricultural lands, and for developments adjacent to agricultural lands.

At the university level, UBC Board of Governors Policy UP12: Land Use, Permitting and Sustainability governs the development of land use plans, policies, and regulations for all UBC lands. This policy guides Campus Planning in preparing land use, sustainability, and transportation plans. Following the establishment of UBC Okanagan, the campus adopted its first Campus Plan in 2005, and subsequent Campus Plans in 2009 and 2015. These successive plans have each built on the previous and have provided a consistent long-term vision and framework for where and how future academic and research activities, student housing and services are accommodated at the growing campus.

Throughout the evolution of these plans, UBC has actively engaged with the City of Kelowna to ensure

campus development is integrated into the context of its surroundings. This collaboration supports integrated planning, anticipates future land use needs, and recognizes the mutual benefits that the campus and adjacent communities provide one another.

1.3 Process

1.3.1 Planning Process

The Deputy Vice-Chancellor (DVC) is the Responsible Executive for the Campus Plan and its administration over time. The DVC, along with the rest of the UBC Okanagan academic and administrative leadership were engaged throughout the process and provided direction at key milestones. Their input helped shape the plan's priorities and policy directions. The UBC Executive and the Board of Governors provided their approval reflecting institutional alignment and support for the long-term vision for the campus.

The process to update the Campus Plan was led by UBC Okanagan Campus Planning, under the joint direction of the Associate Vice-President Campus + Community Planning UBC and Associate Vice-President Finance and Operations UBC Okanagan. The process was supported by a Project Team consisting of UBC technical staff, UBC Properties Trust, and a range of external consultants. Regular coordination with the City of Kelowna was maintained throughout the process.

The campus community was engaged at key points throughout the planning process. Early community input helped shape the process, helping define community and university needs and aspirations, and informing the Terms of Reference. Subsequent engagement played a vital role in establishing guiding principles, exploring planning strategies and options, evaluating trade-offs and choices, and refining the final Campus Plan.

A holistic and integrated approach guided the development of the plan, with careful consideration of social, ecological, cultural and financial dimensions. The process drew on technical and design analysis, urban design and sustainable community planning best practices, and previous planning efforts to ensure the Campus Plan reflects a thoughtful and forward-looking vision for UBC Okanagan.



FIGURE 5 Planning Process Diagram

1.3.2 Community Engagement

Students, faculty, staff and alumni provided valuable feedback and input at key milestones throughout the process. Input was gathered using a range of engagement methods including online surveys, open houses, facilitated community conversations, pop-up information booths, and targeted discussions with various campus faculties, departments, representative groups, affinity groups, and local and regional partners.

The engagement process was guided by UBC Campus + Community Planning's Engagement Charter and was designed to support comprehensive and diverse engagement. It aimed to lower barriers to participation, and foreground principles of equity, diversity, inclusion and clear communication. Particular focus was placed on engaging equity-seeking communities who have historically been underrepresented in planning processes, including the campus's Indigenous community, 2SLGBTQIA+ people, and people with disabilities.

The Campus Plan has been shaped by engagement with Syilx Okanagan community partners and campus Indigenous communities. The Okanagan Nation Alliance (ONA) was engaged through the process and will continue to be engaged moving forward. UBC is committed to continuing this collaborative approach through the implementation phase, working closely with the campus community, Syilx Okanagan Nation and local partners.

1.3.2.1 What We Heard

Through the engagement process for the Campus Plan several strong themes were heard that inform UBC's planning for the physical campus and its future growth and development. Some feedback received was related to, but outside of the scope of the Campus Plan such as the need for certain types of indoor space (e.g., classrooms, study space). These findings have been shared with the appropriate UBC departments. Engagement summary reports, which document the extensive feedback received, are available at campusplanning.ubc.ok.ca.

Prominent engagement themes included:

- **Growth opportunities for housing, amenities and recreational spaces**
Support for campus growth opportunities, especially surrounding additional housing for

upper year undergraduate student, graduate students, faculty and staff, more on-campus amenities to meet daily needs, such as retail, and more campus outdoor and recreational space.

- **Current and future transportation needs**
Strong interest in improving transportation options to and from the campus, along with concerns about current and future parking availability and proximity as the campus grows. Feedback also highlighted a desire for a clear parking strategy to guide future needs, including consideration of a parkade or multi-level parking structure.
- **Walkability and accessibility of campus**
Strong desire to maintain the walkability of the campus academic core, as well some concern about future expansion areas on campus being far away or "up the hill" and needing additional transportation and accessibility considerations.
- **Reconciling growth opportunities with current time of financial constraints**
Concern that the plan's identification of potential areas of growth, such as housing development, is out of sync with the more immediate need to address academic space needs (e.g., classrooms) or may have negative financial impacts (e.g., tuition increases).



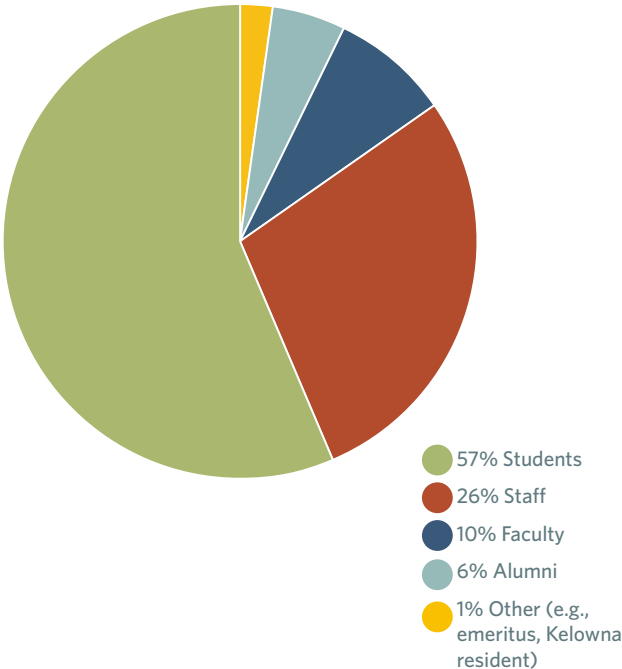
FIGURE 6 Community Engagement Event

1.3.2.2 Engagement Highlights

How we reached people:



Survey participation affiliation to UBC (Phase II engagement, November 2024):



Over 2,290 engagement touchpoints with students, faculty, staff, and alumni who helped shape the Campus Plan.

1.3.3 Coordinating with Other Initiatives

The Campus Plan is closely aligned with UBC’s strategic priorities and commitments. It reflects and supports a range of institutional frameworks and plans including:

- UBC’s Strategic Plan: Shaping UBC’s Next Century
- UBC Okanagan Outlook 2040 with refreshed academic priorities
- Climate Action Plan 2030
- Climate Emergency Final Report and Recommendations
- Inclusion Action Plan
- Indigenous Strategic Plan, and Memorandum of Understanding between UBC and the ONA
- Strategic Equity and Anti-Racism (StEAR) Framework
- Wellbeing Strategic Framework

In addition to aligning with university-wide goals, the Campus Plan also aligns with City and regional policies and initiatives. It supports and complements key municipal and regional plans and strategies including the City of Kelowna 2040 Official Community Plan, City of Kelowna Transportation Master Plan, and Central Okanagan Regional Transportation Plan.

The plan also identifies opportunities for continued collaboration with the City of Kelowna in areas of mutual interest and benefit. These include the development of recreational and cultural facilities, improvements to transit and sustainable transportation infrastructure, enhanced regional connectivity, and joint efforts around climate adaptation, resiliency planning, wildfire management.

1.4 Scope and Future Needs

The Campus Plan outlines the spatial capacity and land use designations needed to support UBC Okanagan’s goals, priorities and potential growth in the years ahead. It identifies opportunities for new academic spaces dedicated to teaching, learning, research and partnerships, as well as new student and neighbourhood housing, along with the indoor and outdoor recreation facilities, amenities, services, and infrastructure required to create a complete, well-supported campus community

The Campus Plan does not address the timing and specific nature of future institutional projects as these are determined by separate academic, administrative, business and facility planning processes. These decisions are influenced by a number of factors, including enrolment, demand, internal capital prioritization, internal funding and financing capacity, and provincial support.

Similarly, the Campus Plan does not address academic programming, building and space programming, or detailed operational strategies—such as waste management, energy management—or specific functions like food services or operating hours, except where they intersect with the physical development of the campus. Planning for the public realm and servicing infrastructure will be addressed through separate follow-up planning processes, aligned with the guidance and strategies set out in this plan (see Section 6 Implementation). The Campus Plan supports the existing plan and policies for the West Campus Lands (see Section 4.11 West Campus Lands). Future planning to support UBC’s presence downtown will be undertaken through a distinct and dedicated process.

1.4.1 Academic

UBC Okanagan’s academic mission is currently supported by approximately 113,000 sq. m. (1.22 million sq. ft.) of built space, with a further 14,000 sq. m. (150,300 sq. ft.) under construction in the academic core.

The Campus Plan identifies sufficient land capacity for anticipated new and renewed academic spaces needed to address built infrastructure needs and respond to evolving trends in teaching, research, learning and engagement, in alignment with UBC’s Strategic Plan. This includes two new building sites within the campus core designated for near-term (to 2040) academic capital priorities offering approximately 40,000 sq. m. (430,000 sq. ft.) of additional built space. In addition, a site is identified for the proposed recreation centre. The Campus Plan also identifies additional longer-term land capacity both within the campus core and within Innovation Precinct for academic-research partnership space, ensuring the university retains flexibility and can strategically reserve key building sites for continued growth beyond 2040.

Academic Space

Up to 167,000 sq. m. (1.8 million sq. ft.) by 2040



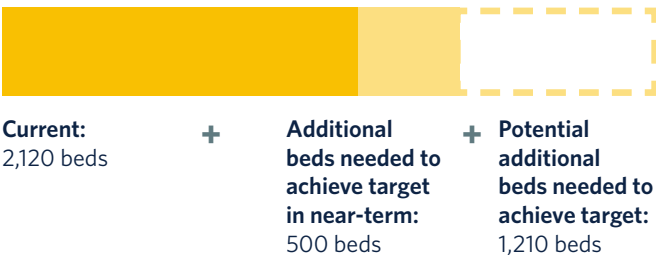
1.4.2 Student Housing

Student housing plays a significant role in supporting student wellbeing, fostering a sense of community and enhancing affordability. It has historically been a financially sustainable investment that contributes to campus vibrancy and student success. UBC Okanagan guarantees student housing for all full-time first-year students and aspires to provide student housing for at least 25 per cent of UBC Okanagan’s full-time student population, subject to demand and financial feasibility.

The Campus Plan identifies sufficient near-term land capacity to add 500 beds to the existing stock of 2,120 beds—enough to meet the aspirational 25 per cent target based on the current student population. The Campus Plan also identifies additional land capacity to provide up to 1,210 more beds over the longer term, ensuring student housing can expand in line with future campus growth.

Student Housing

2,620 beds as a priority



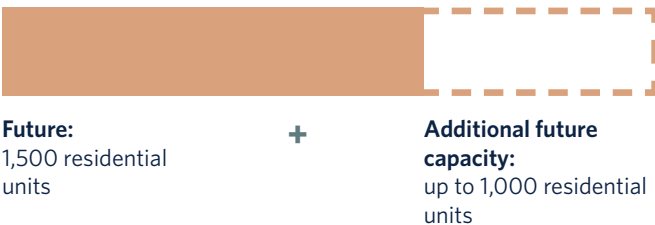
1.4.3 Neighbourhood Housing

In addition to student housing, the development of a new on-campus neighbourhood with diverse housing options tailored to the university community will play a key role in addressing the growing demand for student, faculty and staff housing. This initiative supports UBC Okanagan’s evolution into a more complete, inclusive and sustainable community. By increasing the supply of housing and related amenities on campus, the neighbourhood could help mitigate regional challenges around housing affordability and accessibility. It will also enhance UBC’s ability to attract and retain students, faculty, and staff while reducing commuting—the largest source of greenhouse gas (GHG) emissions associated with the campus. In addition, the neighbourhood could generate long-term financial benefits for the university.

To meet the university’s needs over the next 20 years – and in alignment with the City of Kelowna’s 2040 Official Community Plan – the Campus Plan provides for up to 1,500 housing units supported by amenities and open space within the new neighbourhood. The Campus Plan also identifies additional land capacity to accommodate longer-term growth, allowing for up to 1,000 more housing units beyond the 2040 development horizon.

Neighbourhood Housing

Up to 1,500 units by 2040



1.4.4 Amenities, Services and Open Space

Future campus growth will be supported by a range of amenities, services and facilities integrated into academic and neighbourhood environments. This includes locally-serving commercial and retail uses, recreation space, open and green spaces, and child care facilities necessary to support the future campus population.

2. Vision

2.1 Vision Statement

The UBC Okanagan Campus Plan's Vision, Guiding Principles, and strategies were developed in support of the university's strategic plan and academic mission.

The Campus Plan Vision Statement, informed through engagement with the UBC Okanagan campus community, guides the physical evolution of the university's Okanagan campus over the next 20 years.



UBC Okanagan fosters a collaborative environment for learning and innovation, with vibrant neighbourhoods that are an integral part of a welcoming and accessible campus. Resilient and climate-adaptive, the UBC Okanagan campus embraces its connection to the land, its intimate scale and unique ecosystem, while celebrating and honouring the Syilx Okanagan Nation.



2.2 Guiding Principles

Seven principles guided the development of the Campus Plan’s concepts and strategies. Developed and affirmed through the Campus Plan engagement process, the guiding principles reflect the needs, aspirations, challenges and opportunities identified by the university and the campus community. The seven principles are highly interconnected and will be approached holistically. Equity, diversity and inclusion are identified as critical considerations across all areas.



FIGURE 7 Guiding Principles Wheel

Support UBC’s Academic Mission

UBC is first and foremost a university, with a vision to inspire people, ideas, and actions for a better world. The Campus Plan supports this vision and the university’s pursuit of excellence in research, teaching, learning, and community engagement to foster global citizenship and advance a sustainable and just society. It supports the university’s evolving needs and the imperative to be adaptive and resilient in the face of change and uncertainty.

Make Campus a More Complete Community

In 2025, UBC Okanagan is still largely a commuter-oriented campus, and many members of the campus community are challenged to find appropriate and affordable housing and unable to access convenient services and amenities to satisfy daily needs. The Campus Plan supports the continued evolution of UBC Okanagan as a place to learn, teach, live, work and play. It strives to create a vibrant campus community through enhancing and expanding on-campus housing options while ensuring day-to-day needs of the campus community are met within the context of the surrounding Kelowna Gateway area and broader region.

Honour Place and Protocols of Syilx Okanagan and Campus Indigenous Communities

UBC Okanagan is situated in the traditional, ancestral, and unceded territory of the Syilx Okanagan People, and the university works with the Syilx Okanagan Nation in respectful acknowledgement of their stewardship of their territory for thousands of years. The Campus Plan supports the goals and actions of UBC’s Indigenous Strategic Plan and UBC Okanagan’s Declaration of Truth and Reconciliation Commitments and the university’s continued work to honour and strengthen the relationship between UBC Okanagan, Syilx Okanagan community partners and campus Indigenous communities.

Support UBC's Efforts to Advance Climate Action and Sustainability

Climate change and unsustainable land use threaten human and ecological wellbeing and biodiversity, disproportionately impacting marginalized and underprivileged people. The Campus Plan supports UBC Okanagan's systemic collective action to combat and prepare for climate change and advance sustainability, aligning with UBC Okanagan's Whole Systems Infrastructure Plan, Climate Action Plan 2030 (CAP 2030), Integrated Rainwater Management Plan, Transportation Plan, and the City of Kelowna's climate resilience plans.

Embrace the Okanagan Landscape and Ecology

The campus's Okanagan landscape and ecology are highly valued and provide a strong sense of pride and place for the campus community. Deep understanding of UBC Okanagan's unique ecological context is required to sustain and enhance natural landscapes within the campus lands and to support and connect landscape systems beyond the campus. The Campus Plan harnesses the unique environment of the campus, as well as Indigenous knowledge and the expertise of the university community, to strengthen its unique identity and to support and improve the ecological viability of the Okanagan campus, its ecosystem services, and social wellbeing.

Make Campus More Inclusive, Accessible and Welcoming

UBC is committed to inclusion and to ensuring that everyone who is part of UBC feels welcomed and supported in their daily activities on campus. The Campus Plan supports equitable, diverse and inclusive spaces that help achieve the best learning, working and living environments for all, as well a strong sense of community and belonging across the campus, aligning with the university's Inclusion Action Plan and Strategic Equity and Anti-Racism (StEAR) Framework.

Improve Connectivity and Transportation

For many, the primary means of getting to the UBC Okanagan campus is by driving, and more sustainable connections to the surrounding region are limited. The Campus Plan supports the strategies and implementation of the Transportation Plan—including continued advocacy with the City of Kelowna and BC Transit to improve and increase transit service and active transportation infrastructure in the broader region to meet the transportation needs of the campus community.

2.3 Shapers

Campus Plan shapers are the key physical approaches to the campus that respond to the needs of the university and campus community, advance the guiding principles, and reflect the distinct character of the Okanagan campus and its surrounding area. Together with the guiding principles, the shapers inform future planning related to the arrangement, scale and location of campus uses, buildings and spaces. When layered together and supported by the strategies and guidelines in Section 3 Components and Key Planning and Design Strategies, Section 4 Areas, and Section 5 Campus Design and Character, the shapers provide a cohesive physical framework to guide future plans, policies and projects across the campus.



FIGURE 8 Shaper Diagram: An Intimate and Walkable Campus Core

An Intimate and Walkable Campus Core

Increasing academic space within the campus core using existing areas like parking lots, combining different uses of spaces, and increasing the walkability of the core campus.



FIGURE 10 Shaper Diagram: Enhancing University Walk

Enhancing University Walk

Strengthening University Walk as the campus's primary pedestrian corridor while creating more spaces for gathering and connection.

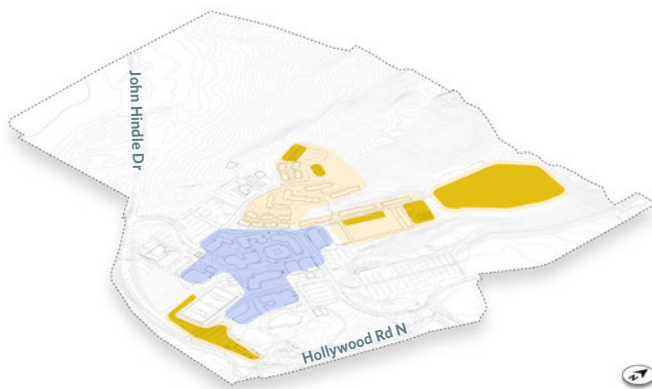


FIGURE 9 Shaper Diagram: New Housing Areas Supporting the Academic Core

New Housing Areas Supporting the Academic Core

Establishing new housing areas located at the south and north end of campus representing the diverse housing needs of staff, students and faculty with amenities that support a vibrant and complete community.

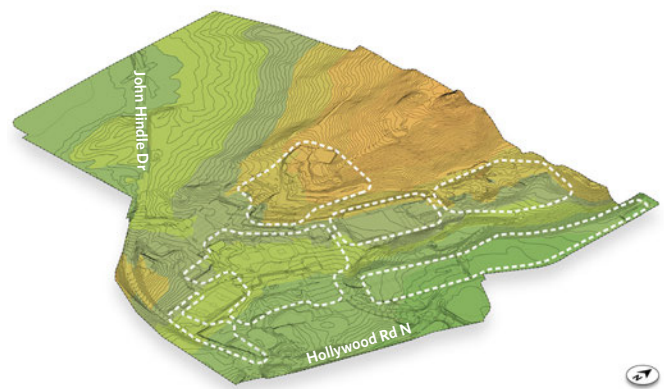


FIGURE 11 Shaper Diagram: Campus on a Hill

Campus on a Hill

Ensuring the unique hillside topography of the Okanagan campus is reflected in how buildings and landscapes are designed while protecting and enhancing key views and campus ecology.



