

AGENDA ITEM NO. 6.1

THE UNIVERSITY OF BRITISH COLUMBIA

FORWARDED TO: BOARD OF GOVERNORS ON RECOMMENDATION OF
PRESIDENT STEPHEN J. TOOPE

APPROVED FOR SUBMISSION:



Stephen J. Toope, President & Vice-Chancellor

DATE:

16.03.12.

PRESENTED BY:

Stephen Owen, Vice President External, Legal & Community Relations
Pierre Ouillet, Vice President Finance, Resources & Operations
Nancy Knight, Associate Vice President, Campus & Community Planning
Lisa Colby, Director Policy Planning, Campus & Community Planning

DATE OF MEETING:

April 3, 2012

SUBJECT:

Final Plan for Gage South & Environs and Referral of
Related Land Use Plan Amendments to Public Hearing

DECISION REQUESTED:

That the Board of Governors:

- a) Approve the layout for academic and transit facilities in general conformance with the concept plan provided in Attachment 2;
- b) Approve the use of the northern part of the Gage South area for 12-month student housing, with a priority for graduate students and post-doctoral fellows, to support vibrancy and mixed-use objectives for this part of campus as set out in the Land Use Plan and the Vancouver Campus Plan;
- c) Refer to public hearing the amendment of the Land Use Plan, as provided in Attachment 3, to change the designation on the Gage South area from 'Area Under Review' to 'Academic'; and,
- d) Refer to public hearing the amendment of the Land Use Plan, as provided in Attachment 3, to add a policy to the Land Use Plan that clarifies the Board's ability to locate the approved residential floor space allocations not achieved in any particular neighbourhood to different parts of campus in the future given the importance of these allocations to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals.

A. EXECUTIVE SUMMARY:

This report presents and recommends approval of a final plan for the Gage South and Environs Area, and recommends consequential amendments to the Land Use Plan be referred to public hearing.

After consultation with the Gage South and Environs Working Group, the public hearing is scheduled for 6 pm on April 25, the last day of exams. The majority of students would be finished exams by that time, and it would be before standard move-out day. Students would also be able to provide written submissions to the Public Hearing anytime during the advance notification period. This date was supported unanimously by the Working Group. The results of the public hearing will be reported to the Board at its June meeting.

B. REPORT

Background

The Land Use Plan was approved by the Board of Governors on January 13, 2011 and adopted by the Minister on March 1, 2011. That plan included a re-designation of the Gage South future residential neighborhood (the current temporary bus loop and adjacent parking lot) from 'Future Housing' to 'Area Under Review' until the changing academic context could be better understood and a collaborative planning process could be undertaken. In particular, students at the public hearing for the Land Use Plan voiced concern that non-student housing was incompatible with adjacent student activities.

Substantial investments in critical academic needs and infrastructure over the next five years in this main gateway area on and surrounding the 'Area Under Review' include a new aquatic centre, transit diesel bus facility, and open-air bookable space for student events.

On April 5, 2011 the Board of Governors approved a planning framework and principles for addressing the Gage South & Environs lands that include the Area Under Review. A working advisory group of stakeholders was established to help guide the work and develop viable concepts as a basis for community discussion. The Working Group includes representatives from the following key stakeholders: students (AMS and GSS), UBC Recreation and Athletics, TransLink, UNA, UEL representatives and other internal representatives from UBC departments.

Phase 1 of the planning process began in April 2011. This phase included extensive technical work conducted throughout the summer and fall, leading to development of four technically viable scenarios, each with different tradeoffs in need of further community discussion. The focus in this phase of work was on identifying the most effective layout for the pool, field and transit facilities as a priority, and then initiating preliminary dialogue on issues that might arise if non-market rental housing for faculty, staff and students were located in the Area Under Review within that surrounding context.

The 4 concepts were referred to a public consultation in November 2011, with a series of questions to help inform further planning work. No non-market rental housing for faculty, staff or students was yet proposed in Phase 1, but all 4 layout concepts were possible with or without such housing. Results of this consultation were reported to the Board in February 2012.

Discussion

Summary of Phase 2 of the Planning Process

Phase 2 of the planning process focused on

- refinement of the 4 concepts into one preferred layout for the academic facilities based on feedback from Phase 1, and
- preparation of a detailed technical compatibility assessment to inform follow-up discussion on adjacency concerns identified in Phase 1 regarding the potential introduction of non-market rental housing for faculty, staff and students in the Area Under Review.

The resulting draft plan layout for the academic facilities, plus the technical compatibility assessment information regarding potential adjacency issues with non-market rental housing for faculty, staff and students, was then forwarded to a second round of community consultation in February/March 2012.

Between consultation rounds in Phase 1 and Phase 2, staff also received and considered a proposal submitted by the 'Friends of the Aquatic Centre and MacInnes Field' to renovate and expand the existing aquatic centre rather than build a new facility. This proposal, represented a different 'renovate and expand' variation than those renovation options already considered in earlier feasibility work commissioned by staff in 2011/12 prior to concluding that a replacement facility was the optimal approach. This new variation was reviewed in detail by staff, with independent cost and consulting advice. Ultimately, a new facility is still recommended as the optimal approach from a program, function, cost, constructability and land-use efficiency perspective. The staff findings and response to the proposal are provided in Attachment 4 as part of the consideration memo.

Consultation Results

During the consultation period February 27 to March 7, the community was able to participate and complete a survey either on-line, or in person at an open house with staff and members of the Working Group in attendance to answer questions.

A detailed consultation summary report is on file with the Board Secretary. Highlights are provided below.

Significant public notification and stakeholder outreach was undertaken to encourage maximum awareness and participation in the consultation. Notification of the consultation period was provided to over 130,000 contacts through advertising, email, in-person meetings and outreach.

In response to the above efforts,

- the Gage South + Environs video posted to YouTube had over **200** views,
- the Gage South + Environs pages on the C+CP website received **230** unique page views, and
- **80** people attended the open house.

The consultation process received the following input:

- **836** questionnaires were submitted,
- **6** letters were received,

This is a substantial level of input compared to other consultation experiences on campus.