FIGURE 12 Shaper Diagram: An Ecologically Rich Campus

An Ecologically Rich Campus

Seeking to protect and restore UBC's unique and sensitive ecosystem, including the ponderosa woodlands and campus pond area, with expanded opportunities for rainwater management, and reflecting Syilx Okanagan and Indigenous knowledge.

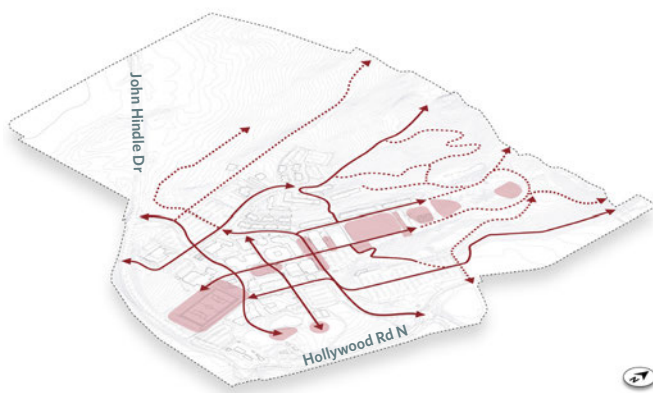


FIGURE 13 Shaper Diagram: Enhanced Open Space

Enhanced Open Space

Enhancing existing spaces such as the Commons Field, the campus pond, and campus corridors to expand recreational opportunities, outdoor learning and green spaces, and reflect Syilx Okanagan presence and sense of welcome.

2.4 Illustrative Campus Plan

The Illustrative Concept Plan provides a visual representation of the potential future development envisioned in the Campus Plan. It is intended to illustrate how the campus might evolve over time, showing a cohesive pattern of growth aligned with the plan’s guiding principles. Existing buildings are shown in pale orange, while dark orange indicates building sites that could be developed within the current planning horizon, extending to 2040. Sites shown in a lighter orange represent longer-term development opportunities likely to occur beyond 2040. The building footprints illustrated in the plan are conceptual and intended to convey general location, massing, and scale; the exact siting, design, and programming of future buildings will be determined through individual project planning and approval processes.



FIGURE 14 Illustrative Campus Plan

- Existing Building
- Future Building Footprints (<2040)
- Future Building Footprints (>2040)

3. Components and Key Planning and Design Strategies

The Vision and guiding principles provide the overarching goals and aspirations that will shape the long-term growth and evolution of the UBC Okanagan campus. Building on this foundation, the Campus Plan components define the major systems that guide campus growth and development—indicating where potential change is anticipated, where preservation or enhancement is desired, and how future growth can be supported. The components provide planning and design guidance for land uses, functions, and character without prescribing exact specifications, allowing for flexibility as needs and opportunities evolve.

The successful implementation of these components—together with their associated strategies and area-specific design direction outlined in Section 4—will help ensure the campus Vision and guiding principles are achieved.

This section includes the following components and associated strategies:

- **Campus Land Use and Buildings:** outlines the spatial organization of campus uses and identifies opportunities for future development.
- **Community Amenities and Services:** identifies community amenities, child care and recreation opportunities across the campus.
- **Public Realm and Open Spaces:** defines the type and nature of open spaces to support campus placemaking, movement, and wayfinding.
- **Ecology, Landscape and Rainwater:** provides strategies to enhance ecosystem health, advance sustainability goals, and support climate adaptation.
- **Movement and Connectivity:** defines how the movement network and connectivity with the surrounding region will evolve over time to support sustainable transportation modes and access.

3.1 Campus Land Use and Buildings

3.1.1 Introduction

The Campus Plan identifies key areas and sites to accommodate potential expansion of academic and residential capacity over the next 20 years. This forward-looking approach ensures the campus can continue to fulfill UBC's Strategic Plan and its mandate to advance research and teaching excellence, strengthen community, and address essential infrastructure needs. Each new development provides a strategic opportunity to reinforce the Vision and enhance the experiences, health and wellbeing of the campus community. The UBC Okanagan Site Selection Committee coordinates the siting process for new capital projects by evaluating potential sites against Campus Plan principles and design criteria.

Figure 15 identifies the areas on campus for Academic, Land-based Academic, Student Housing, and UBC Neighbourhood land use. Figure 16 and Table 1 identify the potential locations, heights and footprints for future Academic and Student Housing buildings. Accompanying Land Use Strategies are set out in Section 3.1.2: Academic, Section 3.1.3: Land-based Academic, Section 3.1.4: Student Housing, and Section 3.1.5: UBC Neighbourhood. All future buildings will be sited and designed according to Section 4: Areas, Section 5: Campus Design and Character, and UBC Okanagan Design Guidelines (under a separate cover).

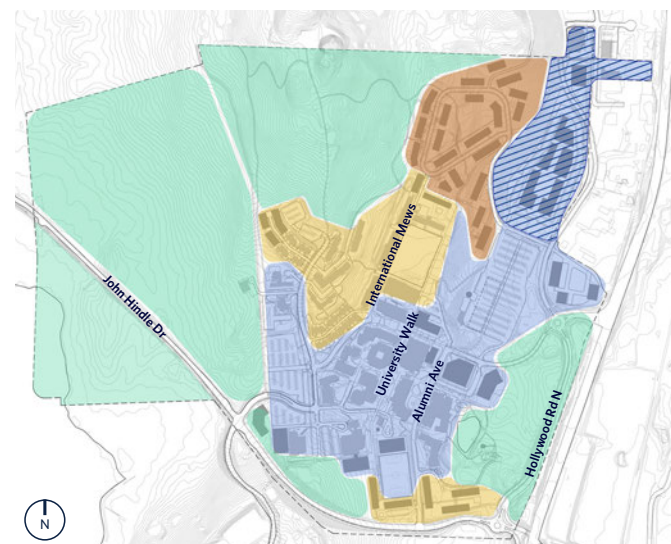


FIGURE 15 Campus Land Use Areas

Academic	Student Housing
Innovation Precinct	Neighbourhood
Land-Based Academic	

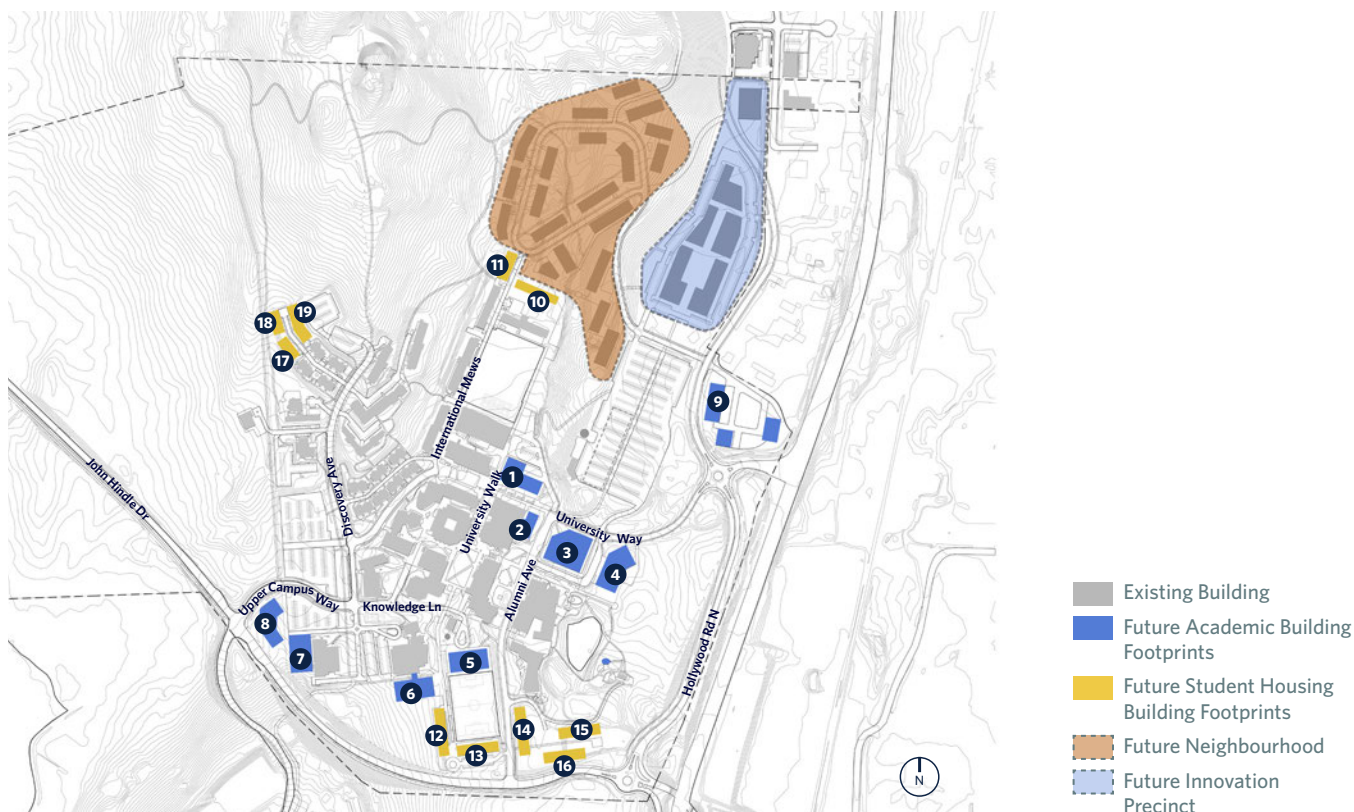


FIGURE 16 Key Plan to New Building Sites

Future building height across the campus will be shaped by the type of use, site context, and alignment with relevant campus policies and design guidance. As outlined in the City of Kelowna’s CD20 zoning, the current height limit for the campus is up to 10 storeys (or 45 m.; 148 ft.), though proposals for additional height could be explored with the City where appropriate.

All building proposals on campus must also take into account Transport Canada regulations related to airport proximity. Where applicable, there is a process in place to seek exemptions to established height limits.

The building footprints shown in the Innovation Precinct are conceptual and intended to illustrate how future development might be organized. There is flexibility built into this framework to allow for a range of academic and research partnership opportunities to emerge over time. While building heights in this area are expected to generally align with the campus norm of four to six storeys, the lower elevation of the Innovation Precinct presents the potential to consider taller buildings in some locations (Section 4.10 Innovation Precinct).

Similarly, the building footprints shown for the proposed UBC Neighbourhood are illustrative and will continue to be refined through the upcoming Neighbourhood Plan process, based on site analysis, land use considerations, and community input.

Building ID	Building Use	Building Height (storeys)*	Estimated Gross Footprint (m ²)
1	Academic	4 - 6	2,340
2	Academic	4 - 6	1,060
3	Academic	4 - 6	3,660
4	Academic	4 - 6	2,965
5	Academic	4 - 6	2,335
6	Academic	4 - 6	2,335
7	Academic	4 - 6	2,470
8	Academic	4 - 6	2,310
9	Academic	4 - 6	1,085
10	Student Housing	6 - 8	1,450
11	Student Housing	6 - 8	1,165
12	Student Housing	6 - 8	1,490
13	Student Housing	6 - 8	1,310
14	Student Housing	6 - 8	1,595
15	Student Housing	6 - 8	1,380
16	Student Housing	6 - 8	1,380
17	Student Housing	6 - 8	810
18	Student Housing	6 - 8	810
19	Student Housing	6 - 8	1,340

TABLE 1 New Academic and Student Housing Building Sites

3.1.2 Academic

Supporting UBC Okanagan's academic mission remains a central focus of the Campus Plan. As the campus evolves, new and renewed academic spaces will continue to play an important role in fostering teaching, learning and research, while contributing to a vibrant, accessible, and pedestrian-oriented campus environment.

In addition to academic buildings, the plan recognizes the need to accommodate a variety of campus functions—including administrative uses, athletics and recreation facilities, library and student services, child care, and campus operations. Most new academic development is anticipated to remain within the central campus core, reinforcing connections between people, places, and services.

The Innovation Precinct—located at the northeastern edge of campus, adjacent to Kelowna's airport business park—provides long-term potential for large-scale research facilities and partnerships between the university and industry. This area is envisioned as a flexible, evolving space for innovation, entrepreneurship, and knowledge-sharing.

Land within the Northeast Campus area, east of Innovation Drive, is identified as a potential future location for a Campus Operations Works Yard. While this project is expected to occur over a longer time horizon, relocating operations to this site would strategically free up land in the South Campus area, while consolidating essential campus services in a more centralized facility.

Academic – Key Planning and Design Strategies:

- **Design for Connection and Flexibility** - plan new academic spaces - including new construction and renovations - to enhance campus connectivity, encourage walking and active transportation, and make efficient use of available land and infrastructure, while supporting high-quality design, access to open spaces, and ecological stewardship.
- **Integrate Informal and Flexible Learning Opportunities** - explore opportunities to incorporate informal learning, study, and gathering spaces within academic buildings and surrounding public spaces, enhancing the everyday student experience.
- **Create Space for Innovation and Partnerships** - support the Innovation Precinct as a flexible area

for academic-research partnerships, industry collaboration, and evolving research activities—recognizing its role in supporting UBC's innovation and knowledge-sharing objectives.

- **Use Campus Lands as a Platform for Learning and Applied Sustainable Practice** - encourage projects across campus to demonstrate sustainability, climate resilience, and wellbeing through planning, design and operations—applying a Campus as a Living Lab approach to test and share innovative ideas and practices.

3.1.3 Land-based Academic

Land-based academic areas are primarily open spaces on campus used for land-based research, teaching and community engagement, cultural and recreational activities, and where significant green spaces exist. These areas include UBC's West Campus Lands, woodland areas, the campus pond, and open grassland spaces.

These areas provide important opportunities for place-based learning, ecological research, and community engagement, while also contributing to the campus's identity and ecological health. Over time, the function and role of these areas may evolve to meet emerging academic and operational needs. For example, future rainwater management facilities may be required within the grassland areas, subject to further study and planning. Future updates to the Campus Plan may also explore whether portions of the land-based academic areas should be re-designated for academic development, particularly in response to campus growth and changing needs.

Land-based Academic – Key Planning and Design Strategies:

- **Support Learning and Research on the Land** - plan and design land-based academic areas to serve as places for interdisciplinary research, hands-on learning, and exploration of sustainable community practices.
- **Integrate Indigenous Knowledge and Stewardship Practices** - learn from Syilx and Indigenous traditional knowledge and practices in the planning, design and maintenance of land-based academic areas.

3.1.4 Student Housing

Student housing is a vital part of creating a complete, sustainable, and welcoming campus community at UBC Okanagan. It supports student wellbeing, enhances affordability and access to housing, and contributes to a more vibrant campus experience. On-campus housing also plays an important role in student recruitment and retention.

UBC Okanagan currently provides 2,120 student housing beds. The Campus Plan identifies capacity for approximately 1,710 additional beds over the next 20 years, in line with the university's target to provide housing for 25 per cent of full-time students—subject to future demand and available funding.

Future student housing is envisioned in several key locations across campus, including:

- Two new first-year student residences – one north of the Purcell residence and one north of the Skeena residence—both with access to dining facilities at Nechako.
- Additional student housing within the Upper Cascades area.
- Up to five new upper-year student housing buildings within the South Campus area, to be developed in phases over time.

If additional capacity is required within the Campus Plan's timeframe, options may include redeveloping existing surface parking areas for housing (such as Parking Lot R in Upper Cascades), integrating student housing within mixed-use academic buildings—especially near University Way, or increasing building heights where appropriate, subject to applicable approvals from the City of Kelowna and Transport Canada.

Student Housing – Key Planning and Design Strategies:

- **Enhance Campus Connections and Walkability** - plan student housing projects to contribute to a well-connected, pedestrian-friendly campus, balancing efficient site use with high-quality design, access to open space, and ecological values.
- **Design for Student Life and Wellbeing** - incorporate a variety of accessible, local-serving indoor and outdoor amenities within new student housing areas—including social spaces, study areas, retail or

food services, and outdoor gathering and recreation spaces—to support daily life and foster community connections.

3.1.5 UBC Neighbourhood

The Campus Plan envisions a new residential neighbourhood at the north end of the campus, located on the middle bench between the Ponderosa Woodland to the west and the Innovation Precinct to the east. Over time, this neighbourhood will expand and diversify the housing options available to students, faculty, and staff, helping to foster a vibrant, year-round campus community.

By bringing more people to live on campus, the neighbourhood will reduce the need for commuting – the university's largest source of greenhouse gas emissions – while supporting student and employee recruitment and retention. The neighbourhood is also expected to contribute long-term financial benefits to the university. The Campus Plan identifies capacity for up to 1,500 housing units in this area, with potential for additional density if increased building heights are pursued. In addition to housing, the plan envisions a range of local-serving retail, services, and amenities – such as child care, a large central open space, connections to natural landscapes, and safe, comfortable networks for walking, cycling and transit access.

Development of the neighbourhood will be guided by a Neighbourhood Plan, which will provide detailed guidance on land use, building siting and form, green building standards, open space and ecology, infrastructure, transportation and mobility, and phasing over time. While much of the site has been shaped by past aggregate extraction and fill placement, areas of existing landscape and mature trees will be identified through the planning process and incorporated into the design of the neighbourhood to help define its structure and character.

UBC Neighbourhood – Key Planning and Design Strategies:

- **Work with the Landscape** - plan and design the neighbourhood to respond sensitively to the site's natural features and ecology. Where possible, retain mature trees, enhance biodiversity, and strengthen ecological connections across the area.

- **Create a Diverse and Flexible Housing Mix** - provide a range of housing types and forms to meet the needs of a diverse campus community. While mid-rise buildings (generally 6–8 storeys) are anticipated, building heights and forms should remain flexible to respond to design opportunities, site context, financial feasibility, and evolving campus needs.
- **Foster a Walkable, Social, and Human-Scaled Neighbourhood** - design the neighbourhood to prioritize walking, cycling, and transit use, while encouraging everyday social interaction through active ground-floor uses, courtyards, plazas, and accessible rooftops. Building placement and design should support energy efficiency, solar access, and resident comfort.
- **Plan for Sustainable Parking Solutions** - manage parking to support sustainability and efficient land use. Where feasible, locate parking underground or within building footprints, and provide shared or consolidated parking facilities to minimize environmental impact while maintaining safety and accessibility.

3.2 Community Amenities and Services

3.2.1 Introduction

An animated, welcoming and inclusive campus—one that provides convenient access to on-campus amenities and services—encourages people to linger, socialize, and build meaningful relationships.

The Campus Plan supports this vision by creating opportunities to expand amenities, services and recreational facilities that support the campus community, promote health, wellbeing, and overall campus life. It provides guidance on where future amenities, services, child care, and recreation opportunities might be located and how they can help foster a more complete and connected campus.

At the centre of this approach is a mixed-use 'Community Heart' along University Way, complemented by a network of Amenity Hubs and Local Amenities to create a vibrant and cohesive campus core, integrate convenient amenities within future housing areas, and strengthen the sense of community across the campus.

3.2.2 Community Heart

The Community Heart is envisioned as the primary anchor of amenities and services that support the campus community. Located centrally at the intersection of University Way and University Walk, it extends along the pedestrianized section of University Way between International Mews and Alumni Avenue, just west of campus's Transit Exchange.

Over time, this space can be framed by buildings with active ground floors that open directly onto the street. These spaces may host a mix of food, retail, and everyday services—ideally with a focus on independent and local businesses. Outdoor furnishings, lighting, and flexible spaces should support social interaction, seasonal programming, and campus celebrations, helping to make the Community Heart a central and inclusive meeting place.

3.2.3 Amenity Hubs

Amenity Hubs are envisioned as smaller clusters of services and social spaces within new residential areas

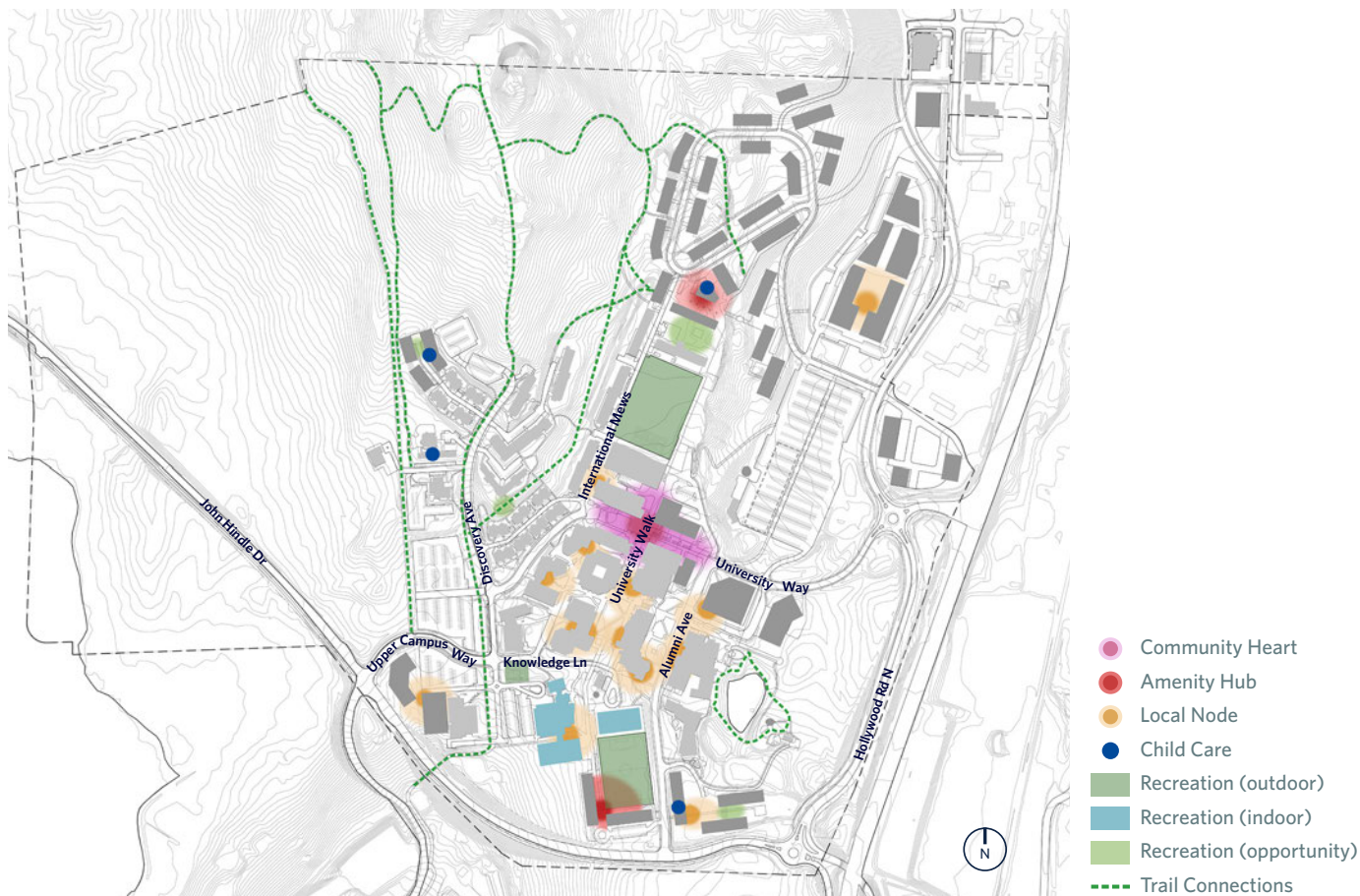


FIGURE 17 Community Amenities and Services

north and south of the academic core. These hubs can provide convenient access to food, retail, common and social spaces, and outdoor recreation for nearby residents, while fostering a sense of community.

3.2.4 Local Nodes

Local Nodes may include individual amenities such as food outlets, cafés, convenience stores, or bike repair services located throughout campus. As new buildings are developed or renovated, there can be opportunities to activate ground floors with locally-serving uses—recognizing that these services may evolve over time in response to campus needs.

3.2.5 Child Care

Child care has been part of UBC Okanagan since the campus opened in 2005. The Campus Plan supports continued expansion of child care services as the campus community grows. Potential future child care

sites have been identified north of the existing child care facilities on Discovery Avenue and within the planned housing areas to the north and south of the academic core. The delivery of new child care facilities will depend on demand, funding availability, and project prioritization.

3.2.6 Recreation

Recreation is an essential part of campus life, contributing to health, wellbeing, and social connection at UBC Okanagan. As the campus grows, the availability and diversity of recreation spaces will play an increasingly important role in supporting the student experience and fostering a vibrant, year-round campus community.

The Campus Plan identifies opportunities to expand both indoor and outdoor recreation facilities to meet evolving needs. This includes accommodating a future recreation centre, an expansion to the existing

Gymnasium, and a variety of outdoor recreation spaces distributed across campus.

Outdoor facilities such as tennis, pickleball, and table tennis could be considerations near student housing, the Gymnasium, and at the south end of the Commons Field. These would complement existing facilities like beach volleyball courts and open lawns that support informal activities such as frisbee, soccer, and other casual recreation.

The natural landscapes of the campus—including the campus pond, Ponderosa Woodland, and surrounding grasslands—are also valued for recreation and relaxation. The Campus Plan supports enhancing access to these areas through an expanded network of trails and pathways, while ensuring that design and use respect the ecological sensitivity of these landscapes. As new housing areas develop in the northern and southern parts of campus, providing accessible and flexible recreation space will remain a key consideration. Opportunities for informal recreation—such as flexible open spaces, temporary installations, or pilot projects—may also be explored through future public realm projects.

While larger recreation facilities such as swimming pools and skating rinks are typically delivered as regional amenities, UBC Okanagan will continue to promote access to nearby facilities, including the Kelowna Family YMCA pool and Rutland skating arena. UBC may also explore partnership opportunities with the City of Kelowna to support enhanced recreation opportunities for both the campus and the surrounding community, which could include larger scaled facilities if feasible.

Community Amenities and Services – Key Planning and Design Strategies:

- **Cluster amenities to create active, social places throughout campus** - concentrate amenities—including food, retail, recreation, and social spaces—in strategic locations that are highly visible, accessible, and connected to pedestrian routes, helping to animate key streets and gathering areas and create opportunities for social connection and community building.
- **Strengthen the relationship between built spaces and natural landscapes** - integrate trails, views, and natural features into the design of amenity spaces and recreation areas to encourage movement across campus and foster a stronger connection to the Okanagan landscape.



FIGURE 18 Amenity Space on Campus



FIGURE 19 Child Care on Campus

3.3 Syilx Okanagan Presence and Culture

In 2019, UBC Okanagan pledged meaningful support for reconciliation and to support Indigenous students, culture and scholarship through a public declaration of five commitments in response to the Truth and Reconciliation Commission's (TRC) Call to Action. The Campus Plan advances several of these commitments through its policies, in particular the commitments to revitalize Syilx Okanagan language through signage and wayfinding initiatives that represent Okanagan Syilx language and culture on campus, and to advance Indigenous teaching and research through providing land-based learning and teaching spaces, such as an outdoor classroom and nature interpretation in the Okanagan Syilx language.

Archaeological Overview Assessments (AOAs) conducted for the main campus (in 2022) and West Campus Lands (in 2021) identified several areas of archaeological potential, as well as one confirmed archaeological find. In accordance with provincial legislation, an archeological impact assessment (AIA) is required prior to any development or activities involving ground disturbance within the areas of archaeological potential, and the archaeological find is protected. All identified areas are located outside of existing and future development areas on the campus and will be protected and preserved.

Building on UBC's Indigenous Strategic Plan and UBC Okanagan's TRC Commitments, the Campus Plan aims to strengthen and enhance UBC's relationship with the Syilx Okanagan Nation and advance reconciliation, enhance recognition of UBC Okanagan's location in Syilx Okanagan territory, and ensure the campus is welcoming and inclusive of Syilx Okanagan people and the campus's Indigenous students, faculty and staff.

Syilx Okanagan Presence and Culture – Key Planning and Design Strategies:

- **Strengthen Relationships and Collaboration** - continue to foster meaningful partnerships with the Syilx Okanagan Nation, including the Okanagan Nation Alliance (ONA), En'owkin Centre, and Indigenous students, faculty, staff, and community members.



FIGURE 20 Indigenous Art on Campus: *shili?tn* by Syilx Artist Les Louis



FIGURE 21 Native Plants in the Ponderosa Woodland



FIGURE 22 Illustration of the Outdoor Gathering Space

- **Create Spaces of Welcome and Belonging** - design campus buildings, landscapes, and gathering spaces to be inclusive and welcoming to Syilx Okanagan and all Indigenous peoples, with attention to cultural expression, identity, and connection to place.
- **Integrate Syilx Okanagan Language and Cultural Expression** - explore opportunities to reflect Syilx Okanagan presence throughout the campus, including land acknowledgements, cultural interpretation and expression, building and place naming in the nsyilxcn language, and public art.
- **Support Land-Based Learning and Stewardship** - learn from Syilx knowledge, practices, and stewardship in the planning, design, and care of campus landscapes.

Enhancing Syilx Okanagan Presence on Campus

Syilx Okanagan faculty, staff and community partners have advised and collaborated on a variety of recent projects to embed a stronger Syilx Okanagan presence on campus. Examples include:

- **Nsyilxcn Language Street Signs:** First installed in 2010 and updated in 2022, these bilingual signs were created in partnership with the En'owkin Centre and the ONA. QR code signs linking to the pronunciation and meaning of the nsyilxcn street signs are currently in development to support language learning and awareness.
- **ǰəl sic snpaǰnwix*tn:** The gifted nsyilxcn name for UBC Okanagan's new academic building (completion in 2026), which will be an interdisciplinary building and home to UBC's Interior Salish language fluency programs and the Centre for Contemporary Interior Salishan Studies. It will feature an interior circular gathering space and exterior Indigenous plant garden, both designed in collaboration with the En'owkin Centre.
- **Nsyilxcn Wildlife Signs:** Installed in 2024, these nsyilxcn-language signs were created in partnership with the En'owkin Centre and placed at major campus entries to foster ecological awareness and cultural visibility.
- **spəqm̓ix and sʔitwənx:** The campus's existing and new child care centres were gifted nsyilxcn names—spəqm̓ix (swan) and sʔitwənx (crane)—with accompanying artwork by Syilx artist Les Louis, completed in 2024.
- **Outdoor Gathering Space:** With a first phase to be completed in 2025, this will serve as a multi-functional, land-based learning and gathering space, supporting teaching and natural interpretation in the nsyilxcn language.



FIGURE 23 Nsyilxcn Signage

3.4 Public Realm and Open Spaces

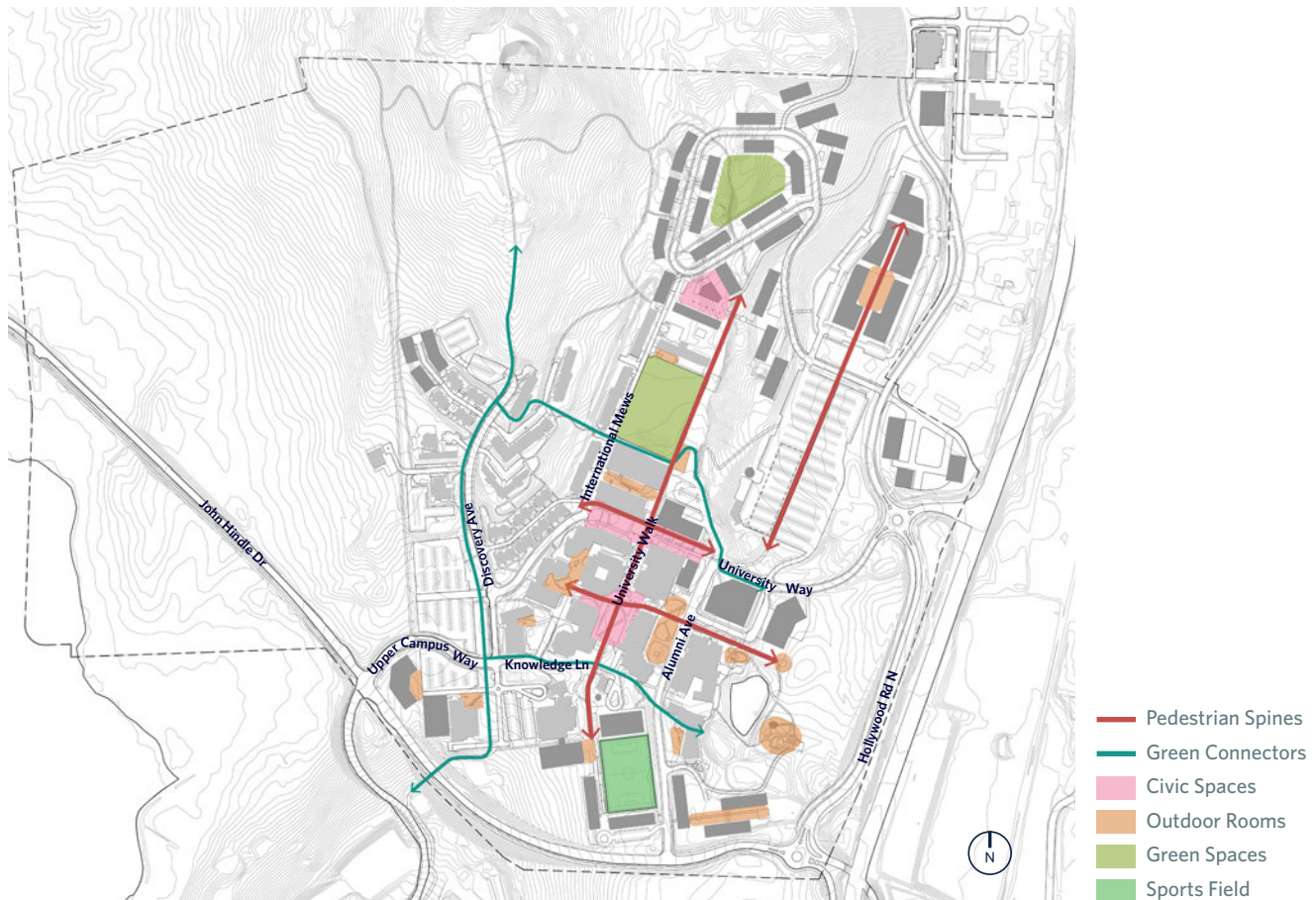


FIGURE 24 Public Realm and Open Space Network

3.4.1 Introduction

UBC Okanagan's public realm supports community life, learning, and connection to nature. It includes walkways, courtyards, green spaces, and sport fields—spaces that shape the campus identity and contribute to wellbeing, sustainability, and accessibility.

As the campus grows, protecting and enhancing these spaces will help maintain a walkable, welcoming environment. The network is organized into pedestrian spines, civic spaces, outdoor rooms, green spaces, and sport fields, connected by key pathways.

These areas also support informal learning, outdoor teaching, and Campus as a Living Lab initiatives. Universal design principles guide their development to ensure accessibility and inclusion.

To support coordinated growth, major landscape elements should be delivered with capital projects,

ensuring long-term impact, design integration, and efficient implementation.

3.4.2 Pedestrian Spines

Pedestrian spines are the primary walkways at UBC Okanagan, shaping how people move through and experience campus. They connect major destinations—including student housing, open spaces, the Transit Exchange, and the future UBC Neighbourhood—while also supporting social interaction, events, and ceremonies.

Designed for continuity and clarity, these routes feature consistent materials, seating, and landscaping, aligned with UBC Okanagan's design guidelines. As the campus grows, the spines will expand to serve new development areas.

University Walk

University Walk is the campus's main north-south pedestrian route. It runs through the Central Courtyard,

linking University Way, Nechako plaza, and the Commons Field. In the future, it will extend north through new student housing to connect with the UBC Neighbourhood's amenity hub and plaza. To the south, it will continue along the edge of the Nonis Sports Field to serve future student housing.

University Way

This central pedestrian corridor, closed to traffic in 2018, is envisioned as a vibrant space for gathering, dining, shopping, and welcoming visitors to campus (see Section 4.1 Central Campus).

East-West Promenade

The campus's main east-west walkway connects the Central Courtyard to key destinations including the transit exchange and open grassland areas with valley views.

Innovation Precinct Walk

Planned as a key pedestrian route, this walk will link University Way to the Innovation Precinct and Hollywood Road North as development progresses.

Green Connectors

Green connectors are less ceremonial and formal than pedestrian spines, but they provide important pedestrian routes across the campus, connecting the upper and lower and natural areas of the campus, while navigating significant grade changes.

1. Knowledge Lane Connector

The Knowledge Lane Green Connector links Upper Campus Way to the campus pond and future Outdoor Gathering Space, supporting access across the southern campus. Improvements to lighting, sidewalks, and building frontages—as well as preservation of ecologically valuable trees—can enhance safety, legibility, and ecological connectivity.

2. Discovery Avenue Greenway

The Discovery Avenue Greenway is a key north-south route for walking and cycling, connecting Academy Hill and South Campus to the Ponderosa Woodland and Quail Ridge beyond. It offers woodland settings for passive use, while the central FortisBC right-of-way will be naturalized with drought-tolerant landscaping to support active travel and ecological connectivity.

3. Mid-Campus Connector

The Mid-Campus Connector runs east from Discovery Avenue past the Commons Field, linking the upper and mid-campus benches with University

Way and the transit exchange. Its design should navigate grade changes while balancing formal and natural landscape elements.

3.4.3 Civic Spaces

Civic spaces are the primary gathering areas on campus, hosting ceremonies, events, and daily campus life. Anchoring the university's identity, these formal spaces—like the Central Courtyard—feature hardscape and structured landscaping. Future improvements should enhance biodiversity, integrate green infrastructure, and support year-round comfort, activity, and social connection.

3.4.4 Outdoor Rooms

Outdoor rooms are smaller, informal spaces that provide settings for everyday campus life—places to learn, study, relax, socialize and gather. Examples include the Arts and Sciences courtyard, Nechako plaza, and Engineering, Management and Education amphitheatre. Connected by the campus's network of pathways, these spaces offer localized outdoor amenity, with seating and shade, often in relation to their surrounding adjacent buildings. These spaces are well used and highly valued by the campus community. With each new development, opportunities to create new outdoor rooms should be explored to ensure the campus continues to keep pace with the demand for this type of space.

3.4.5 Green Spaces

Green spaces—including commons and community parks—offer vital areas for gathering, play, recreation, and events, blending open lawns, shaded seating, and small-scale amenities like sports courts. The Commons Field and the planned UBC Neighbourhood park serve as central green hubs that support both informal use and community connection.

3.4.6 Sports Field

Nonis Sports Field is the primary outdoor sports venue at UBC Okanagan, supporting varsity and intramural activities including soccer, rugby, ultimate, and flag football. Equipped with artificial turf, lighting, seating, and team facilities, it plays a central role in Athletics and Recreation programming while also building community. A new recreation centre is planned at the field's north end, requiring the field to be slightly shortened while still maintaining regulation soccer dimensions.

Public Realm and Open Spaces – Key Strategies:

- **Create Welcoming and Inclusive Spaces** – design outdoor spaces that feel welcoming, comfortable, and accessible for everyone. Spaces should offer opportunities to gather, relax, and connect in a variety of settings across campus.
- **Design New Development to Strengthen Public Spaces** – design new buildings and projects to fit into and strengthen the campus’s network of public spaces. Wherever possible, include smaller outdoor places—like courtyards, patios, or seating areas—that add to the character and liveliness of the surrounding area.
- **Celebrate Culture, Identity and Place** – incorporate art, and cultural expression into the design of campus spaces to reflect the diversity of the UBC Okanagan community and honour the Syilx Okanagan presence. Design approaches should also respond to the unique landscape of the Okanagan.
- **Design for Learning, Sustainability and Year-Round Use** – plan public spaces to offer shade, shelter, and comfort throughout the year. Where feasible, public spaces should accommodate outdoor teaching and learning, experimentation through Campus as a Living Lab initiatives, interpretive landscapes, and knowledge-sharing opportunities connected to the campus’s academic mission.