With respect to proposed draft plan for the academic facility layout (replacement aquatic centre, permanent diesel bus loop, and replacement MacInnes Field), most respondents did not identify any concerns.

With respect to the compatibility of non-market housing for faculty, staff and students in this area, the consultation input was mainly negative, with 45% of respondents showing disagreement with this potential use, the majority of which was strong disagreement. Of the number who responded to this particular question, 57% disagreed with this potential land use. The majority of respondents were undergraduate students.

In addition, a poll was conducted by Mustel and Company to provide additional information on community views with respect to the compatibility of affordable rental housing for faculty / staff / students in this area. 690 people were polled. The results of the poll indicate that 12% of students strongly supported non-market rental housing for faculty, staff and students in the Area Under Review, and 47% somewhat supported it.

While the top line results from the poll survey show more support for the non-market rental housing in this area than did the questionnaire, there are several qualifiers to be considered in interpreting these data, as follows:

- Graduate students are over-represented in the poll survey, compared to the campus' student demographics. Graduate students have been supportive of the non-market rental housing in this area, as long as they would be able to rent there as well, so the more supportive results in the student category of respondents is not surprising, but may also not represent the overall student perspective. This feedback is also consistent with input to date on the Housing Action Plan, which suggests graduate students desire more graduate-specific housing.
- The support in the random sample survey is moderate not strong support especially with students. This is important because the questionnaire results show that those who are opposed are very strongly opposed.
- In addition to the second round questionnaire results favouring academic designation only, there was also:
 - a 2000 signature petition in favour of academic designation (and thus opposed to non-student housing in this area), and
 - strong first round consultation questionnaire results opposed to the non-market rental for faculty, staff and students (about 45% ranked preserving this area as student-centric, with no non-market rental housing for faculty and staff as the most important statement about the future of this area).
- The number of student questionnaires returned in the second round of consultation (800) is far greater than the number of students in the random sample survey (155). While the latter is sufficient for statistical relevance, it is important to consider that 800 completed questionnaires, is a significant level of input compared to other consultation experiences on campus.

On balance, the predominant feedback emerging from both rounds of consultation, remains opposed to non-market rental housing for faculty, staff and students in the Area Under Review. This feedback has remained constant even in light of the detailed technical compatibility assessment and studies provided in the second round of consultations to inform consideration of potential adjacency conflict issues.

Final Plan for Gage South and Environs

The final concept plan for Gage South and Environs is provided in Attachment 2. Some refinement may occur as detailed design for specific facilities progresses. However, a considerable amount of technical analysis has been undertaken on the pool and transit facility to provide the technical and financial information needed for this process to advance. It is recommended that the Board approve the layout for the new aquatic centre, transit facility and replacement field/outdoor bookable space in general conformance with the concept plan in Attachment 2. This concept plan will be incorporated as a schedule to the Vancouver Campus Plan.

In addition, it is recommended that the northern part of the Gage South area be used for 12-month student housing only, with a preference for graduate students and post-doctoral fellows, to support the vibrancy and mixed-use objectives for this part of campus that are in the Land Use Plan and the Vancouver Campus Plan.

Consequential Amendments to the Land Use Plan

The recommended consequential amendments to the Land Use Plan are the designation of the current 'Area Under Review' to 'Academic' which will allow student housing, and the addition of a policy that clarifies, for greater certainty, the Board's ability to relocate approved floorspace allocations not achieved in neighbourhoods on campus to different parts of campus in the future. Achieving these floorspace allocations is essential to UBC's academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals.

The identification of different parts of campus to accommodate unrealized floorspace would require a Land Use Plan amendment in the future. The consultation process for such an amendment is established in the *Municipalities Enabling and Validating Act Part 10 – 2010* and the related Ministerial Order.

These consequential amendments should be referred to the same public hearing, which will be for April 25, 6pm. This is the last day of exams and the majority of students will be finished by 6pm. It is also before standard move-out day. Students can also submit letters to the Public Hearing during the notification period in advance of the Public Hearing.

The Ministerial Order sets out the process for the Public Hearing. For certainty, the same procedures will be followed as approved for the last public hearing (see the Board of Governors resolution approved September 17, 2010).

Working Group Comments

The Working Group unanimously supported the adoption of the final concept plan at its meeting March 8, 2012. The majority of the Working Group supported the other recommendations, with specific concerns from some members of the Working Group as follows:

- UNA and UEL representatives expressed concern that there would not be faculty and staff affordable rental housing accommodated in the Gage South 'Area Under Review'. The UNA representative noted the importance of the University Town vision as an integrated community and that the exclusion of faculty and staff in this area detracted from the achievement of the vision. The UEL representative noted that faculty/staff housing would be more compatible with the UEL housing across Wesbrook Mall.

- The Student Housing and Hospitality Services representative noted that the preference for graduate students would need to acknowledge the need to not have vacant units, and thus it may be necessary to include upper level undergraduate in this housing.
- The GSS representative noted that it would be preferable to have a location identified to which unrealized floorspace would be located. The UNA representative noted preference for a more general statement of potential locations. The AMS representative requested clarification that any new area of campus identified to accommodate the unallocated floorspace would have to have a consultation process. It was confirmed that the process to designate a new neighbourhood would be a Land Use Plan amendment and thus would be required to follow the consultation requirements in the *Municipalities Enabling and Validating Act Part 10 – 2010*.

Update on TransLink Discussions

TransLink has confirmed the feasibility of the recommended concept plan in Attachment 2 for their operations. TransLink has also agreed in principle to a cost sharing arrangement.

A Letter of Intent to this effect is to be signed in early March prior to the Board of Governors meeting in April. Subsequent definitive agreements will be negotiated to fully define the project funding, design and construction, and operations and maintenance commitments for both parties.

Next Steps

The academic and transit facilities may proceed to project development as the uses are consistent with the Academic designation that currently applies to the area occupied by these facilities. A small portion of the transit facility is within the ‘Area Under Review’ but with re-designation to ‘Academic’ it is a permitted use.