FIGURE 25 Civic Space: Central Courtyard



FIGURE 26 Outdoor Room: Arts and Sciences Courtyard



FIGURE 27 Green Space: Commons

3.5 Whole Systems – Ecology, Landscape and Rainwater

3.5.1 Introduction

The updated Campus Plan reinforces UBC Okanagan's commitment to whole-systems thinking by aligning with the Whole Systems Infrastructure Plan, Climate Action Plan 2030, and Integrated Rainwater Management Plan. It promotes nature-based solutions and integrated strategies that support a resilient, climate-adaptive, and ecologically rich campus. By recognizing the connections between energy, water, carbon, ecology, and waste, the plan guides growth that supports long-term sustainability, community wellbeing, and environmental health.

Whole Systems Thinking is a method to understand how things (elements and systems) are related, and how they influence one another within a whole. An example of systems thinking is how elements like water, sun, soil, air, plants, animals and human beings interact and support one another as a system.

- UBC Okanagan Sustainability Operations

3.5.2 Ecology

UBC Okanagan is located in the Okanagan Very Dry Hot Ponderosa Pine zone, BC's driest woodland region, characterized by ponderosa pine, native grasses, and shrub species. The campus's diverse mix of woodland, grassland, and wetlands supports a range of sensitive ecosystems and species at risk. Ecosystem mapping completed in 2023 identified that 22 per cent of campus lands are of high or very high environmental sensitivity, primarily consisting of wetland and woodland habitats.

Almost all of UBC Okanagan's lands fall within the City of Kelowna's Natural Environment Development Permit Area (DPA), which regulates land disturbance and development in ecologically sensitive areas. The DPA promotes protection, enhancement, and restoration of biodiversity, habitat, and hydrological functions.

The Campus Plan aligns with these regulatory frameworks and advances UBC's commitment

Environmentally Sensitive Areas



FIGURE 28 2023 ESA Values Map

In 2023, Environmentally Sensitive Areas (ESA) on campus were identified and classified based on criteria regarding ecosystem characteristics, wildlife habitat suitability, landscape condition, regional rarity, and relative biodiversity, among other considerations.

Environmental sensitivity analysis ratings:

- **Very High (ESA1):** These areas represent extremely high ecological value and typically contain rare or critical habitat areas for sensitive or at-risk species, undisturbed or pristine ecosystems and habitats, and biodiversity hotspots (e.g., wetlands, old growth forest). They substantially contribute to the regional habitat function and connectivity and are the highest priority for conservation.
- **High (ESA2):** These areas contribute to the regional biodiversity and connectivity of the surrounding landscape but lack critical habitats for at-risk species (e.g., riparian areas, mature forest). Development should generally avoid these areas to conserve the important features or allow potential progression to the Very High category. Encroachment into these areas should be compensated for by restoration in other areas to work towards achieving a no net loss of High value habitats.
- **Moderate (ESA3):** Ecosystems of moderate significance represent disturbed habitats or fragmented features with the potential to return to High value through natural succession (e.g., young or fragmented forest, degraded habitats). Moderate areas contribute to the diversity of the landscape; however, their condition and adjacency may limit significant function. These areas will benefit from restoration and enhancement activities.
- **Low (ESA 4):** These areas contribute little to no value regarding habitat diversity and have limited potential for supporting significant wildlife (e.g., heavily impacted or disturbed sites). Development is typically focused on these areas based on their limited contribution to regional biodiversity and limited capacity to return to high value through natural succession.

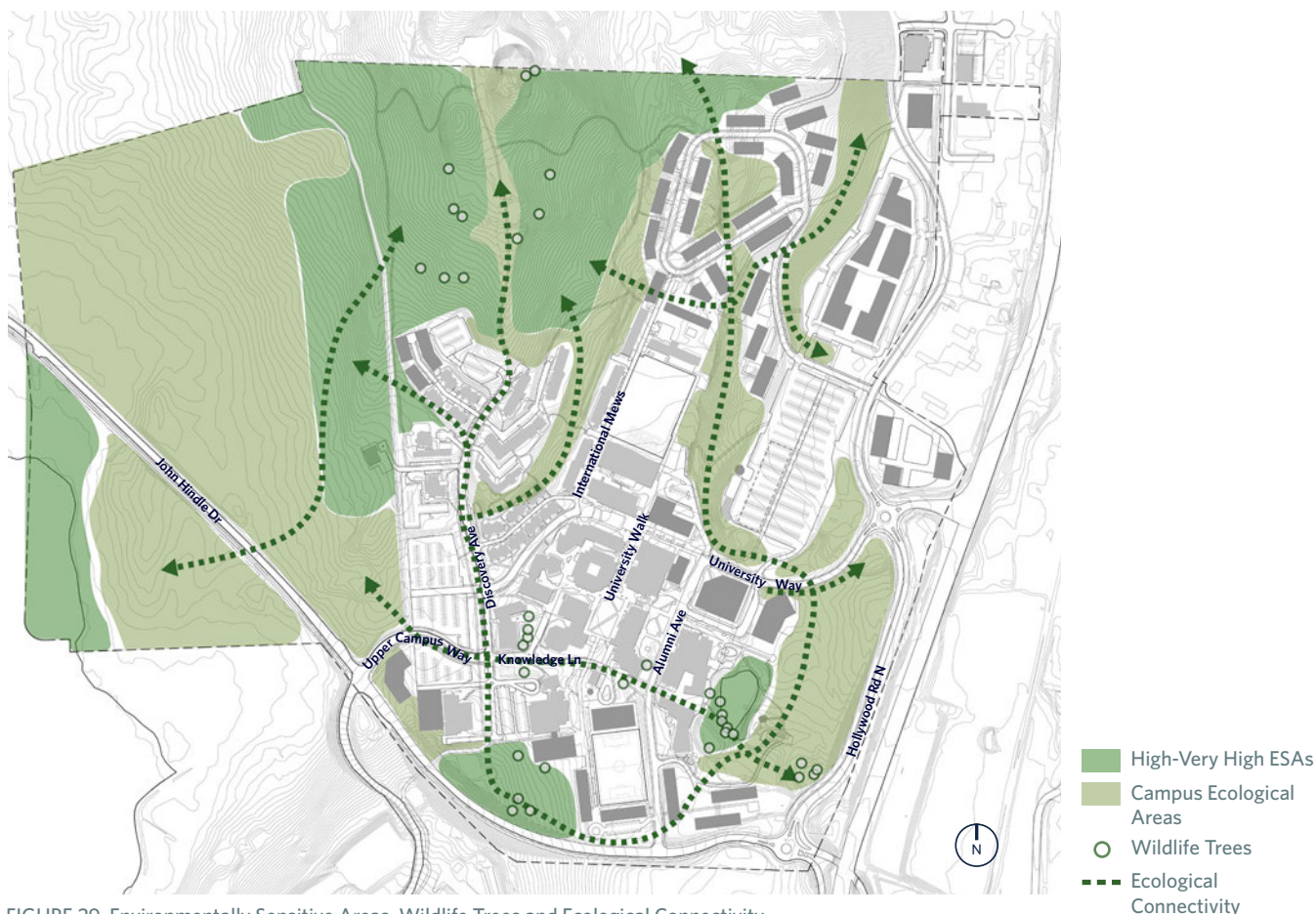


FIGURE 29 Environmentally Sensitive Areas, Wildlife Trees and Ecological Connectivity

to environmental stewardship. It seeks to avoid development in sensitive areas wherever possible and promote habitat restoration where impacts occur. Maintaining and enhancing ecological connectivity across the campus—such as preserving tree stands and wildlife corridors—is essential to supporting biodiversity as the campus grows.

A 2023 wildlife tree survey identified 39 trees of high ecological value, which provide critical habitat for species such as owls, woodpeckers, and swallows. Their protection will be prioritized in future planning and integrated with wildfire risk management strategies.

Ecology – Key Planning and Design Strategies :

- **Prioritize Disturbed Sites for Development** - focus new development on previously disturbed areas to help protect sensitive ecosystems. Consider ecological conditions early in project planning to avoid impacts where possible
- **Protect and Restore Sensitive Areas** - focus on conserving areas of high environmental sensitivity (ESA1 and ESA2). If disturbance cannot be avoided, minimize impacts and support restoration or enhancement in other areas to maintain the goal of no-net loss of sensitive areas.
- **Support Habitat Connectivity** - preserve and enhance corridors between ecosystems, including preserving existing tree stands, mature trees, understory vegetation, and wildlife habitat. Restoration and planting efforts should support habitat corridors and species movement throughout the campus landscape.
- **Preserve High-Value Wildlife Trees** - protect high ecological value wildlife trees wherever feasible, recognizing their critical role in supporting campus biodiversity. The management and protection of these trees should align with the UBC Okanagan Wildfire Management Plan and other relevant environmental policies and guidelines.

Wildlife Trees

Wildlife trees generally include standing dead trees, or snags, and large mature trees that provide valuable nesting, overwintering and roosting habitat for avian species, as well as some bat and small mammal species. Ponderosa pine snags, in particular, serve as valuable wildlife trees for many cavity-nesting species.



FIGURE 30 Examples of High-Value Snags and Tree Habitat on Campus

3.5.3 Landscape Form and Character

UBC Okanagan's unique setting—located on a valley ridge with views of the surrounding natural landscape—gives the campus a strong sense of place and connection to the Okanagan region. Its diverse ecology includes woodland, grassland, wetland, and agricultural landscapes.

These natural systems shape the campus's identity while supporting biodiversity, cultural expression, and sustainability. The Campus Plan organizes these landscapes into five typologies: woodland, grassland, wetland, urban, and research. These reflect the university's goals to concentrate development along the central bench while enhancing ecological connectivity and the health of surrounding ecosystems.

The campus continues to work in partnership with the Syilx Okanagan Nation to care for these landscapes—restoring native plants, removing invasive species, and weaving Indigenous knowledge into the design and stewardship of outdoor spaces.

Woodland

Woodland areas are primarily located in the northwest and southwest of campus and around the pond, with smaller stands extending along the east-facing slopes into the UBC Neighbourhood and Innovation Precinct. These native landscapes—featuring ponderosa pine and understory species like saskatoon and arrow-leaf balsamroot—should be protected and restored in line with the Wildfire Management Plan, supporting ecosystem health and the integration of traditional ecological knowledge. They will also provide space for land-based teaching and research, with limited public access in ways to reduce ecological disturbance.

Grassland

Grassland areas lie between the campus's woodlands and urbanized zones, where native landscapes have often been altered by past development. These spaces offer both ecological and cultural value—supporting Syilx Okanagan knowledge through indigenous plantings and restoration—while also providing flexibility for future academic, operational, or infrastructure uses. As the campus evolves, planning should balance ecological stewardship with the functional needs of a growing university.



FIGURE 31 Landscape Form and Character Typologies

Wetland

The wetland landscape typology includes natural wetlands and constructed rainwater facilities that support diverse plant and animal life, often serving as ecological hotspots for protected or threatened species. These areas should be carefully managed to balance their ecological value and rainwater function, while also offering opportunities for teaching, research, and quiet connection to nature.

Urban

The urban typology includes landscaped and paved areas such as the Central Courtyard, Commons Field, roads, plazas, and parking lots that support circulation and gathering. These spaces offer opportunities to enhance biodiversity, strengthen ecological connections, and expand tree canopy for shade, habitat, and user comfort over time.

Research

The research typology applies primarily to the West Campus Lands, where space is designated for land-based research, teaching, and innovation. These areas support agricultural and ecological research, conservation, and restoration, fostering opportunities to explore and advance knowledge connected to the Okanagan landscape.

Landscape Form and Character - Key Planning and Design Strategies:

- **Design with Whole Systems Thinking** - take a holistic approach to landscape and site design that supports ecosystem health, biodiversity, landscape connectivity, and long-term resilience
- **Reflect Indigenous Knowledge and Cultural Connection** - work with Syilx partners to embed Traditional Ecological Knowledge and cultural values in landscape planning and stewardship.

- **Make Landscapes Accessible and Climate-ready** - create welcoming, climate-responsive landscapes that connect people to nature and provide welcoming, comfortable environments for diverse users. Prioritize equity and well-being in open space design and activation.
- **Use Native and Adapted Plantings** - prioritize low-maintenance, drought-tolerant species that reflect the Okanagan's character and support local ecosystems.
- **Strengthen the Urban Forest** - retain existing trees where possible and expand canopy cover with species suited to local conditions. Plan for healthy soils and long-term care.
- **Minimize Disturbance and Restore Thoughtfully** - limit impacts on native landscapes during construction and restore disturbed areas to improve ecological function. Balance wildfire mitigation with vegetation retention where feasible.



FIGURE 32 Woodland Landscape Character



FIGURE 33 Grassland Landscape Character



FIGURE 34 Wetland Landscape Character

3.5.4 Rainwater Management

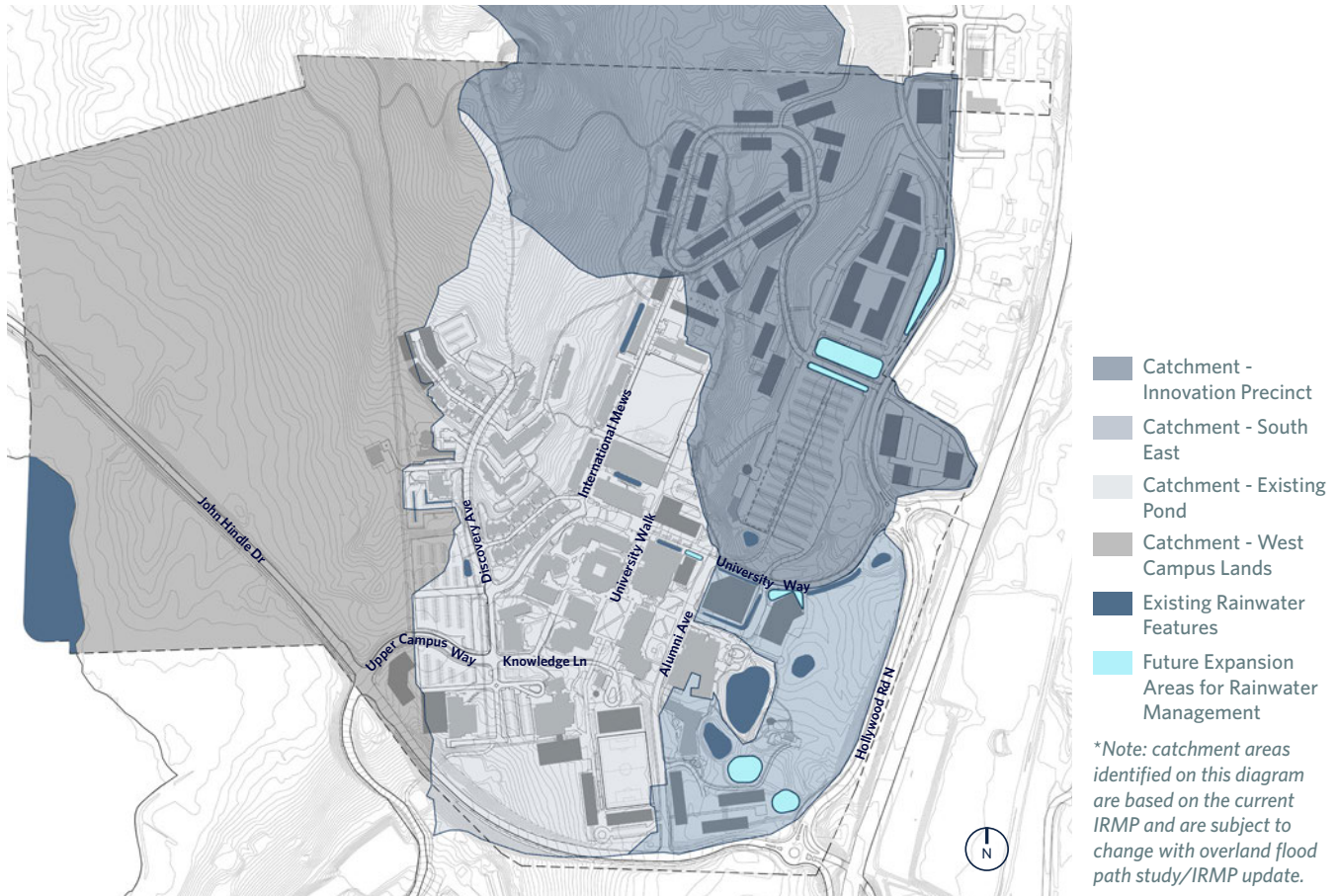


FIGURE 35 Rainwater Management Facilities and Catchment Areas

The Campus Plan builds on the direction of the UBC Okanagan Integrated Rainwater Management Plan (IRMP), which provides a framework for managing rainwater in a way that supports ecological systems, reduces risk, and aligns with City of Kelowna requirements.

Older parts of the campus depend on traditional infrastructure and the campus pond, which are now at capacity. The IRMP proposes that new development should manage rainwater on-site using low impact development (LID) techniques, which focus on capturing and retaining rainfall where it falls—on rooftops, sidewalks, and other hard surfaces—and where possible, making use of the landscape within each development site.

During rare (1:100) high-intensity rain events, some areas experience overland flow due to limited system capacity. The Campus Plan anticipates future studies to guide improvements and identifies areas, such as

University Way and the southeast campus, that may be suitable for expanded rainwater features to support long-term resilience (see Figure 35).

North of the academic core, the UBC Neighbourhood, Innovation Precinct, and future student housing form a distinct rainwater catchment (see Figure 35). The Campus Plan supports the IRMP's approach in this area, including a proposed wetland and recharge basin at the south end of the Innovation Precinct to help manage runoff from future development. It also emphasizes protecting features with both ecological and functional value—such as the drainage ditch near Parking Lot H, which provides habitat for the protected Great Basin Spadefoot Toad.

Rainwater Management – Key Planning and Design Strategies:

- **View Rainwater as a Resource** - use rainwater to support healthy and resilient landscapes, biodiversity, and the campus experience. Treat it as a design opportunity, not just a technical requirement.
- **Integrate Low Impact Development (LID)** - design new projects to manage rainwater where it falls. Employ strategies that make the most of each site's unique landscape features to manage rainwater at its source.
- **Plan for System Capacity and Growth** - maintain key infrastructure like the campus pond and forebay, and the campus' main overland flood path along University Way as recommended by the IRMP, and reserve space for future rainwater facilities to manage large storm events as the campus expands.
- **Design Rainwater Features to Do More** - create rainwater systems that also support biodiversity, contribute to natural systems, and offer opportunities for learning alongside their technical functions.

Low Impact Development (LID)

LID is an approach to land development that works with nature to manage rainwater as close to its source as possible, employing principles that treat rainwater as a resource rather than a waste product.



FIGURE 36 Examples of LID on campus

3.6 Movement and Connectivity

3.6.1 Introduction

The Campus Plan builds on UBC’s ongoing efforts to develop and implement strategies, policies and programs that prioritize and advance active and sustainable modes of transportation—like walking, rolling, cycling, and public transit—over less-sustainable options such as single-occupancy vehicles, ride-hailing and taxis.

Aligned with UBC Okanagan’s Transportation Plan and Climate Action Plan 2030, the Campus Plan prioritizes sustainable mobility choices in how people get to, from and around campus. These priorities are central to creating an animated and safe public realm while contributing to broader climate action goals—including reducing Green House Gas (GHG) emissions from commuting in support of UBC’s commitment to climate leadership and the Paris Agreement target of limiting global temperature rise to 1.5°C.

The Campus Plan builds upon and reinforces the campus’s existing mobility network and related policies, identifying opportunities to enhance movement and connectivity within the campus, and strengthen connections to the surrounding community and region. The Plan’s movement and circulation network enhances the legibility and accessibility of campus, while supporting land use, urban design, and public safety.

At the centre of the movement network is a pedestrian-priority academic campus core, supported by a series of internal streets, pathways, and greenways that provide safe and convenient movement throughout the campus. This internal network connects seamlessly to external transportation infrastructure—including roads, bikeways, and transit routes—linking UBC Okanagan to the wider Kelowna region.