Assuming Board approval of the recommendations, the consequential Land Use Plan amendments will be referred to a Public Hearing on April 25 at 6pm. This is the last day of exams but before move-out day. Students would also be able to provide written submissions to the Public Hearing anytime during the advance notification period.

The public hearing will be governed by the provisions of the *Municipalities Enabling and Validating Act Part 10 – 2010* (MEVA) which include the delegation of the public hearing to the Public Hearing Committee provided for by Ministerial Order M229. The Board of Governors adopted Public Hearing Procedural Rules on November 9, 2010 to meet the requirements of the Ministerial Order. Also, the administrative tasks of M229 are carried out by the AVP Campus and Community Planning as per the Board’s resolutions of September 16, 2010.

The public hearing results and final amendments to the Land Use Plan will be reported to the June 2012 meeting. As stipulated in MEVA, Board approval of the amendments will be referred to the Minister of Community, Sport and Cultural Development for adoption, in consultation with the Minister of Advanced Education.

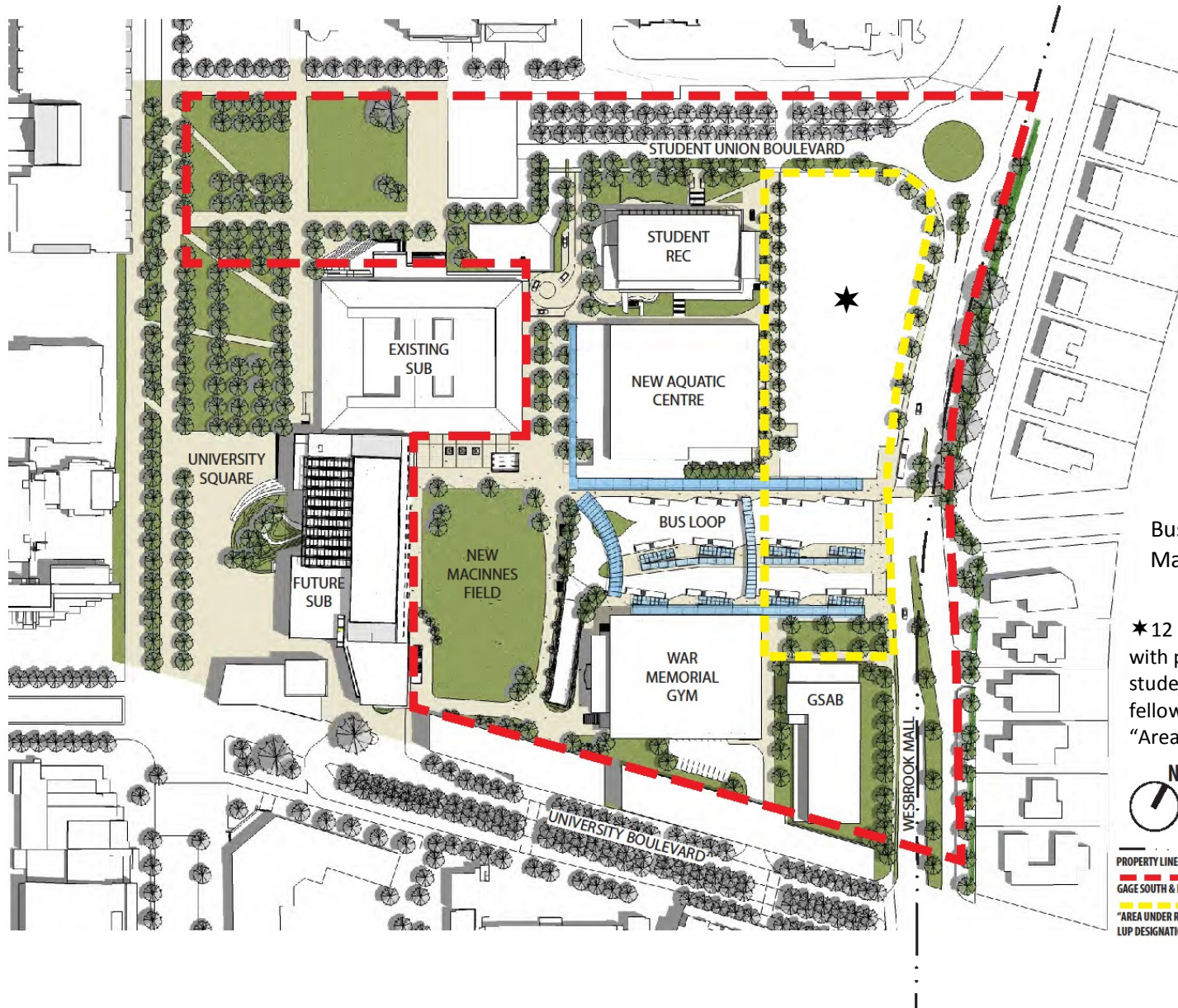
The concept plan for the academic and transit facilities and 12-month student housing will be incorporated as a schedule into the Vancouver Campus Plan, and the housing will also be reflected in the Housing Action Plan which is under preparation.

Attachments:

1. Board History
2. Final Concept Plan Gage South and Environs Academic and Transit Facilities
3. Proposed Amendments to the Land Use Plan
4. Consultation Summary Report and Consideration Memo of Public Input Received, including response to the Friends of the Aquatic Centre & MacInnes Field