Several municipal and provincial transportation projects are expected to improve access to and from campus over the coming years (see Figure 38), including:

1. A new *regional transit operations and maintenance facility*, located immediately south of the campus, providing capacity for expanded local and regional transit service and routes serving the campus and the larger Kelowna region.
2. The *extension of Hollywood Road North*, including an active transportation corridor, from the John Hindle

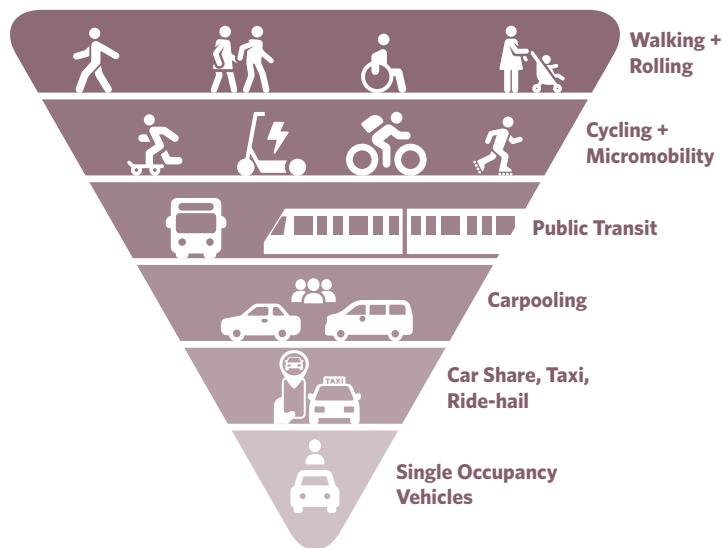


FIGURE 37 Travel Mode Hierarchy

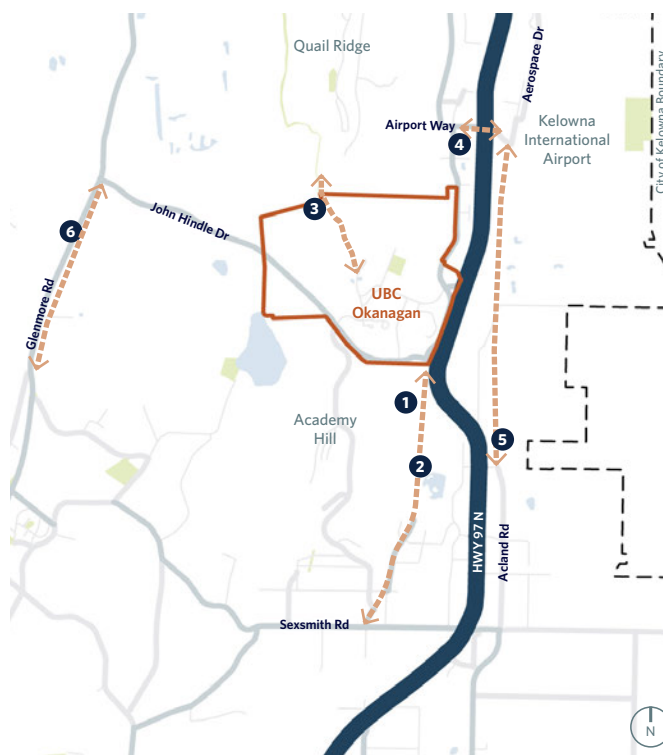


FIGURE 38 Municipal and Provincial Transportation Infrastructure

Drive roundabout at the southeast corner of campus south to Sexsmith Road, providing access to the new regional transit operations and maintenance facility.

3. A new *multi-use pathway* to connect the north end of Discovery Avenue on the campus with the Quail Ridge residential neighbourhood to the north, improving walking and cycling connections.
4. The *replacement of the Airport Way intersection* at Highway 97 with a grade-separated interchange, including improved east-west active transportation connections across the highway.
5. The extension of Acland Road on the east side of Highway 97, providing a new connection between a future John Hindle Drive interchange, Airport Way, and Rutland Road—improving regional road access to and from the campus.
6. The widening of Glenmore Road to four lanes, along with the extension and completion of a multi-use pathway south of John Hindle Drive, supporting improved vehicular capacity and active transportation options.

3.6.2 Accessibility

While UBC's Okanagan's sloping topography offers inspiring views of the surrounding Okanagan landscape, it also presents inherent challenges for movement around the campus and to equal participation by persons of varied or reduced mobility. In addition, parts of the campus feature older buildings and public realm infrastructure that no longer align with contemporary accessibility best practices.

The Campus Plan seeks to provide a welcoming and inclusive campus environment for people of all ages and abilities by supporting a barrier-free, universally accessible campus. To achieve this, universal design principles should guide the design of new facilities, major renovations, and upgrades to facilities and the public realm.

New buildings should provide accessible, at-grade entrances and connect clearly to the campus's network of accessible pedestrian routes. On sites with significant grade changes, through-routes should be legible and welcoming, supported by elevators and wayfinding signage. Future public realm projects also offer opportunities to improve accessibility on campus, and should involve engagement with the campus community during planning, design and implementation.

The City of Kelowna's zoning requires that two per cent of the campus's total parking be accessible parking spaces. As new development replaces parking lots, it will be important to preserve and expand accessible parking within the campus core. Accessible parking should also be provided in new development areas north and south of the academic core, as well as in the lower Innovation Precinct, proximity to key destinations and connection to the campus core.

Movement and Connectivity – Key Planning and Design Strategies:

- **Support Universal Access in Design** - apply universal design principles in all new and renovated facilities, ensuring seamless, at-grade access and clear connections to accessible routes.
- **Improve Campus Wayfinding for All Users** - maintain and expand campus wayfinding to clearly communicate accessible routes and support easy navigation for people of all abilities.
- **Locate Accessible Parking Strategically** - ensure accessible parking is located within 100 metres of all new buildings with strong connections to accessible pathways. In pedestrian-priority areas, accessible parking should be preserved and expanded in existing and/or renovated Parking Lots along the middle bench (e.g., Lots B, F, G, M, W).
- **Include Convenient Pick-Up and Drop-Off Areas** - design accessible, weather-protected drop-off areas close to building entrances to reduce travel distances and support inclusive access.

3.6.3 Active Transportation Network

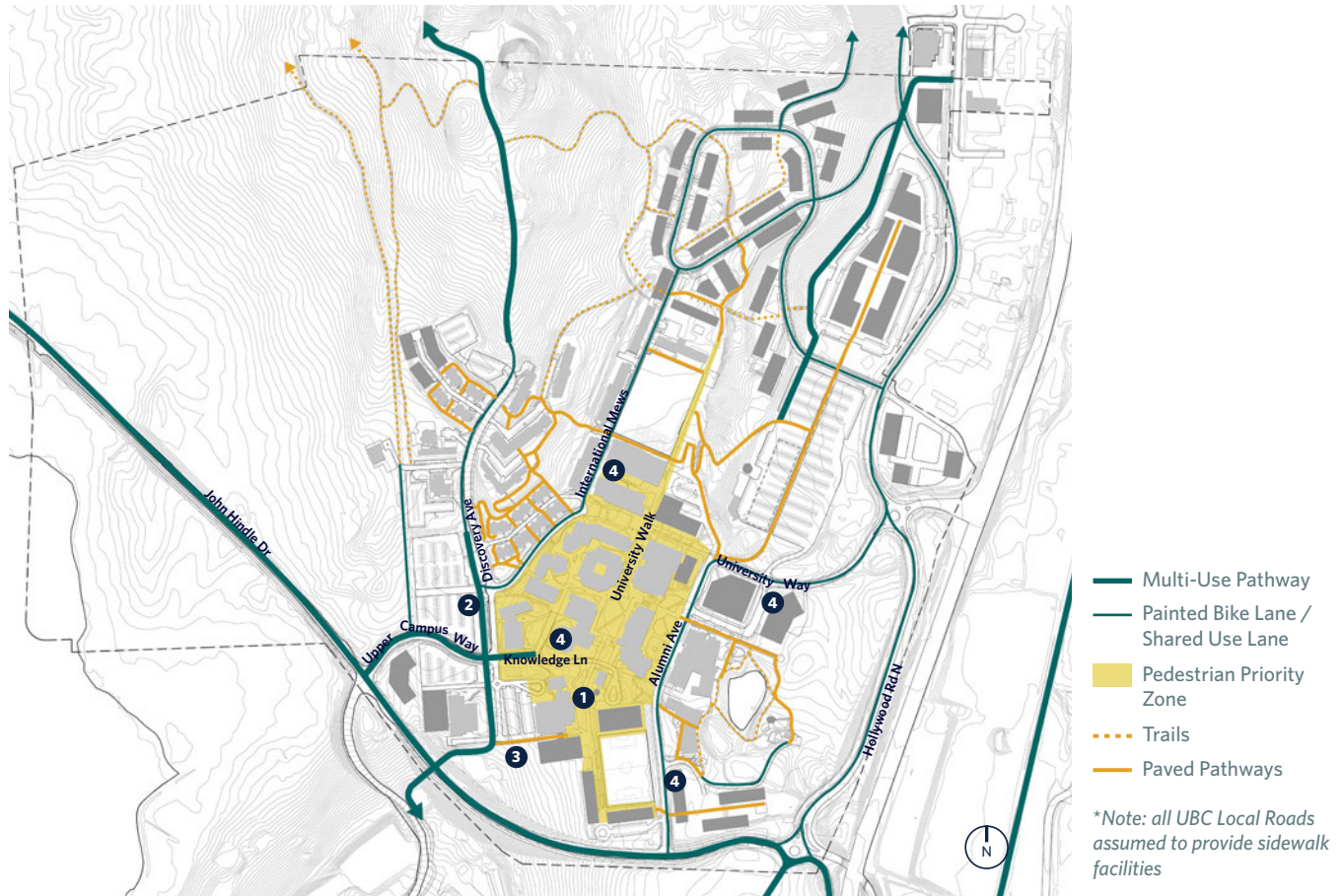


FIGURE 39 Active Transportation Network

Active transportation—including walking, rolling (e.g., wheelchair or other mobility device), cycling, and other forms of micromobility (e.g., scooters)—is the preferred way to move around UBC Okanagan’s campus. As new areas of the campus develop to the north and south of the academic core, and within the Innovation Precinct, active transportation will remain a priority.

All internal roads are intended to be pedestrian- and bike-friendly, designed to prioritize safety and comfort for vulnerable road users. These routes will feature sidewalks, multi-use pathways, bike lanes, or shared travel lanes, designed to create a safe, welcoming environment for people walking, cycling, or using mobility devices.

New active transportation improvements are envisioned as part of the Campus Plan, including:

1. Extending University Walk south from the Central Courtyard to the future student housing area at the south end of campus.

2. A new multi-use pathway along the west side of Discovery Avenue to improve connections to the John Hindle Drive multi-use overpass.
3. A new pathway along the south side of the Gymnasium to connect the overpass with University Walk.
4. New sidewalks along International Mews, Knowledge Lane, University Way (east of Alumni Avenue), and Alumni Avenue (north of John Hindle Drive).

As the new housing areas are developed to the north and south of the academic core, it will be important to ensure that they provide appropriate active transportation facilities, connecting with the campus and surrounding regional network.

Active transportation also plays an important role for students, staff, and faculty who commute from nearby neighbourhoods like Academy Hill and Quail Ridge, or from further afield in areas such as Rutland, Glenmore,

and Downtown Kelowna. In recent years, several regional active transportation projects have significantly improved access to the campus, including:

- The Okanagan Rail Trail (connecting Downtown to the Airport area)
- The John Hindle Drive multi-use pathway (connecting to Glenmore Road)
- The multi-use overpass (connecting the campus to Academy Hill)

The Campus Plan reflects several additional planned improvements by the City of Kelowna to improve access to the campus and connect with the regional active transportation network (see Figure 38). These include a multi-use pathway north to Quail Ridge, where many UBC community members live, as well as to the Airport Way commercial area. UBC will also continue to work with and advocate to the City of Kelowna for improved regional active transportation facilities and connections, such as the extension of the Glenmore Road multi-use pathway.

Active Transportation – Key Planning and Design Strategies:

- **Strengthen the Active Transportation Network** - support walking, rolling, cycling, and micromobility through a safe, connected, and convenient network that links all parts of campus.
- **Prioritize Pedestrians in the Campus Core** - maintain the pedestrian-priority character of the campus core. As campus evolves, look for opportunities to expand walkable areas while ensuring service and accessibility needs are met.
- **Design for Safety and Comfort** - ensure new and existing streets, intersections, and pathways are safe, accessible, and inviting for all users. Apply best practices and follow UBC guidelines to support high-quality infrastructure that supports active travel across campus.
- **Support Active Transportation with Facilities and Wayfinding** - integrate clear wayfinding systems and provide secure bike parking, end-of-trip facilities, and micromobility stations—especially at key arrival points and growing areas of campus.

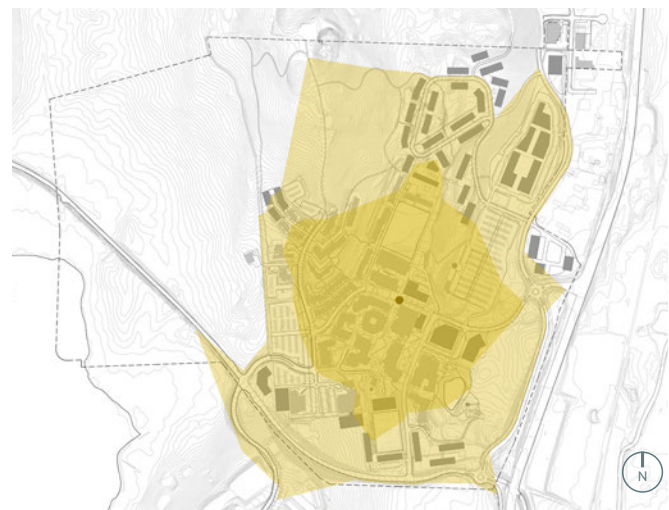


FIGURE 40 Walkshed to the Campus Core

5 min walk to campus core (400m) 10 min walk to campus core (800m)



FIGURE 41 Cycling on Campus

3.6.4 Transit Network

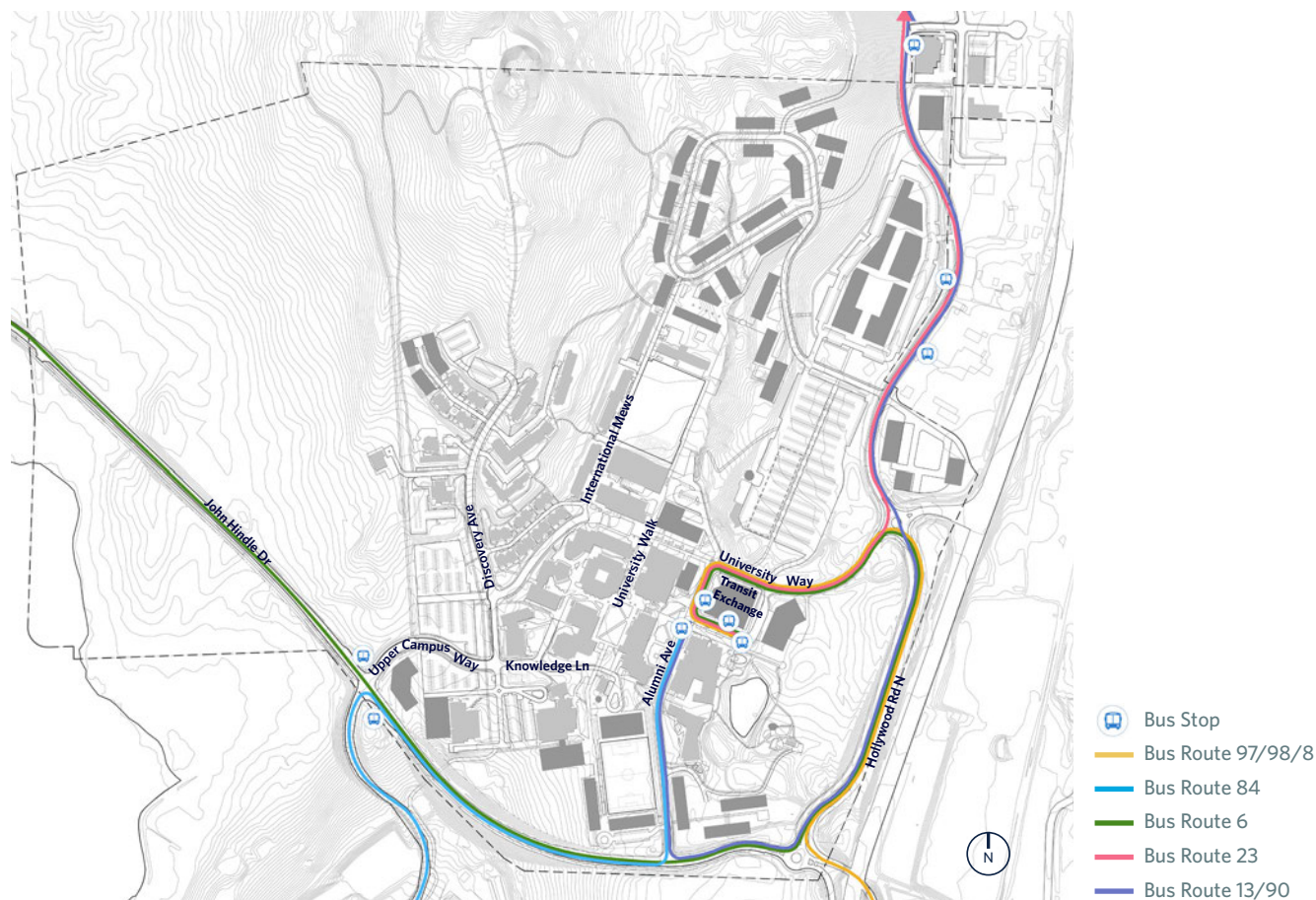


FIGURE 42 Transit Network

Adopted in 2020, the City of Kelowna's Transportation Master Plan includes a goal to increase transit service by 65 per cent by 2040, with improved transit service for UBCO as a key priority. More frequent and reliable transit—with longer service hours—is essential to supporting the university's continued growth and reducing its GHG emissions from commuting.

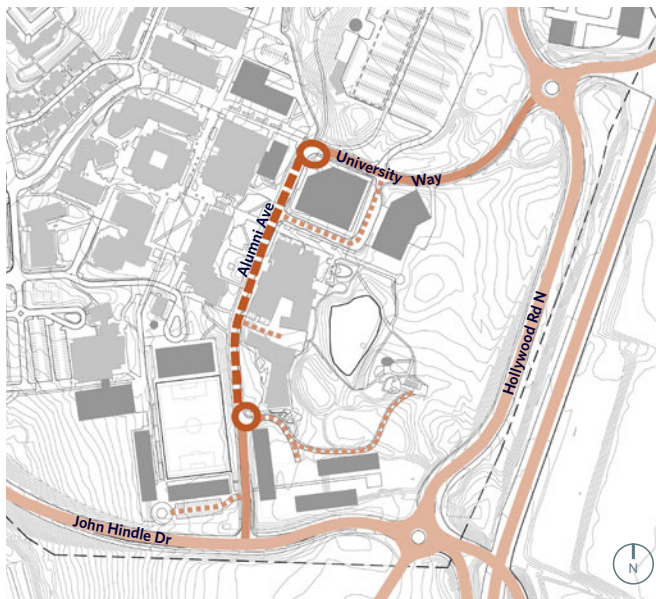
The UBC Okanagan Transportation Plan sets a target for more than 35 per cent of trips to and from campus to be made by transit by 2040, up from 26 per cent in 2023. Combined with increased use of active transportation, expanded transit use by the campus community will reduce the number of vehicle trips and overall demand for parking as the campus grows.

The Campus Plan continues to support the existing UBC Okanagan transit exchange and the transit network operated and maintained by BC Transit on campus and adjacent public roads, as well as future expansion of transit service to the campus. Located near the centre of

campus at Transit Way and Alumni Avenue, the transit exchange was completed in 2017 and includes dedicated bus stops for eight transit routes currently serving the university. It also includes capacity to accommodate additional routes and increased frequency in the coming years. Importantly, the transit exchange was designed to accommodate future development of an academic building on Parking Lot E.