Previous Board History

- Date of Meeting: February 2, 2012
Subject: Gage South “Area Under Review” & Environs Planning Process
Board Action: Information Update
- Date of Meeting: September 27, 2011
Subject: Gage South “Area Under Review” & Environs Planning Program
Board Action: Information Update
- Date of Meeting: April 5, 2011
Subject: Gage South “Area Under Review” & Environs Planning Program
Board Action: Resolutions (Excerpts):
BE IT RESOLVED that the Board of Governors hereby approves as circulated the planning program and principles for the Gage South “Area Under Review” and adjacent academic environs.
- Date of Meeting: January 13, 2011
Subject: UBC Land Use Plan Amendments Next Steps
Board Action: Resolution:
BE IT RESOLVED that the Board of Governors, subject to adoption of the Land Use Plan Amendments by the Minister of Community Sport and Cultural Development, hereby directs staff to:
a) Report back with a planning framework for the Gage South “Area Under Review” including project scope, principles, process and timeline, noting that the planning for academic facilities and lands adjacent to the “Area Under Review” but related to this process, may proceed in advance of the Minister’s adoption.
- Date of Meeting: November 9, 2010
Subject: Public Hearing Procedural Rules
Board Action: The Board of Governors adopted the *Public Hearing Procedural Rules* in compliance with Ministerial M229 (August 18, 2010).
- Date of Meeting: September 16, 2010
Subject: Land Use Legislation (MEVA) Update
Board Action: The Board of Governors directed the Associate Vice President, Campus and Community Planning to ensure that the administrative tasks identified in the Order (sections 4, 6, 8, 11, 12, 13, 14, 15 and 16) are carried out and approved the establishment a committee to hold the public hearing, pursuant to section 9 of the Order.



Bus parking is under MacInnes Field.

★ 12 month student housing with preference for graduate students and post doctoral fellows in northern part of the "Area Under Review".



- PROPERTY LINE
- GAGE SOUTH & E1
- AREA UNDER REVIEW DESIGNATION

Proposed Land Use Plan Amendments:

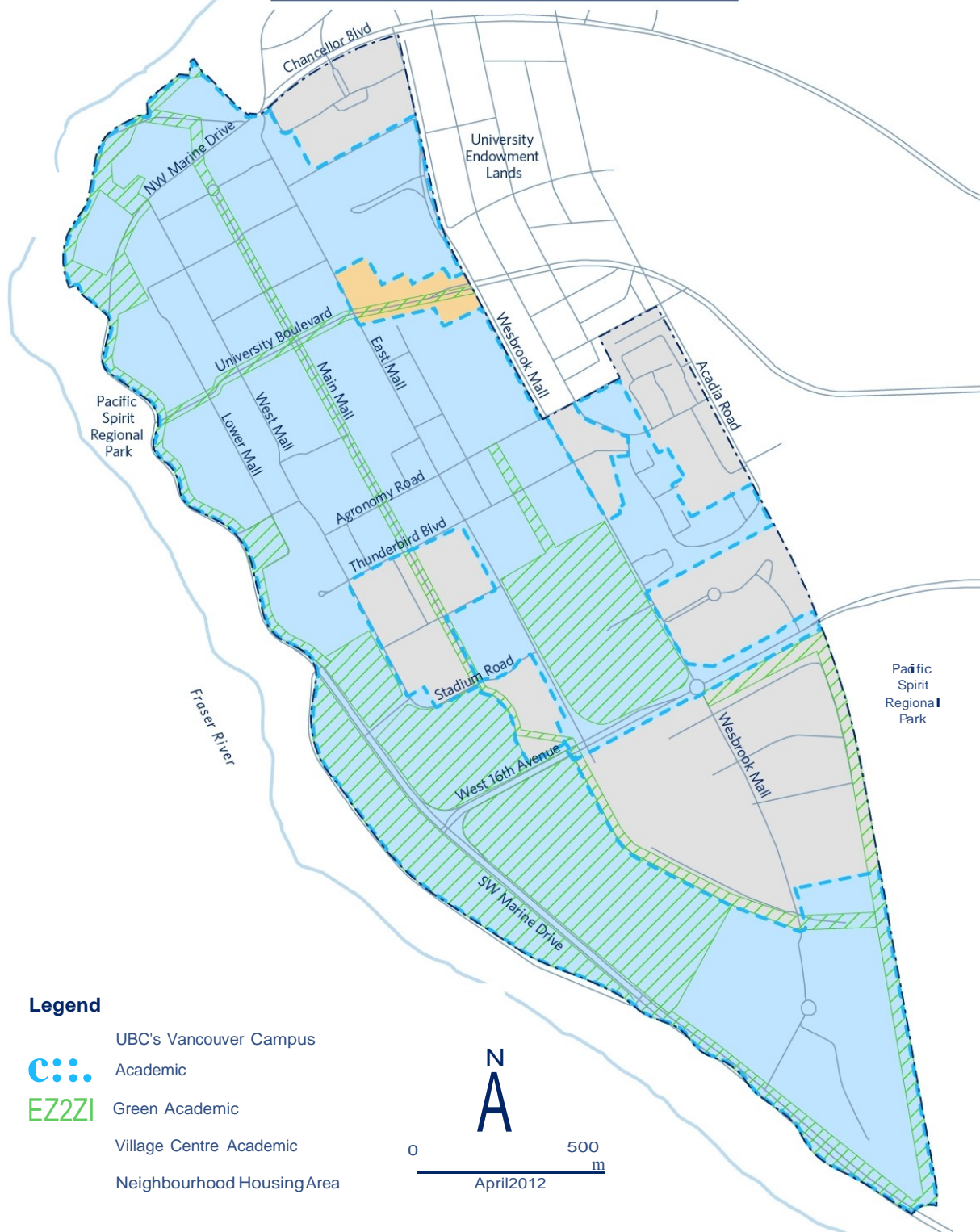
1. Re-designate, and adjust labeling for the “Area Under Review” on maps Schedules A, B, and C of the Land Use Plan, to reflect “Academic” use. Adjusted maps shown attached.
2. Delete Section 4.1.7 Area Under Review.
3. Insert the following new wording after Section 5.1.3:

“Section 5.1.4 Neighbourhood Distribution

“The UBC Board of Governors adopted residential floor space allocations for neighbourhoods on campus to ensure a future population that would support a sustainable community and to transfer the floor space that would have been accommodated on the UBC Farm and other areas to new neighbourhoods (see Land Use Plan Next Steps: Neighbourhood Distribution Report, April 2011 to Board of Governors). Achieving these floor space allocations is essential to UBC’s academic mission, student housing goals, faculty and staff housing goals, endowment value and sustainable community goals. All residential floor space not achieved in these neighbourhoods will be located to different parts of campus in future.”

(Note: Legal review of specific wording pending.)