Buses access the transit exchange on campus from the east via University Way and from the south via Alumni Avenue. Additional stops along Innovation Drive (to the northeast) and John Hindle Drive (to the southwest) also provide service to other parts of campus. Future residents of the new UBC Neighbourhood - planned in the northern area of campus - will be within a 5-10 minute walk of transit service at the UBC Okanagan transit exchange or on Innovation Drive.

- **Enhance Transit Access** - continue supporting and advocating for improved transit connections between campus and the broader region, helping meet the university's climate and mobility goals.
- **Adapt Infrastructure to Evolving Needs** - maintain and enhance key transit facilities—including the UBC Okanagan transit exchange and routing corridors—to align with long-term mobility goals and evolving transportation demand.



3.6.5 Vehicular Network

To promote a pedestrian- and bike-friendly environment in the campus core, most campus parking is located at the campus edges. As the campus grows, several parking areas within the campus core will be developed for new buildings, further reducing the need for general vehicular traffic within the centre of campus.

1. Reconfiguring the Alumni Avenue and University Way intersection, enabling the pedestrianized section of University Way to extend east to Alumni Avenue;
2. Introducing a new right-in/left-out turning restriction at University Way and Parking Lot H access to reduce vehicle volumes on University Way;
3. Removing or rerouting Diversity Place to reduce non-transit vehicle use of Transit Way;
4. Narrowing University Way east of Discovery Avenue, and constructing a new turn-around facility at the west end of the closed section of University Way, calming and reducing vehicular traffic to International Mews.

UBC OKANAGAN CAMPUS PLAN

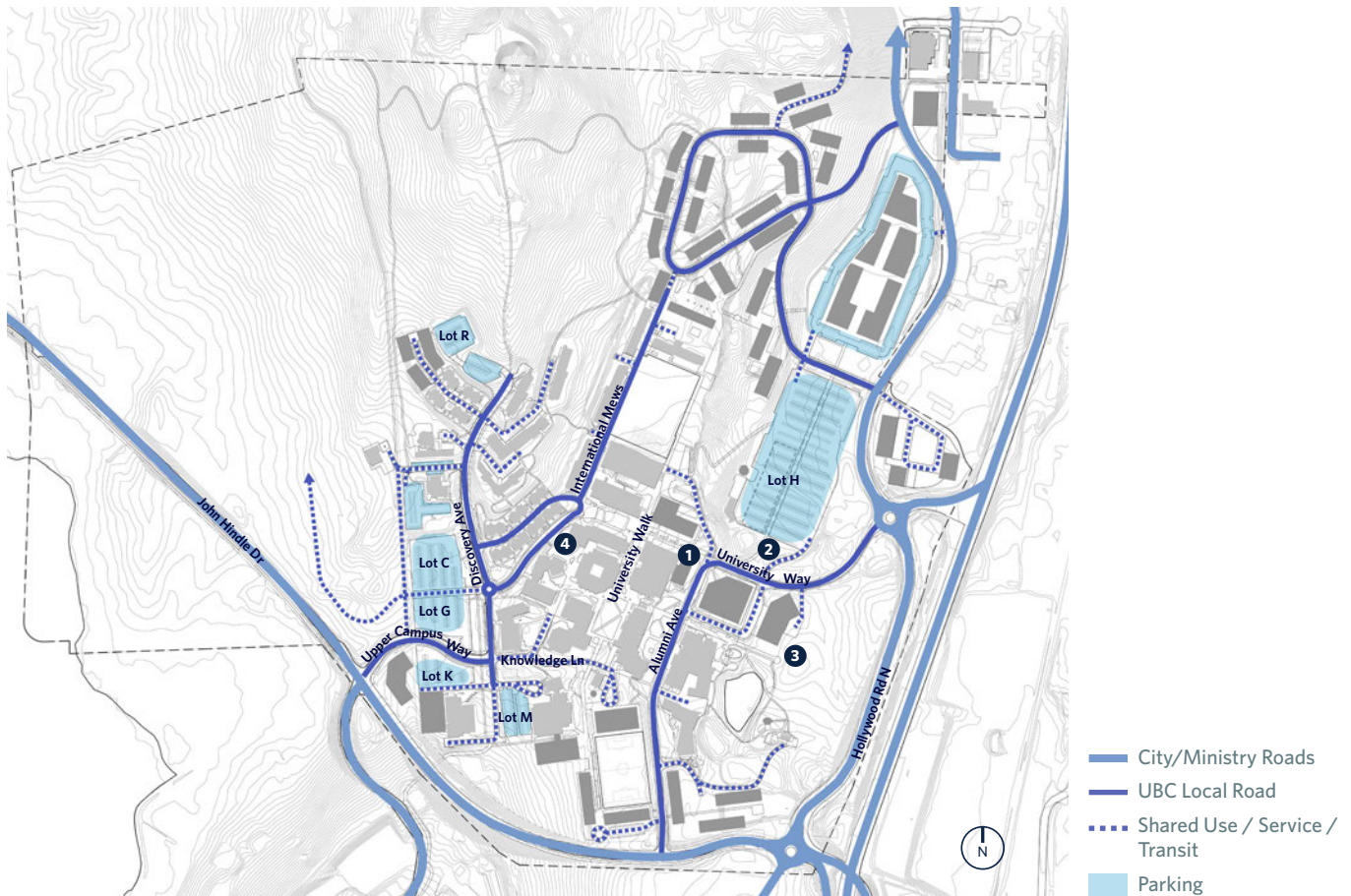


FIGURE 45 Vehicular Network

A new loop road will serve the future UBC Neighbourhood, connecting to Hollywood Road North between the Innovation Precinct and Parking Lot H. A second future access point to Hollywood Road is planned further north. Emergency-only access routes will connect the neighbourhood to International Mews and potentially Quail Ridge. To prevent cut-through traffic, the loop road will not link to the rest of the campus road network, except in emergencies. The future intersection north of Parking Lot H will provide access to the new neighbourhood, the Innovation Precinct, and Parking Lot H. Refer to Section 4.9: UBC Neighbourhood for more information.

The campus is bordered by two municipal arterial roads—John Hindle Drive to the south and Hollywood Road North to the east. An existing municipal road reserve extends along the east side of the Innovation Precinct for the future extension of Hollywood Road

North to Airport Way and is reflected in the Campus Plan. Development of this section of Hollywood Road North may be coordinated with future construction of the proposed grade-separate interchange at Airport Way and Highway 97. However, this development is not anticipated within the 20-year timeframe of the Campus Plan. The future project to extend Hollywood Road North to Airport Way would also include the closure of the south end of Innovation Drive. UBC's properties located on the east side of the future Hollywood Road North, would be provided with site access from Innovation Drive.

A second municipal road reserve exists in the northwest Ponderosa Woodland for a potential extension of Country Club Drive from Quail Ridge to the campus's west side. This route could eventually connect to John Hindle Drive through the West Campus Lands. Any extension would require further study and collaboration with the City of Kelowna.

Vehicular Network – Key Planning and Design Strategies:

- **Design Streets for All Users** – apply complete streets principles to create safe, accessible, and comfortable movement for all users.
- **Limit Vehicle Access in the Core** - reinforce walking as the primary mode of travel in central campus areas by limiting vehicle use to essential services and accessibility needs.
- **Plan for Safe Service and Delivery Access** - integrate service, delivery, and pick-up/drop-off areas into building design in ways that minimize conflict with pedestrians and support safe, efficient operations.

under-building or underground facilities. For more details, refer to Section 4.9: UBC Neighbourhood.

Vehicle Parking – Key Planning and Design Strategies:

- **Prioritize Perimeter Parking** - continue locating parking at campus edges—via surface lots and possibly structured facilities—to reduce vehicle traffic in the core and support a pedestrian-oriented environment.

3.6.6 Vehicle Parking

The Campus Plan emphasized locating most vehicle parking at the campus periphery to prioritize pedestrians within the campus core. As of 2025, the campus provides about 2,700 parking spaces for commuters and student housing residents. While the university is working to shift more trips to transit and active transportation, on-campus parking will continue to be necessary.

Based on progress toward the mode split goals outlined in the UBC Okanagan Transportation Plan, demand for parking is expected to be 2,900-3,700 spaces by 2040. As new development replaces existing surface parking within the campus core, new parking capacity will need to be provided in other areas.

In the long term, the campus may need to transition from surface lots to more land-efficient—but higher cost—structured parking to support the redevelopment of surface lots for future academic and student housing. The timing of this type of project will depend on a number of factors, including parking demand, land availability, internal funding and financing capacity.

In the near to medium term, the southern portion of the future Innovation Precinct has been identified as a location for temporary surface parking to help meet near-term needs. UBC will continue to work with regional partners to support the Transportation Plan's mode split goals and to manage parking demand and the impact of parking on campus.

Within the UBC Neighbourhood, each new development will be expected to meet its own parking needs through

4. Areas

The Campus Plan identifies 11 distinct areas across campus, each defined by a unique mix of location, topography, features, uses, and character. Some of these areas are expected to see minimal change in the coming years, while others are planned for more significant transformation. This section provides area-specific context and guidance to help Campus Plan users better understand the character and role of each area and to support the application of the broader systems and policies outlined in the Campus Plan Components (Section 3).

Together, the implementation of these area-specific directions—along with the campus-wide strategies and policies—will help bring the Campus Plan’s Vision and guiding principles to life.

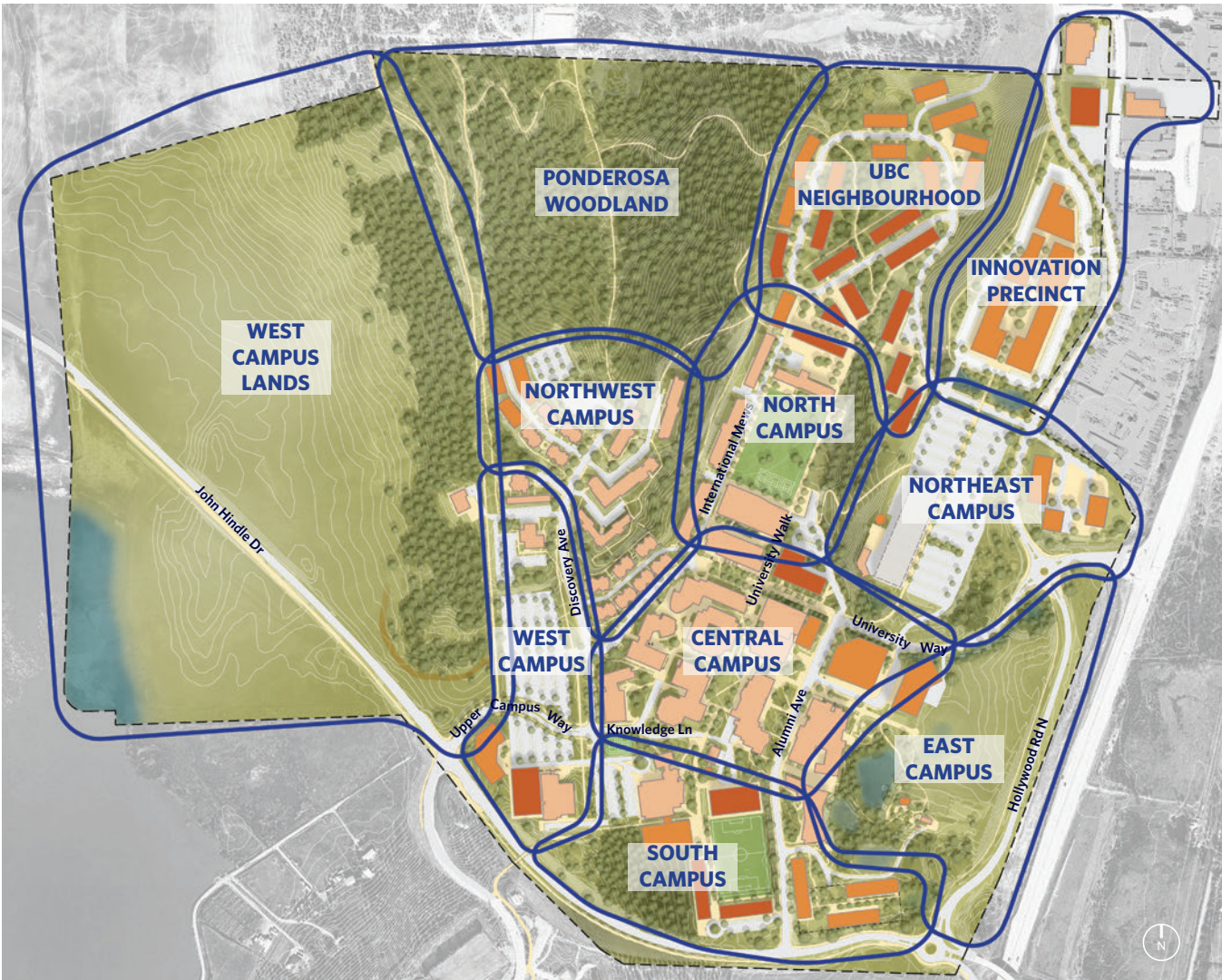


FIGURE 46 Areas Map

- Existing Building
- Future Building Footprints (<2040)
- Future Building Footprints (>2040)
- Area Boundary

4.1 Central Campus



FIGURE 47 Central Campus

The Central Campus is the academic and social heart of UBC Okanagan. While much of it is developed, there are still opportunities for academic expansion and public realm improvements.

A major feature of this area is the transformation of University Way into a pedestrian- and bike-only corridor between Alumni Avenue and International Mews. This space is envisioned as a vibrant “outdoor room,” lined with active ground-level uses that support gathering, socializing, and student life. Future buildings—such as the one proposed for Parking Lot F—should help frame and animate the corridor. Service and emergency vehicle access must be maintained through thoughtful design.

The adjacent Central Courtyard remains the main space for ceremonial and informal gatherings. Future upgrades should support activities like convocation, outdoor learning, and social interaction, while improving comfort, sun exposure, and visual connections between indoor and outdoor spaces.

To the south, the transit exchange and arrival plaza along Alumni Avenue form a key campus gateway. The future academic building on Parking Lot E should reinforce this role through prominent design and a welcoming public interface. If a future decision is made to close Alumni Avenue to general traffic, a new pick-up/drop-off area will be needed at University Way and Alumni Avenue. This should be integrated into the arrival sequence and coordinated with the future building’s design.



FIGURE 48 Illustration of Pedestrianized Section of University Way

4.2 West Campus



FIGURE 49 West Campus

- Existing Building
- Future Building Footprints (<2040)
- Future Building Footprints (>2040)

Located west of the central campus, this area extends from the Upper Campus Health Building to the Reichwald Health Sciences Centre and the John Hindle Drive pedestrian overpass. It is generally flat, sits at a similar elevation to the campus core, and currently includes significant surface parking.

The Campus Plan identifies potential sites for academic expansion adjacent to the Reichwald Health Sciences Centre—offering opportunities to support future growth in medical teaching and research. One site near Upper Campus Way lies within the Agricultural Land Reserve (ALR) and would require ALR exclusion and consolidation with the main campus before development. A future building here could serve as a prominent architectural gateway.

Discovery Avenue, which crosses the area, is envisioned as a greenway featuring a shared path for pedestrians and cyclists. This corridor could enhance campus connectivity while supporting naturalized landscaping and active transportation within the FortisBC right-of-way.

4.3 East Campus



FIGURE 50 East Campus

The East Campus includes the campus pond and surrounding lands stretching east of the Engineering Management and Education building and transit exchange to Hollywood Road North. The pond plays both functional and ecological roles, providing rainwater detention for much of the main campus while serving as an important wildlife habitat and biodiversity hotspot.

East of the pond, legacy operational uses are being relocated, making way for a new outdoor space that support Indigenous teaching, learning, and gathering. To the northeast, a grasslands area remains largely undeveloped, offering valley views and serving an important operational function by managing overland rainwater flow from upland areas of campus. This landscape has been impacted by soil disturbance and invasive species.

East Campus is now recognized for its ecological and cultural value, specifically in the southern portion of this area. This shift is reflected in the creation of the Indigenous Outdoor Gathering Space and in ongoing efforts to restore the native Okanagan landscape.

Looking ahead, future Campus Plan updates may also explore opportunities for academic expansion or operational uses in the area, balancing ecological priorities with long-term campus needs.

4.4 South Campus

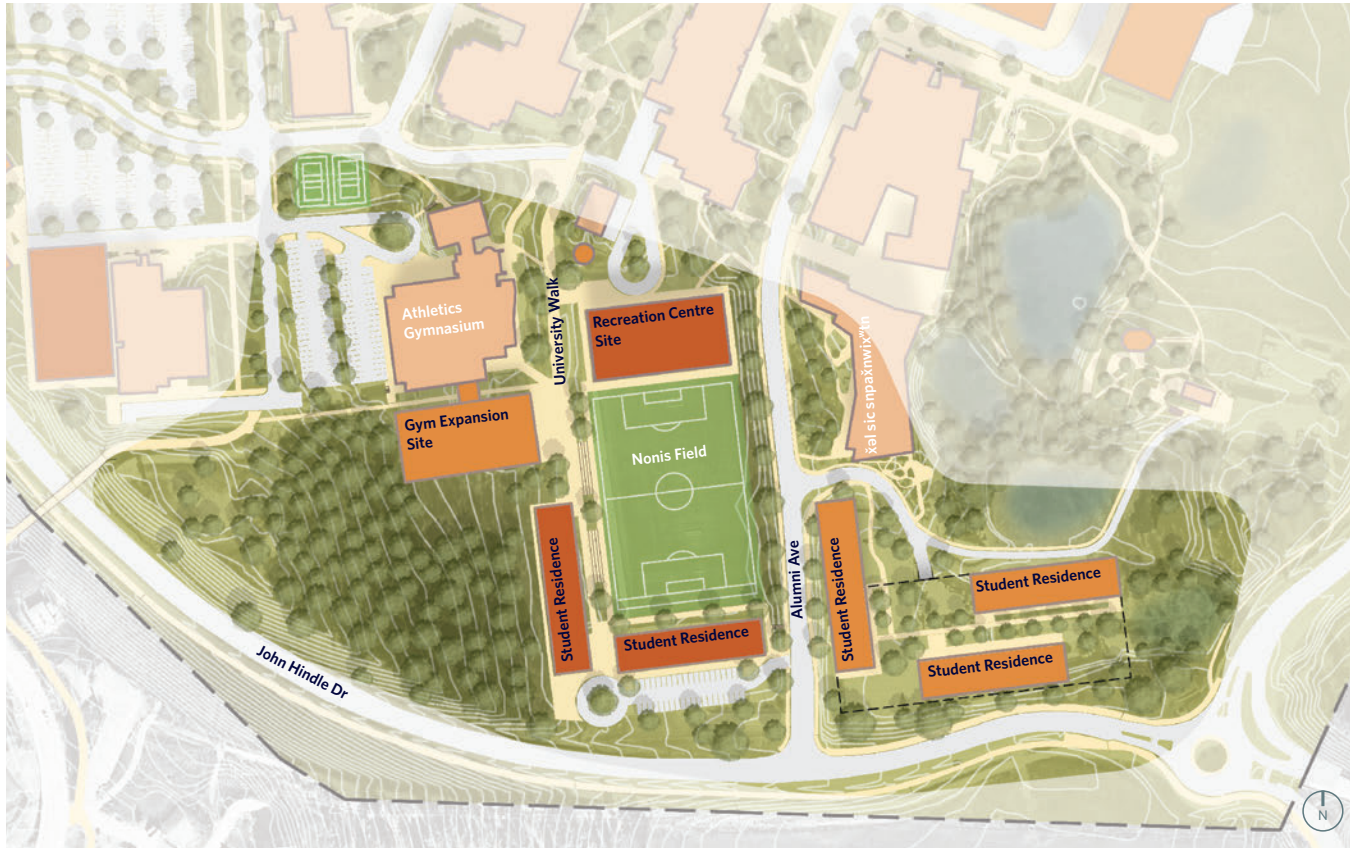


FIGURE 51 South Campus

- Existing Building
- Future Building Footprints (<2040)
- Future Building Footprints (>2040)

South Campus straddles Alumni Avenue at the John Hindle Drive entrance and includes the Gymnasium, Nonis Sports Field, Campus Operations works yard, and two parking lots. A 2024 functional plan outlines the relocation of Campus Operations to the northeast campus, enabling the area's full integration into the broader South Campus vision.

The Campus Plan reimagines South Campus as an arrival point, anchored by new upper-year student housing and expanded athletics and recreation facilities. University Walk will extend southward, strengthening pedestrian connectivity to the academic core. A new recreation centre is planned at the north end of a reconfigured Nonis Sports Field, with another indoor facility south of the Gymnasium, offering an opportunity for a strategic partnership with the City of Kelowna to enhance recreational services in this area of the city. District energy infrastructure will be extended along

Knowledge Lane, providing the opportunity to improve vehicle and pedestrian circulation, and space is reserved for a thermal energy storage tank near the Central Heating Plant.

New student housing will begin on Parking Lot B, followed by future phases on Lot J, which may include structured parking and pedestrian links across Alumni Avenue. If a future decision is made to close Alumni Avenue to general traffic, a new pick-up/drop-off area would be located at the Lot J access point.

Environmental considerations include protection of sensitive habitat southwest of the Gymnasium and landscape enhancements to connect woodland and pond areas. Rainwater detention is planned at the southeast corner, with individual projects employing flexible strategies to manage overland flow.

4.5 North Campus

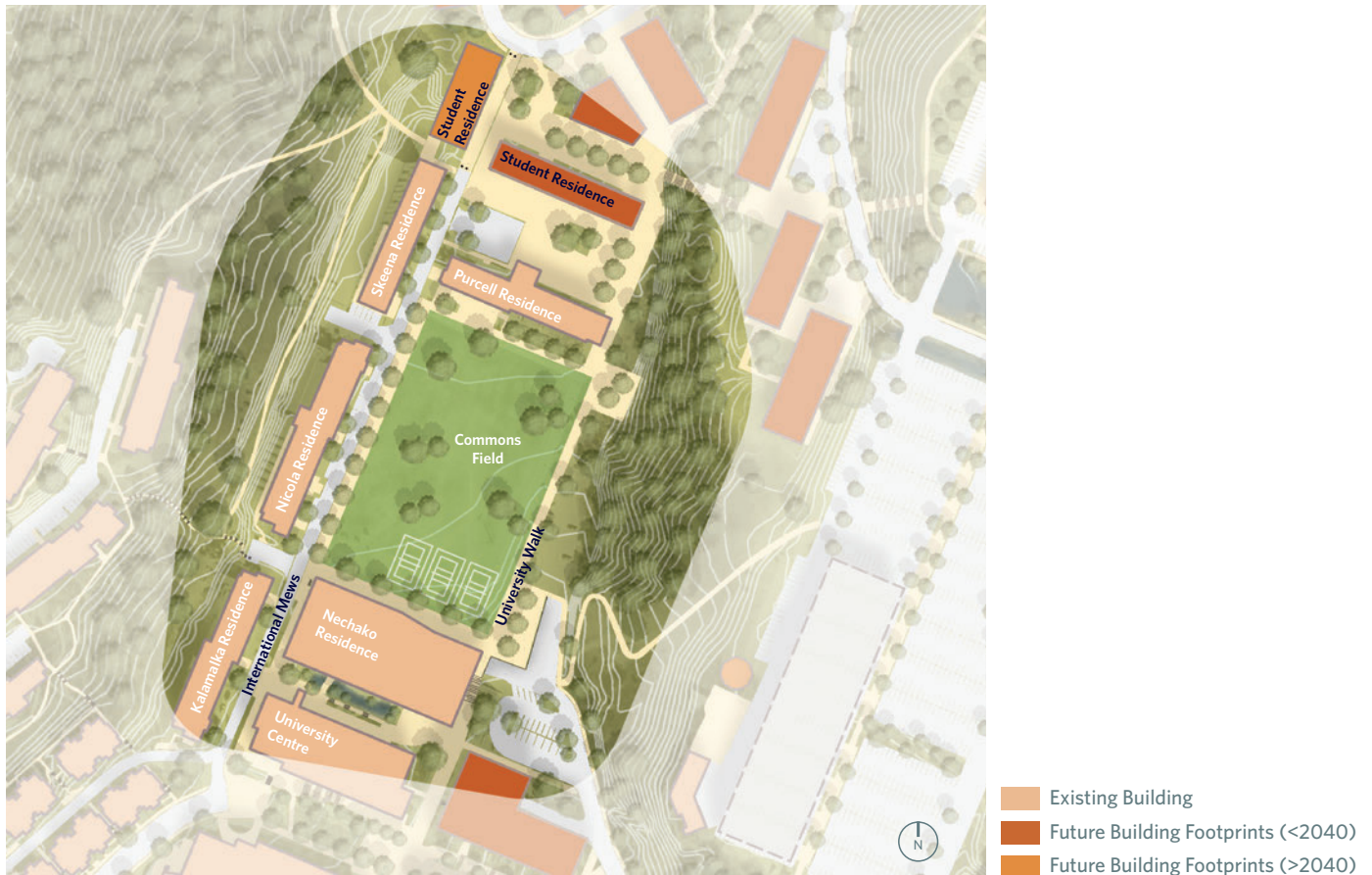


FIGURE 52 North Campus

This area includes the student residence precinct north of University Centre, centred around the Commons Field. The Campus Plan proposes two new first-year student residences to complement the existing community, with access to nearby services such as the Nechako dining hall. One residence is planned north of Purcell, framing a shared courtyard between the two buildings; the other is located north of Skeena.

The Commons Field, a large open lawn with views eastward, serves as a central space for informal recreation and gathering. To enhance activity and appeal, the plan envisions adding smaller active recreation amenities—such as sports courts—while preserving the field's open and flexible character for everyday use by the campus community.

4.6 Northwest Campus



FIGURE 53 Northwest Campus

Located northwest of the central campus, across University Way and extending to the Ponderosa Woodland, this area is predominantly comprised of student residences, and currently there is a mix of housing geared toward first-year and upper-year students.

The Campus Plan identifies sites for several new student housing buildings in the Northwest Campus area, with the potential to increase the efficiency of land use compared to the townhouses that are currently located there. In addition to new student housing, space has also been identified for a future child care facility, with access to open space next to the woodland.

4.7 Northeast Campus

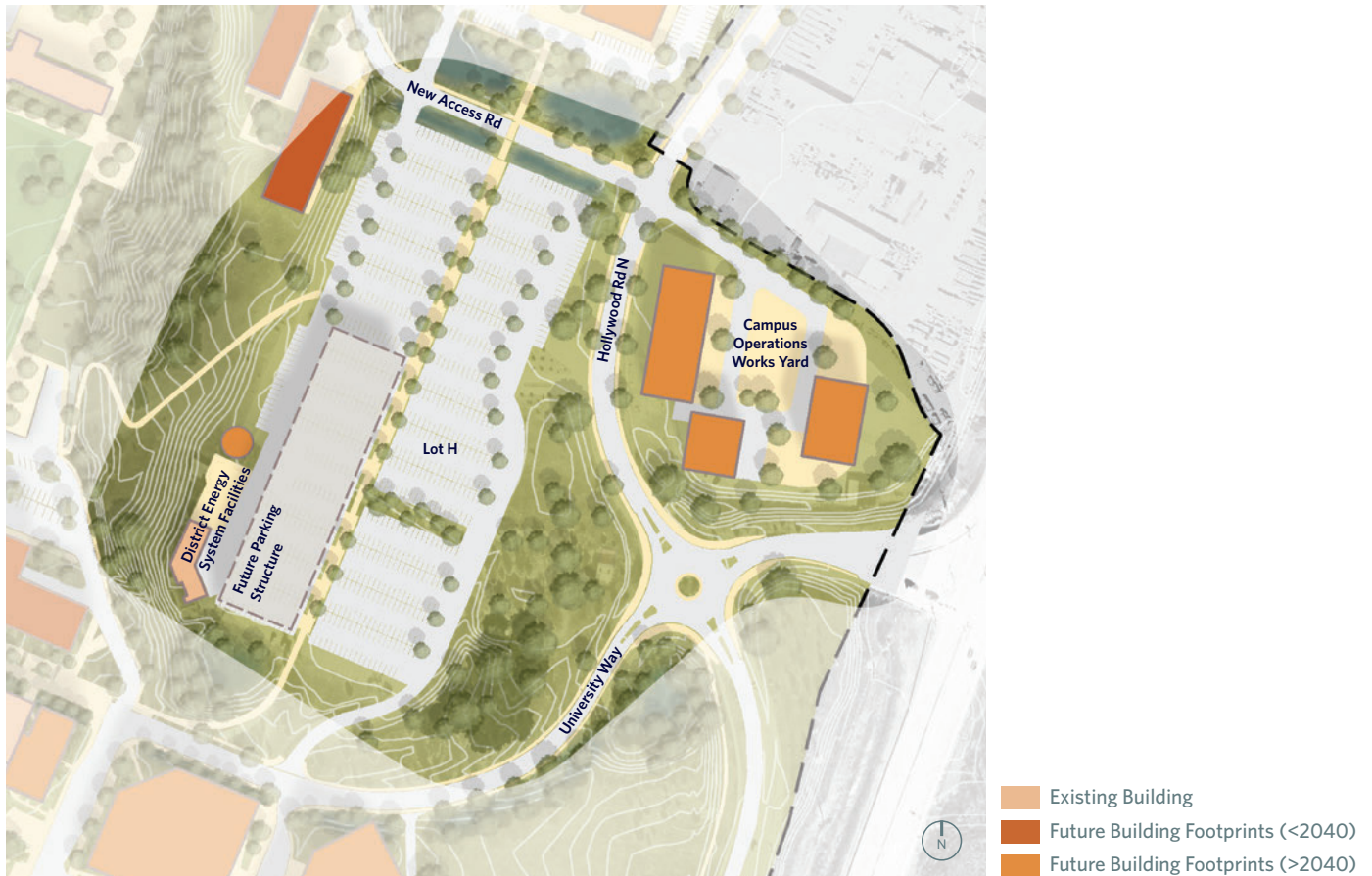


FIGURE 54 Northeast Campus

Located north of University Way, this area includes Parking Lots H and I and is envisioned to support long-term campus growth and infrastructure needs.

Parking Lot I is identified as a potential site for a consolidated Campus Operations Works Yard. While this move is anticipated in the longer term, it would enable the relocation of operations from South Campus and other dispersed locations—freeing up land for future academic and community uses.

Parking Lot H is identified as a possible future site for a structured parking facility. As surface lots are redeveloped over time, this structure could help maintain overall parking supply while using land more efficiently.

The west edge of Lot H is also designated for expansion of the district energy system, including an air-source heat pump facility and thermal energy storage tank to support system performance.

A new access road is proposed at the north end of Lot H, linking Hollywood Road North to the future residential neighbourhood and Innovation Precinct, replacing the current Lot H access from Innovation Drive.

4.8 Ponderosa Woodland



FIGURE 55 Ponderosa Woodland

The Ponderosa Woodland is the largest natural area on campus, located on the northwestern hillside below the Quail Ridge neighbourhood. With zones of high ecological sensitivity, it contributes significantly to the campus's natural character. Future planning should prioritize habitat preservation and restoration, while allowing limited passive recreation. Trails should be carefully sited to protect wildlife and connect with the City of Kelowna's active transportation network. Wildfire risk management will also be essential and should balance ecological protection with safety, in alignment with the forthcoming Wildfire Management Plan update.



FIGURE 56 Ponderosa Woodland Trail

4.9 UBC Neighbourhood



FIGURE 57 UBC Neighbourhood

- Existing Building
- Future Building Footprints (<2040)
- Future Building Footprints (>2040)

The UBC Neighbourhood occupies a gently sloping area north of the North Campus student housing, bounded by the Ponderosa Woodland to the west and the lower ridgeline to the east. While much of the land has been previously disturbed by extraction and fill, it retains some mature tree stands and offers opportunities to restore and reconnect natural landscapes across the area.

This neighbourhood presents a unique opportunity to provide up to 1,500 rental housing units supported by local-serving amenities and open space. The final layout

will be shaped by a future Neighbourhood Plan, but the Campus Plan sets key parameters, including mid-rise buildings arranged along a new loop road connecting to Hollywood Road North. Parking will primarily be underground or under buildings, with limited street parking.

A communal amenity hub will anchor the south end of neighbourhood and serve as a transitional zone from the main campus. It will provide an outdoor plaza for social gathering and events, as well as amenities benefitting both the campus and neighbourhood communities.

A central community park will serve as a neighbourhood hub and link to a broader north-south ecological corridor connecting the Ponderosa Woodland with natural areas further south. University Walk will be extended into the neighbourhood to ensure strong pedestrian and trail connections.

Rainwater will be managed using green infrastructure integrated into buildings and public spaces.



FIGURE 58 Neighbourhood Rental Housing Precedent



FIGURE 59 Amenity Hub Precedent



FIGURE 60 Connecting to the Ponderosa Woodland

4.10 Innovation Precinct



FIGURE 61 Innovation Precinct

The Innovation Precinct is located north of Parking Lot H, between the upper campus ridgeline and Innovation Drive. Previously disturbed by industrial activity, the area is now planned as a hub for academic research, innovation, and industry partnerships.

The Campus Plan builds on the 2018 Structure Plan for this area, maintaining flexibility in land use and building form to support diverse academic and research activities. Development will be guided by the Campus Plan's urban design guidelines in Section 5 and the UBC Okanagan Design Guidelines.

A central pedestrian spine will organize the precinct and connect to University Way. A local hub is envisioned to offer shared amenities and gathering space for both precinct users and the broader campus community.

Development will begin in the north and progress over time. Interim surface parking may be located in the southern portion. A wetland-based detention facility is planned along the southern edge to manage rainwater from both the Innovation Precinct and the UBC Neighbourhood.

4.11 West Campus Lands



FIGURE 62 West Campus Lands

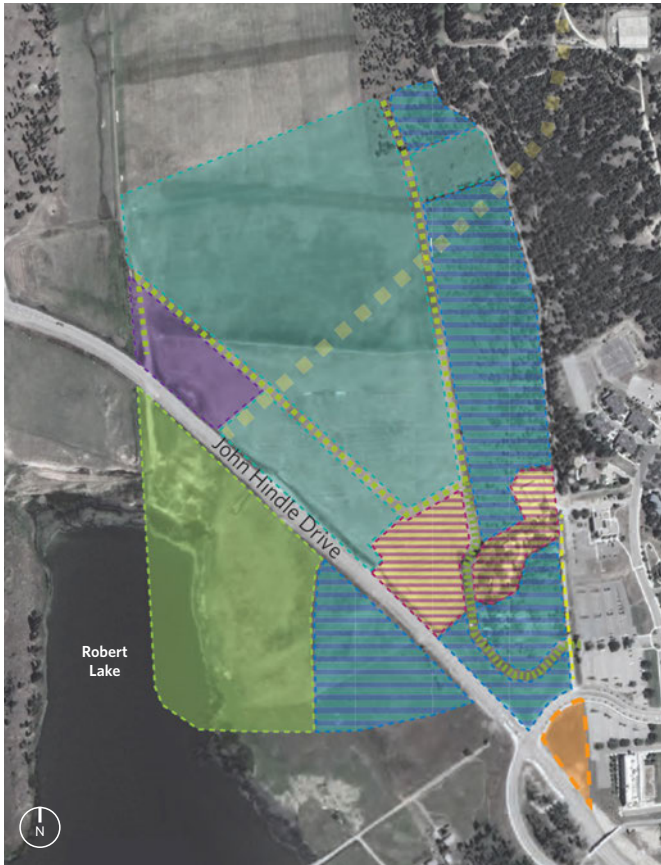


FIGURE 63 West Campus Lands Structure Plan Map

- | | |
|-------------------------------|------------------------------------|
| Agricultural Research | Research + Operational Support Hub |
| Agro-Ecological Research | Academic Hub |
| Ecological Research | Proposed Roads |
| Conservation + Rehabilitation | Existing Municipal Road Reserve |

Located directly west of the main campus, the 45-hectare (111-acre) West Campus Lands are within the Agricultural Land Reserve (ALR) and currently used for agricultural purposes, including a research greenhouse. As UBC Okanagan grows, these lands are identified for potential academic expansion focused on land-based research and partnerships. The West Campus Lands Conceptual Structure Plan outlines zones for agricultural and ecological research, conservation, operational support, and a future academic hub. Strong access and infrastructure connections to the main campus will be essential to fully integrate these lands into the university’s long-term academic and research mission.

5. Campus Design and Character

5.1 Introduction

UBC is committed to shaping the Okanagan campus as a beautiful, welcoming, and memorable place—one that reflects a distinct identity unique among universities worldwide. The design of the physical campus plays an important role in expressing the Campus Plan’s Vision and guiding principles, while also responding to the surrounding landscape, hillside topography, and Okanagan setting.

This section provides guidance to support a cohesive and high-quality campus character. It covers key themes such as campus identity, arrival experience, important views, urban design, and sustainability. These directions are intended to work in tandem with the UBC Okanagan Design Guidelines, which offer more detailed guidance on materials, strategies, and specifications to inform future capital projects and design review processes.

5.2 A Welcoming and Memorable Place

Campus Identity

UBC Okanagan’s physical campus is a powerful expression of its **unique identity and place** within the Okanagan landscape. As the university grows, the Campus Plan encourages development that reinforces this distinct character and creates a strong sense of arrival and belonging:

- **New buildings and landscapes** should contribute to a cohesive and memorable campus image—particularly at campus edges and high-visibility locations from Highway 97, the airport, and key approach routes.
- **The Okanagan landscape and hillside topography** should continue to inform campus design, with restoration and public realm projects that celebrate the natural setting.
- **Compact, walkable growth** presents an opportunity to shape a campus experience that is legible, connected, and reflective of the region’s character and UBC Okanagan’s academic mission.

Campus Entry Experience

Creating a **welcoming and memorable arrival experience** is essential to reinforcing UBC Okanagan’s identity and sense of place. Key campus entry points—University Way, Alumni Avenue, and Upper Campus Way—should be designed to clearly signal arrival and orient visitors:

- **Buildings and public realm features** at these gateways should reflect the character of the campus and be scaled and designed to be distinctive while also fitting into the overall campus fabric.



FIGURE 64 UBC Okanagan Campus in its Local Setting



FIGURE 65 UBC Okanagan Campus Entry

- **Landscaping, lighting, signage, and banners** can add ceremony and clarity, enhancing the experience of arrival during both day and night.
- Collectively, these elements help define a **distinct and unified visual identity**, while supporting wayfinding and creating a sense of welcome for all campus users.

Special Views Out

UBC Okanagan's stunning **ridgeline location** offers expansive views of the surrounding valleys and distant mountains—an essential part of the campus's identity and sense of place.

- The Campus Plan prioritizes the **preservation and enhancement of key view corridors** by carefully managing the siting and massing of new buildings.
- As development continues, maintaining access to these views from public spaces and walkways will help reinforce the university's connection to its **Okanagan setting**.

Key views, identified by number in Figure 67, are protected through managing the siting and massing of buildings.



FIGURE 66 View from Discovery Avenue



FIGURE 67 Key Views

- ▶ Campus Views (External)
- ▶ Campus Views (Framed, Internal)

Key Views

1. The view from the Commons Field to the valley is enhanced by restoring the landscape to the east.
2. Views to the east are preserved and enhanced by the Okanagan grassland landscape in the foreground.
3. Expansive western views to agricultural lands and Robert Lake.
4. Expansive eastern views to the valley.
5. View south down Discovery Avenue.

5.3 Urban Design

5.3.1 General Campus Guidelines

Organize Building Form and Placement to Support a Legible and Cohesive Campus

The layout of the campus core should follow the existing angled grid, while buildings in other areas can be oriented based on topography and sunlight—ideally with long sides facing south to maximize energy efficiency.