SCHEDULE A- LAND USE PLAN



SCHEDULE B- ACCESS ROADS AND TRANSIT



Attachment 4

Consultation Summary Report and Consideration Memo of Public Input Received, including response to the Friends of the Aquatic Centre & MacInnes Field (separate attachment)

University of British Columbia

Gage South + Environs

CONSULTATION SUMMARY REPORT (PHASE 2)

AND

CONSIDERATION MEMORANDUM OF PUBLIC CONSULTATION (PHASE 1 & 2)

Campus and Community Planning
March 20, 2012

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1.0 PURPOSE AND STRUCTURE

This report includes a summary report of feedback received during Phase 2 of the Gage South + Environs public consultation process, as well as a consideration memorandum of public input received in Phases 1 and 2 of the consultation process. Background information on the Gage South + Environs planning process, information on the Gage South + Environs Working Group, consultation process, public and stakeholder engagement and notification as well as detailed results of Phase 2 public consultations are presented in sections that follow.

This report has the following structure:

PART A: Phase 2 Consultation Summary Report

- The first section, **Background**, provides a brief description of the impetus behind exploring different land uses for the Gage South + Environs and the efforts put into developing the proposed layout concept,
- The section following, **Gage South + Environs Working Group**, summarizes the role of the Gage South + Environs Working Group throughout the process.
- The **Summary of Consultation and Outreach Engagement Process** section provides a description of outreach initiatives and the public consultation process (Phase 2)
- The **Outreach and Engagement Strategies** section includes detailed information on the outreach and engagement strategies used to encourage participation in Phases 2 of the public consultation process

PART B: Consideration Memorandum of Public Input Received (Phase 1 and 2)

- The **Consideration Memorandum of Public Input Received** sections provides a detailed analysis and responses to concerns expressed during Phases 1 and 2 of the consultation process.

APPENDICES:

- The **Appendix A** section provides detailed analysis from feedback received during public meetings and online and written submissions in Phase 1.
- The public open house display boards from Phase 2 and the list of stakeholders who received the communications e-toolkit is provided for reference in **Appendix B**.
- The UBC response to the 'Renovate and Expand' proposal for the UBC Aquatic Centre is included in **Appendix C**.
- The detailed results from the public opinion polling are available in **Appendix D**.

PART A: CONSULTATION SUMMARY REPORT (PHASE 2)

2.0 BACKGROUND

UBC is committed to building a model university community that is vibrant, livable and sustainable, and which supports and advances our academic mission. UBC's *Land Use Plan* sets out the vision and direction for the development of UBC campus based on the principles of sustainable community development and smart growth. An excerpt from the *Land Use Plan* states:

Through future planning initiatives associated with this Land Use Plan, a special university community will evolve through innovation, renewal, and quest for excellence based on experimentation and demonstration. It will be a diverse and stimulating place for living, working and learning in harmony with the environment (page 6, Section 3.1).

During the UBC *Land Use Plan* amendment process in early 2010, students expressed concern over future land use for the former Gage South Neighbourhood area as non-market rental housing for faculty, staff, and students. In response, UBC recognized the request to revisit the area's future land use in an updated context and categorized it as an 'Area Under Review'.

2.1 The 'Study Area'

The 'Study Area', adjacent to the main gateway to the campus, will be home to significant investments over the next five years. The larger area includes the existing aquatic centre, the temporary diesel bus loop, MacInnes Field, SUB Plaza north, War Memorial Gym, the General Services Administration Building (GSAB), and the Gage South 'Area Under Review'.

Within the 'Study Area', various academic program demands need to be considered and balanced. In addition to the 'Area Under Review,' the larger study area includes:

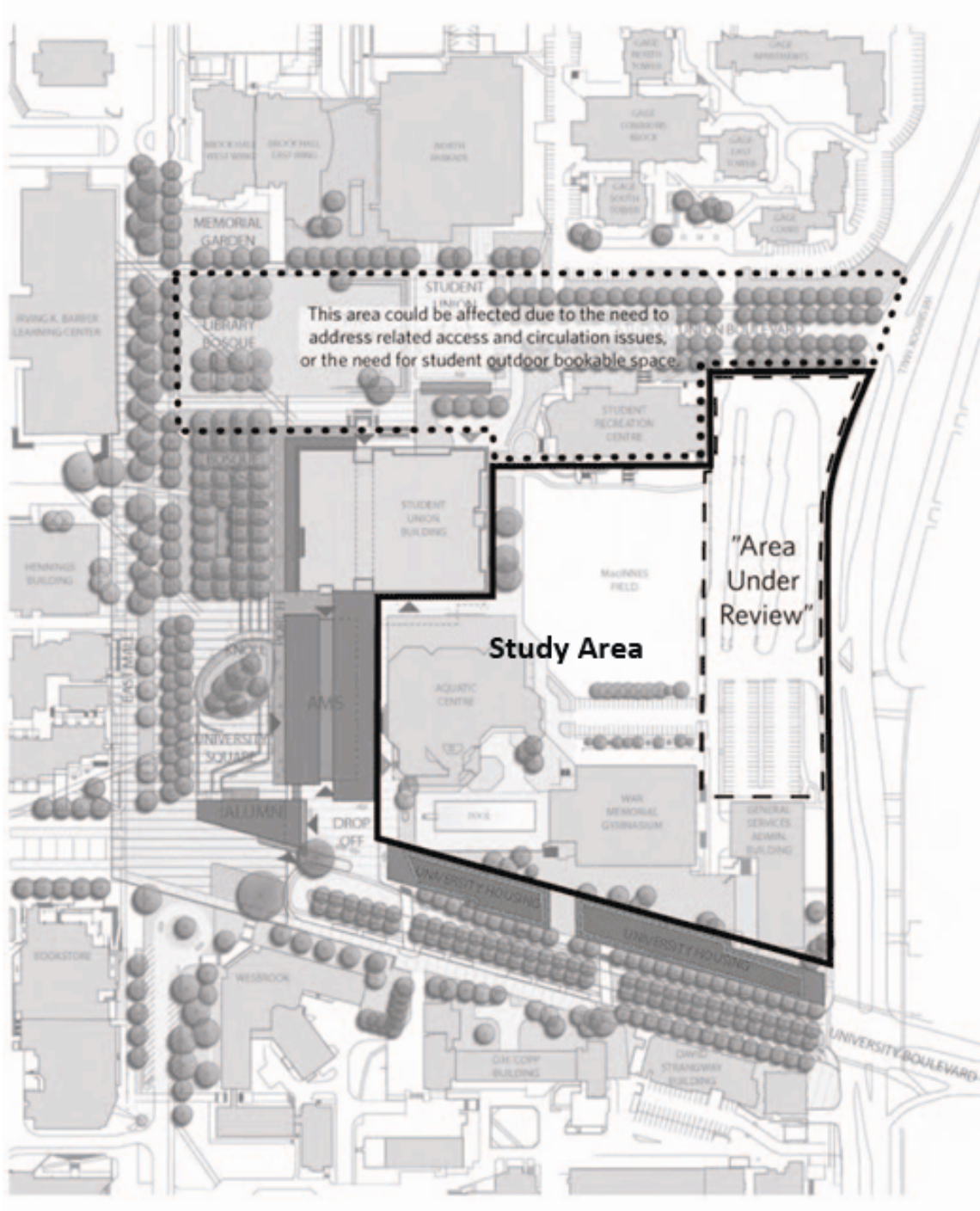
- A new aquatic centre
- A transit diesel bus facility
- An open air bookable recreational space for student events (like MacInnes Field)

In addition, this process considered the inclusion of non-market rental housing for faculty, staff, and students in the 'Area Under Review'.

2.2 The 'Area Under Review'

During the UBC *Land Use Plan* amendment process in 2010, students expressed concern over future land use for the former Gage South Neighbourhood area as non-market rental housing for faculty, staff, and students. In response, UBC recognized the request to revisit the area's future land use in an updated context and re-designated it as an 'Area Under Review', until further planning could be undertaken.

Prior to resolving how the Gage South 'Area Under Review' will be used, UBC needed to consider the uses of the academic lands adjacent to this area. As such, UBC undertook a comprehensive technical review and consultation process for a larger 'Study Area'.



2.3 Principles to Guide the Gage South + Environs Area Planning Process

In early 2011, UBC's Board of Governors adopted the following principles to guide the planning process for the Gage South + Environs area:

Academic Mission

UBC's academic mission is the university's core business. As one of the world's leading universities, fostering an exceptional learning and research environment is at the heart of UBC's campus planning.

Socially Vibrant and High Functioning People Place

This area will be an arrival point for the majority of travelers to the university, and will also be a magnet for the university and broader community due to the high quality recreational facilities. Ensuring that the positive energy of the activities in the buildings spills into the public realm will be vital to success in place-making. Land uses, facility designs and activities that 'deaden' or discourage people from coming to or moving through this area will be avoided. This area will welcome and facilitate mingling and engagement by students, faculty, staff, alumni, residents, and visitors. The types and layout of uses should support a vibrant campus core that is lively year round, day and night, and weekends.

Connected to University Square and University Boulevard

The proximity to University Square and University Boulevard will add extra energy and context to this part of campus. Building programs will complement, not compete, with uses on U Square and U Blvd. Connections to U Square and U Blvd will encourage facility users to experience more of the campus.

Academic-Recreational Facilities

The athletic facilities and outdoor recreational student space are key elements to community engagement on campus, and the health and vibrancy of the area. The layout and design of connections and interface between these facilities, the public realm and the transit facility must encourage easy movement and access.

Integrated Transit Planning and Design

Creation of a successful central arrival experience at UBC will require a strong and synergistic integration of the transit station with surrounding academic facilities, public realm, and pedestrian circulation patterns. Early identification and consideration of transit facility needs at the precinct planning level as well as the site specific design level, is vital to achieving this result.

21st Century Facilities and Infrastructure

Athletic and recreation facilities in this area will provide a strong suite of opportunities for participating in healthy lifestyle activities, and to experience and support varsity teams and competitive sports activities. The facilities will successfully address university and community needs. This core set of facilities will be complemented by outdoor social spaces that provide opportunities for casual and more formalized sport and social activities. In addition, sophisticated transit and servicing upgrades will serve the heavy future demands of this key gateway arrival point and transit centre on campus. Cycling infrastructure should also be taken into account in this area.

Welcoming, Playful Public Realm Design

The public realm will need to provide a sense of arrival to campus, and prioritize pedestrian flows. The public realm will reinforce the more relaxed, playful character that results from the dominance of recreational facilities. Connectedness among the various facilities is vital.

Legibility and Comfort

The legibility and comfort of the area for people arriving there or passing through is very important to this central arrival and departure location. The legibility of the architecture and landscape, the wayfinding cues, landmarks, visible icons and even the grade normalization between buildings and throughout the public realm, must combine to create a comfortable, convenient and confident experience of arriving at, lingering in, and transitioning into the rest of, the UBC campus.

Neighbourliness

Careful design and interface considerations must be addressed to ensure the appropriate interface between this active core area and its neighbours including the student residences on Student Union Boulevard, the UEL, particularly along Wesbrook, and surrounding academic uses including the Student Union Building.

Safety

The area must be attractive, safe and well-lit to support people coming and going to public events, activities, and using central transit services at all times of the day and evening. Weather protection is critical, as is great signage and wayfinding.

Sustainability & Smart Growth Principles

All planning and design must reflect smart growth principles to support the reduction of greenhouse gases and the increased quality of campus life. These principles include the priority on compact efficient land use, walkable and livable pedestrian spaces and public realm, supporting enhanced transit services, and taking advantage of proximity to the growing range of shops and services planned for the adjacent Student Union Building and University Boulevard.

3.0 GAGE SOUTH + ENVIRONS WORKING GROUP

The Gage South + Environs Working Group has been working collaboratively throughout the planning process to address the land use demands in the 'Study Area'. The Working Group includes representatives from the following key stakeholders:

- Students (graduate and undergraduate)
- UBC Athletics and Recreation
- TransLink
- University Neighbourhoods Association (UNA)
- University Endowment Lands (UEL), and
- Other internal representatives from UBC departments.