Buildings should be designed to complement nearby open spaces and key movement routes. Their size, shape, and appearance should reflect their purpose and help people navigate the campus more easily.

Use Buildings to Define and Animate Outdoor Spaces

Buildings should help shape inviting outdoor spaces—like courtyards and pathways—by being thoughtfully placed and designed. Outdoor areas should receive good sunlight in winter, with summer shading provided through building placement and features like deciduous trees or seasonal shade structures.

Active ground-floor uses and well-placed entrances can bring energy to these spaces, especially when paired with large windows that connect indoors and outdoors. This visibility enhances comfort, safety, and activity. New buildings should also contribute to campus vibrancy, improve nighttime visibility, and support safety—such as through well-lit stairwells or elevators placed in prominent, transparent locations.

5.3.2 Campus Character Areas

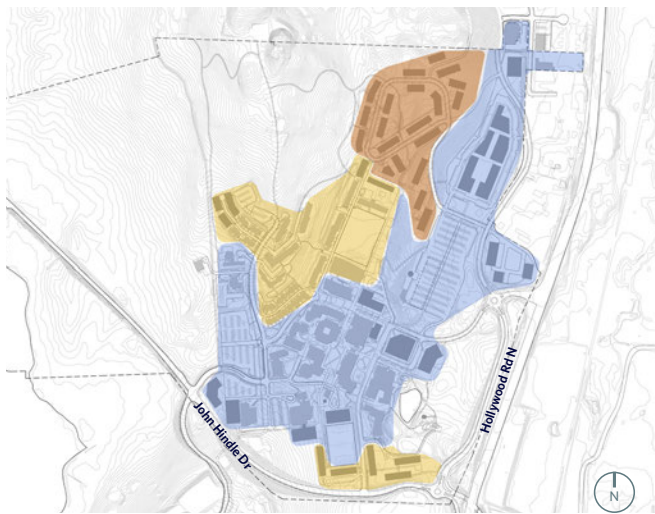


FIGURE 68 Campus Character Areas

■ Academic ■ Student Housing ■ Neighbourhood

5.3.2.1 Academic

Academic buildings at UBC Okanagan should reflect the university's role as a hub of learning, innovation, and collaboration. Their design can support a vibrant academic community through the following:

- **Celebrate academic life** by showcasing learning, research, and interdisciplinary collaboration through transparent and welcoming ground-floor spaces.
- **Support flexibility** with floor plates sized to accommodate a range of class and lab configurations and to allow for natural light and adaptability over time.
- **Locate windowless spaces** such as labs or storage areas internally, underground, or away from main pedestrian routes to maintain an active and inviting public realm.
- **Create opportunities for outdoor learning** by designing adjacent open spaces that can support gathering, study, and teaching activities.
- **Maintain a mid-rise scale (4–6 storeys)** to preserve a walkable, human-scaled campus environment while framing and activating the public realm.

5.3.2.2 Student Housing

Student housing at UBC Okanagan plays a vital role in creating a complete, inclusive, and connected campus community. Design and location decisions should support wellbeing, connection, and daily life through the following:

- **Locate student housing near the academic core** or existing residential areas to foster community and promote easy access to campus services and amenities.
- **Design mid-rise buildings (up to 8 storeys)** to complement the surrounding built form, with flexibility for taller buildings in the South Campus where appropriate.
- **Incorporate shared amenities** such as study spaces, food services, and outdoor gathering areas to support student success and wellbeing.
- **Ensure active ground floors** that contribute to a lively, welcoming campus atmosphere and reinforce a strong sense of community.
- **Create amenity hubs** that provide accessible services and spaces for both social interaction and quiet reflection, supporting a range of student needs.

5.3.2.3 Neighbourhood Housing

Neighbourhood housing in the new UBC Okanagan residential area is designed to foster community, inclusion, and connection to place. The built form and public spaces should support everyday life and interaction through the following:

- **Design mid-rise buildings with front doors and semi-private porches** to create a welcoming, human-scaled environment that encourages neighbourly interaction along the street.
- **Create shared outdoor spaces** that function as “outdoor rooms,” offering communal amenities such as gardens, outdoor kitchens, seating, weather protection, and play areas.
- **Include a diverse mix of housing types** to meet the needs of a broad community—including students, faculty, staff, and people at different life stages.
- **Site buildings to preserve valley views and maximize sunlight** in public areas, ensuring a comfortable and attractive neighbourhood setting.
- **Plan for taller buildings only where appropriate**, using careful siting to respect the landscape, topography, and key public spaces.

5.4 Sustainable Design

As UBC Okanagan grows, the design of its buildings plays a critical role in meeting the university’s sustainability, climate action, and resilience goals. All new campus buildings should be low-carbon, highly energy-efficient, and designed to withstand the impacts of a changing climate—supporting key university policies, including the UBC Okanagan Climate Action Plan 2030, Whole Systems Infrastructure Plan, Integrated Rainwater Management Plan, UBC Okanagan Design Guidelines (Green Buildings), and UBC Technical Guidelines (Okanagan).

Academic Buildings

New academic buildings at UBC Okanagan—including research, administrative, recreational, and operations facilities—are encouraged to demonstrate leadership in sustainability, energy performance, and climate resilience. Planning and design should align with UBC policies and evolving best practices, with the following considerations:

- **LEED Gold is the baseline** for major projects, with additional certifications such as Zero Carbon or



FIGURE 69 Academic Building: ʁəl sic snpaʁnwixʷtn



FIGURE 70 Student Housing: Skeena

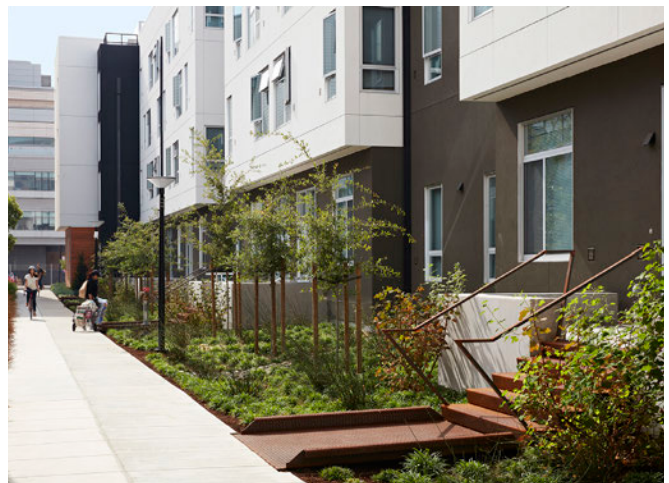


FIGURE 71 Neighbourhood Housing Precident

Passive House considered depending on project goals and opportunities.

- **UBC's Green Building Tier System** helps set appropriate performance targets for new builds, renovations, and retrofits, based on scope and budget. Refer to UBC Okanagan Design Guidelines.
- **The Integrated Sustainability Process (ISP)** offers a framework for incorporating sustainability early in the design process through collaborative workshops and whole-systems thinking.
- **Energy, carbon, and peak load goals** are typically established in the project design brief and should reflect applicable code requirements and LEED performance metrics.
- **Long-term climate resilience** is an important design lens, encouraging strategies that respond to future conditions such as rising temperatures, changing precipitation patterns, and indoor environmental quality
- Development will be expected to **adapt to future climate conditions**, reduce carbon impacts – both embodied and operational, and make use of existing infrastructure.
- Integrated strategies will support biodiversity, respect Indigenous knowledge, and ensure that UBC Okanagan evolves as a **resilient, low-carbon, and sustainable campus**.

Residence Buildings

New student residence buildings at UBC Okanagan are expected to reflect high standards of sustainability and energy performance, supporting both provincial and institutional goals. Planning and design should consider the following:

- **LEED Gold certification** is the minimum target for all new residential buildings, using UBC's LEED Implementation Guide for project-specific direction.
- **BC Energy Step Code** targets apply to all new residential development, helping to align UBC's housing with the Province's goal of net-zero ready buildings by 2030.
- **Design for climate resilience** is encouraged, including strategies that address future temperature extremes, water conservation, and the use of sustainable, low-impact materials to support long-term building durability and occupant wellbeing.

Climate Change & Sustainability

UBC Okanagan's approach to climate action and sustainability is guided by a holistic understanding of how energy, water, waste, ecology, and infrastructure work together across the campus.

- The Campus Plan supports the goals in the **Whole Systems Infrastructure Plan** and **Climate Action Plan 2030**, promoting compact, sustainable growth that minimizes emissions and builds climate resilience.

6. Implementation

The Campus Plan supports the academic mission, values and commitments of the university by providing a framework for physical growth and change on the campus that in turn provides academic, social, financial and environmental benefits. The Campus Plan and associated design guidelines promote a decision-making framework for the Board of Governors, the Administration, and delegated representatives to carry out their responsibilities for managing the university's property and facilities.

Implementation will be achieved through:

- Application of the Planning and Design Strategies in this plan to guide coordinated planning and decision-making by a wide range of university departments;
- Project review processes that align capital projects with campus objectives;
- Strategic investment in key Campus Plan implementation initiatives—such as the UBC Neighbourhood Plan, rainwater management, public realm upgrades, and infrastructure; and
- Ongoing monitoring and reporting to ensure the plan remains relevant and responsive.

6.1 Implementation Plans and Policies

The Campus Plan and supporting plans and policies detail the goals, strategies, and procedures regarding land use for the campus. The Campus Plan supports the physical land use and spatial needs captured in the university's policies. Several of these policies were created before the Campus Plan and require updating to align with the plan.

Supporting Plans and Policies

Several existing policies and plans—some of which predate this Campus Plan—will be updated or created to support implementation:

- **UBC Okanagan Design Guidelines** (Update): These guidelines will align with the Campus Plan and provide guidance on building design, materials, site planning, landscape elements, and green infrastructure.
- **UBC Neighbourhood Plan** (New): A detailed plan will guide the development of the UBC Neighbourhood,

including housing, public space, mobility, and amenities, in collaboration with UBC Properties Trust.

- **Integrated Rainwater Management Plan (IRMP)** (Update): The IRMP will provide updated strategies to manage rainwater, enhance resilience, and align with the City of Kelowna's requirements.
- **Public Realm Funding and Implementation Plan** (New): This plan will guide how campus open spaces are financed and delivered, including donor-supported enhancements tied to major capital projects.



UBC OKANAGAN WHOLE SYSTEMS INFRASTRUCTURE PLAN
Complete



UBC OKANAGAN CLIMATE ACTION PLAN 2030
Complete



UBC OKANAGAN TRANSPORTATION PLAN
Complete



UBC OKANAGAN WEST CAMPUS LANDS CONCEPTUAL STRUCTURE PLAN
Complete



UBC OKANAGAN WILDLAND FIRE MANAGEMENT PLAN
Update underway



UBC OKANAGAN INNOVATION PRECINCT STRUCTURE PLAN
To be updated



UBC OKANAGAN DESIGN GUIDELINES
To be updated



UBC OKANAGAN INTEGRATED RAINWATER MANAGEMENT PLAN
To be updated

FIGURE 72 Related Plans and Policies

Monitoring and Updates

To remain relevant over time, the Campus Plan will be reviewed regularly. A monitoring program will track progress and outcomes, with a formal review every five years. A comprehensive update will be undertaken at the 10-year mark, including broad campus consultation. Any major amendments will require Board of Governors approval and public engagement, in line with UBC’s engagement principles.

6.2 Infrastructure and Utilities

UBC Okanagan’s infrastructure is managed in coordination with the City of Kelowna and FortisBC. The Campus Plan supports integrated infrastructure planning that anticipates campus growth while maximizing efficiency and sustainability.

Key actions include:

- **Designating utility corridors** along roads and sidewalks to avoid conflicts with future buildings or landscape features.
- **Developing and maintaining up-to-date infrastructure models** to guide capacity planning and design for water, sewer, stormwater, energy, and communication systems.

6.3 Project Review and Approval

Most capital projects at UBC Okanagan are led by UBC Properties Trust, which plays a key role in the development of university facilities and real estate projects across UBC campuses. These projects are subject to regulatory oversight by the City of Kelowna. All projects must align with the Campus Plan and go through a review process led by Campus Planning to ensure they support campus priorities and comply with design guidelines, municipal zoning, and infrastructure requirements. UBC Neighbourhood would align with Neighbourhood Plan guidelines and City of Kelowna approval

Approval pathways include:

- **Major Projects (>\$10M):** Lead by Infrastructure Development, project managed by Properties Trust and reviewed by Executive and Board of Governors committee with input from a Steering Committee and Working Group. Campus Planning prepares a Design Brief to guide project goals and sustainability targets and reviews for conformance with the Campus Plan and Design Guidelines.

- **Projects (\$5M–\$10M):** Managed by Infrastructure Development and reviewed by Executive committees. Campus Planning prepares a design brief and reviews for conformance with the Campus Plan and Design Guidelines.
- **Streets, Landscapes, and Exterior Signage:** Changes require separate approvals from Campus Planning to ensure consistency with design standards and guidelines.

Siting and the Site Selection Committee

All new capital projects require site approval through the Site Selection Committee, chaired by the Director of Campus Planning. The Committee reviews proposals for alignment with campus land use, design principles, infrastructure needs, and potential impacts. Once approved by the Executive and Board of Governors, the selected site is reserved for five years.

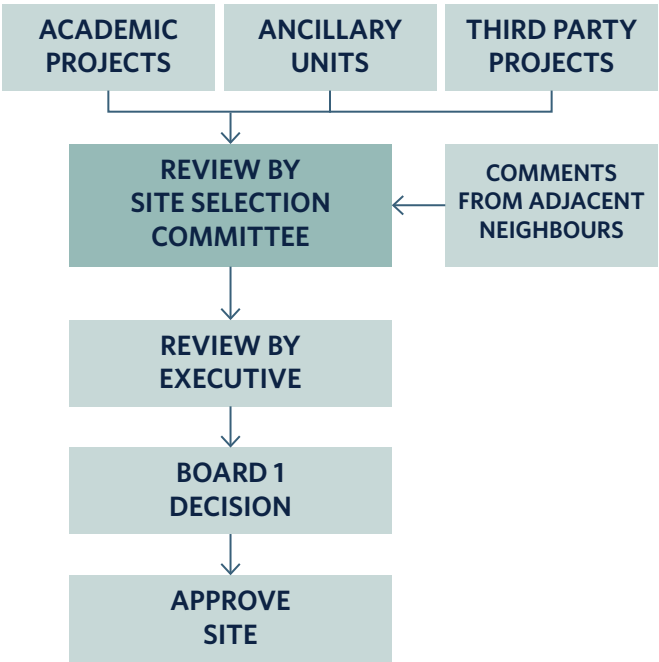


FIGURE 73 Site Selection Process

List of Contributors

The UBC Okanagan Campus Plan was developed between Winter 2024 and Spring 2025 by UBC Campus Planning under the leadership of Michael White and Rob Einarson. The Plan embodies an exciting and collective vision for the future of the campus and was developed with the benefit of extensive input and wisdom from campus stakeholders, students, staff and faculty, and aided by technical experts from multiple disciplines.

Project Team: UBC Campus Planning (C+CP)

Michael White, AVP Campus + Community Planning (Co-sponsor)

Rob Einarson, AVP Finance and Operations (Co-sponsor)

Campus Planning:

Ben Johnson, Director, Office of Campus Planning (Co-Project Director)

Joanne Proft, Co-Director, Planning and Design, Campus + Community Planning (Co-Project Director)

Abigail Riley, Associate Director, Campus Planning (Lead Project Manager)

Simone Levy, Urban Design Planner, Campus + Community Planning (Project Manager)

Krista Falkner, Transportation Engineering Manager, Campus + Community Planning

Brett Liljefors, University Architect/Urban Designer, Campus + Community Planning

Renee Lussier, Landscape Architect, Campus + Community Planning

Leanne Bilodeau, Associate Director, Sustainability Operations, Campus Planning

Kayla Pagliocchini, Planner, Campus + Community Planning

Hailey Rilkoﬀ, Sustainable Transportation Planner, Campus + Community Planning

Carson MacKonka, Planner, Campus + Community Planning

Erika Lachance, Administrative Assistant, Campus Planning

Linda Nielsen, Administrative Assistant, Campus + Community Planning

Engagement and Communications:

Aviva Savelson, Senior Manager, Public Engagement, Campus + Community Planning

Madeleine Zammar, Manager, Engagement, Campus + Community Planning

Tyler Harbottle, Senior Manager, Communications, Campus + Community Planning

Simmi Puri, Manager, Communications, Campus + Community Planning

Emma Luker, Engagement and Sustainability Planner, Campus + Community Planning

Kyle Vinson, Coordinator, Engagement and Communications, Campus + Community Planning

Diana Alhany, Communications and Engagement Assistant, Campus + Community Planning

Technical Advice:

John Madden, Director, Sustainability and Engineering

Chris Fay, Director, Strategic Policy, Campus + Community Planning

Matthew Roddis, Co-Director, Planning and Design, Campus + Community Planning

Adam Hyslop, Manager, Transportation Planning, Campus + Community Planning

Penny Martyn, Manager, Green Buildings, Campus + Community Planning

Jake Li, Green Infrastructure Engineer, Campus + Community Planning

Paul Young, Director, Planning and Design, UBC Properties Trust

Project Consultants

PFS Studio (Master Planning)

RWA Group Architecture (Urban Design)

Bunt & Associates Engineering Ltd. (Transportation)

Zonda (Housing Analysis)

Trish French

Campus Collaborators & Subject Matter Experts

Aaron Mogerman, Director, Infrastructure Development
Adrienne Vedan, Senior Advisor on Indigenous Affairs and Director of Indigenous Programs & Services
Bruce Aitken, Development Manager, UBC Properties Trust
Craig Shirra, Development Director, UBC Properties Trust
Crystal Westgate, Recreation Manager, Athletics & Recreation
Layne McDougall, Recreation Manager, Athletics & Recreation
Dale Mullings, Associate Vice President, Students
Derek Mahoney, Manager, Landscape & Building Services, Campus Operations & Risk Management
Jeff Joyce, Manager, Parking Services, Business Operations
Peter Simpson, Associate Provost, Academic Affairs & Strategy, Office of the Provost
Phil Barker, Vice Principal Research & Innovation
Roger Bizzotto, Associate Director, Campus Operations & Risk Management
Shannon Dunn, Director, Business Operations, Student Housing and Community Services
Shelley Kayfish, Director, Campus Operations & Risk Management
Tom Huisman, Director, Athletics & Recreation

UBC Student, Faculty and Staff Groups

In an effort to hear from diverse voices, community conversations were held with equity-seeking groups across campus, including the Disability Resource Centre, the Equity & Inclusion Office, the Workplace Wellbeing Ambassadors, the Pride Resource Group, and a session organized for Indigenous staff, faculty, and students. We also presented at meetings hosted by the SUO Board, the Graduate Student Advisory Committee, and BCGEU Joint Union Management Committee among others. Targeted meetings included conversations with key groups, individuals, or committees that happened outside of the official engagement period, but feedback was highly related and valuable and thus included in this round of engagement.

Below is a list of faculty, staff and student groups that were met with:

Faculty Councils and Committees	Staff Departments, Groups, and Committees
- College of Graduate Studies Unit Meeting - Faculty of Arts and Social Sciences Faculty Council - Faculty Association Okanagan Faculty Committee - Faculty of Science Faculty Council - School of Education Unit Meeting	- Athletics and Recreation - BCGEU: Joint Union Management Committee - Campus Operations and Risk Management - Disability Resource Centre - Equity + Inclusion Office - Residence Life Management - Workplace Wellbeing Ambassadors Group
Student Groups, Clubs, and Committees	Other Campus Committees and Groups
- Graduate Student Advisory Committee - Pride Resource Group - Students' Union of the Okanagan	- Indigenous community conversation with invitations sent through Indigenous Programs & Services, the Indigenous Centre, and the Indigenous Caucus - Senate Academic Building Needs Committee

External Groups

City of Kelowna
Okanagan Nation Alliance