The Working Group members have been assisting in the development of a plan for the area since the outset by providing feedback on the scope, principles and consultation process, as well as collaborative review and critique of draft plan content. With the help of engineering and architectural reviews along

the way, the Working Group has been asked to explore complex ideas and technical planning content, such as:

- Site and basic design elements of the aquatic centre
- Site and basic design elements of the diesel bus loop (grades, ramps)
- Access and circulation
- Other matters, including open air bookable recreational space for events (i.e. MacInnes Field) and land use for the Gage South 'Area Under Review'.

Throughout the iterative planning process, the Working Group has provided feedback on layout options and discussed their preferences and concerns. They have also discussed the implications of incorporating non-market rental housing for faculty, staff and students within the 'Area Under Review'. These discussions have included an exploration of the issues and challenges of both including and not including housing in the area.

The Working Group met on the following dates to discuss land uses for the Gage South + Environs area:

- February 3, 2011
- May 12, 2011
- August 25, 2011
- September 15, 2011
- October 6, 2011
- October 20, 2011
- November 3, 2011
- December 15, 2011
- February 9, 2012
- February 17, 2012
- February 23, 2012

The Working Group is committed to transparency; all meeting notes are available on the Campus and Community Planning website: www.planning.ubc.ca/gagesouth.

4.0 SUMMARY OF CONSULTATION AND OUTREACH ENGAGEMENT PROCESS

4.1 Consultation Timeline

The Gage South + Environs public consultation process includes multiple opportunities for community and stakeholder input. This includes the technical and design work completed by the Gage South + Environs Working Group (see Section 3.0 above).

- November 15-29th, 2011 – Phase 1 Public Consultation (complete)
- February 27th – March 7th, 2012 – Phase 2 Public Consultation (complete)
- April, 2012 – Phase 3 Public Hearing (tentative timeframe – exact date and month to be determined by the UBC Board of Governors)

4.2 Phase 2 Public Consultation

The purpose of Phase 2 was to present one proposed layout for the new UBC Aquatic Centre, the permanent diesel bus loop, and open air bookable recreational space (MacInnes Field) within the larger 'Study Area' for final comment. This layout was developed based on university community preferences from Phase 1 consultation and technical considerations.

Phase 2 also allowed for continued discussion of possibly placing non-market rental housing for faculty, staff and students in the 'Area Under Review'. Further technical information and a compatibility review was undertaken to address feedback and concerns identified in Phase 1 and in Phase 2 no decision had yet been made on placing non-market rental housing for faculty, staff and students within the Gage South 'Area Under Review'.

The second phase of the Gage South + Environs public consultation took place from February 27th to March 7th, 2012. In Phase 2, participation was as follows:

- 836 questionnaires were submitted
- 7 letter submissions were received
- 80 people attended the Public Open House on March 1st

4.2.1 Notification

Notification of Phase 2 was provided to **over 145,000** contacts about the opportunities to provide feedback through the following print advertisements and online distribution channels:

- The Vancouver Courier (west side edition) on February 17th and February 24th (Circulation, 2 x 49,000)
- The Ubyyssey on February 16th and February 27th (Circulation, 2 x 12,000)
- Campus Resident on February 20th (Circulation, 10,000)
- UNA E-Newsletter on February 16th, 23rd and March 1st (Circulation, 3 x 1,500)
- UEL Distribution on February 27th (200 flyers to single family homes in area A of the UEL)
- C+CP e-newsletter February 15th (Circulation, 1,500)
- 243 views of the updated Gage South YouTube video
- 5,149 Twitter and Facebook users reached ('Gage South Consultation' and 'Gage South Survey')
- 230 unique page views to /gagesouth

4.2.2 Stakeholder Outreach

Stakeholder outreach initiatives to promote public consultation in Phase 2 included:

- Distributing 173 communications e-toolkits to campus stakeholders. The e-toolkits were sent to Student Services, SHHS, Athletics and Recreation, UBC faculties, alumni and faculty emeriti, UBC unions and student clubs. The toolkit included web copy, Twitter update copy, a link to the YouTube video and a link to the Gage South portion of C+CP's website.

A full list of stakeholders who received a copy of the communications e-toolkit is included in Appendix B.

4.2.3 Proposal to Renovate and Expand UBC’s Aquatic Centre

In Phase 1, a letter submission on behalf of the Friends of the UBC Aquatic Centre and MacInnes Field was received requesting that UBC re-visit the proposal to ‘renovate and expand’ the existing UBC Aquatic Centre. After the conclusion of the Phase 1 consultation process and before Phase 2 began, UBC received a more detailed ‘renovate and expand’ proposal from the Friends. UBC staff met several times with the Friends of the UBC Aquatic Centre and MacInnes Field to discuss and review their evolving ideas. Subsequent plans were also sent to an independent quantity surveyor for review.

The subsequent evaluation of the ‘renovate and expand’ option concluded that the preferred approach was to ‘build new’.

For additional detail on the analysis of this proposal, see Appendix C.

4.3 Phase 2 Detailed Feedback

Phase 2 of the Gage South + Environs public consultation took place between February 27th and March 7th. One public open house was held on March 1st from 4:00-6:30pm at the Ponderosa Centre. Twenty-three display boards presented background information on the planning process, the proposed layout of institutional elements (diesel bus loop, MacInnes Field and the new UBC Aquatic Centre), the results of the compatibility analysis and the possible changes to the *Land Use Plan* designation if non-market rental housing for faculty, staff and students were introduced in the ‘Area Under Review’. Where applicable, display boards included feedback received in Phase 1 and how that feedback was incorporated into the Phase 2 proposed layout. A total of **80 people** attended the public open house. A copy of the display boards is available in Appendix B.

As part of the online consultation, the Campus and Community Planning (C+CP) website provided the same information as was available at the public open house. The information was posted on February 27th and the public was invited to take the online questionnaire until March 7th. Accessed through the Gage South + Environs section of the C+CP website, the online questionnaire included the same set and order of questions to the feedback form distributed at the public open house.

In total, there were **836 questionnaires submitted** during Phase 2 public consultation.

Below is the detailed feedback received in the 7 questions in the questionnaire. Note that only comments with ten or more occurrences (over 5%) are represented in the tables below. All data presented below is calculated out of the total number of questionnaires that were taken (836).

Question 1: Do you have further comments about the proposed layout of the academic elements (the new aquatic centre, MacInnes Field, and/or the diesel bus loop and bus parking?)

Response:

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South ‘Area Under Review’	73	9%

Gage South should remain a student-centric part of campus	56	7%
Support for the proposed layout of institutional elements (i.e. aquatic centre, diesel bus loop and parking, and MacInnes Field)	50	6%
Concerns about a reduction to the size of institutional elements in the Gage South + Environs area (MacInnes Field, the aquatic centre, or the diesel bus loop)	40	5%

Question 2: The compatibility analysis examined the interface between non-market rental housing for faculty, staff and students and adjacent uses in Gage South + Environs area? Do you have any comments about the compatibility analysis?

Response:

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	73	9%
Concerns that non-market rental housing is incompatible in the Gage South 'Area Under Review' because of noise conflict	44	5%
Gage South should remain a student-centric part of campus	38	5%

Question 3: If non-market housing for faculty, staff and students were to go in Gage South 'Area under review', would you support establishing a panel made up of the VP Finance, Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to resolve conflicts between renters and other activities in the area?

Response:

Responses	No of Responses	Percentages
Yes	520	62%
No	242	29%

This would be in addition to mechanisms such as clauses in rental agreements that note the types of activities expected to occur in the area and the associated noise. If you do not support establishing this panel, what other mechanism would you suggest to resolve noise conflicts?

Responses	No of References	Percentages
Opposition to building housing in the Gage South 'Area Under Review'	63	8%
Support for introducing a noise clause in	42	5%

rental agreements		
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Question 4: Given the information presented about compatibility, noise, mitigation strategies (including a panel for resolving conflicts about noise) and the benefits of non-market housing for faculty, staff and students to the area. Do you support placing non-market rental housing for faculty, staff and students in Gage South 'Area Under Review'?

Response:

Responses	No of Responses	Percentages
Strongly Support	91	11%
Support	119	14%
Neutral	77	9%
Object	102	12%
Strongly Object	278	33%

If you object, please state why.

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	51	6%
Gage South should remain a student-centric part of campus	39	5%

Question 5: If you object to placing non-market rental housing for faculty, staff and students in Gage South 'Area Under Review', would you support transferring it to the lands adjacent to Acadia East, even if it results in reduced amount of student family housing in this area?

Please note: the responses to this question were calculated over 836 because 564 respondents answered Question 5, whereas 379 of the respondents who answered Question 4 objected or strongly objected to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'.

Response:

Responses	No of Responses	Percentages
Strongly Support	44	5%
Support	135	16%
Neutral	186	22%
Object	69	8%
Strongly Object	130	16%

Question 6: If you object to transferring the non-market rental housing for faculty, staff and students from the Gage South 'Area Under Review' to Acadia, please provide suggestions on where else on campus you would transfer this housing.

Please note: the responses to this question were calculated over 836 because not all respondents objected or strongly objected to Question 5.

- No common themes emerged more than 38 times (or 5%) in responses to this open-ended question.

Question 7: Do you have any other comments?

Responses	No of References	Percentages
Opposition to placing non-student housing in the Gage South 'Area Under Review'	40	5%

4.4 Phase 2 Participant Demographics

The following represents information gathered only in the consultation questionnaires. Note that respondents were only required to identify where they live (UBC, UEL, City of Vancouver or other municipality) and how they are affiliated with UBC in order to complete the online questionnaire and were not required to provide their age and gender.

There are some differences between the questionnaire respondent demographics and the overall demographics of the affected community. Questionnaire respondents had more students, were younger, and more people living on campus than the overall demographics of the campus community and affected populations in the area (which includes students, staff, faculty, university residents, other employees such as those working at TRIUMF and UBC Hospital, and UEL residents).

Question 1.

Where do you live?

Location	Percentage
UBC	37% (307)
UEL	3% (23)
City of Vancouver	32% (264)
Other Municipality	17% (142)

Question 2.

We understand that many people are on campus for a variety of reasons (e.g. work, study etc). What is your primary reason for coming to campus?

Affiliation	Percentage
Undergraduate Student	76% (635)
Graduate Student	16% (135)
Faculty	0% (8)
Staff	3% (21)

Non-UBC Employee	0% (3)
UEL Resident	1% (5)
Recreational Visitor	1% (7)
Cultural Visitor	0% (1)
On-Campus Resident	1% (6)
Other (e.g. ACCESS mature student, national swim team member)	2% (13)

Question 3.

Please specify your gender:

Gender	Percentage
Female	57% (475)
Male	42% (348)
Other	1% (8)

Question 4.

Please indicate your age:

Age category	Percentage
Under 18	1% (5)
18-22	61% (512)
23-29	23% (189)
30-39	8% (71)
40-54	4% (36)
55+	3% (22)

4.5 Phase 2 Letter Submissions

Seven letter submissions were received during the public consultation period. Six of the letter submissions were regarding the proposed new UBC Aquatic Centre (3 from stakeholders and 3 from individuals and the seventh was from a campus stakeholder regarding the proposed non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'.

Stakeholder letter submissions included:

- The BC Summer Swimming Association submitted a letter expressing concern that the proposed spectator seating area for the new UBC Aquatic Centre would not be sufficient to accommodate large meets or Provincial championships (some of which require seating for over 500).
- The Vancouver Pacific Wave Synchronized Swimming Club submitted one letter expressing concern that the proposed spectator seating area for the new UBC Aquatic Centre would not be sufficient for large meets and championships (missing the opportunity for increasing revenue and the profile of the sport). They also noted that Olympic and World Championship standards mandate a slightly larger dive tank than is planned for the new facility.

- The Friends of the UBC Aquatic Centre and MacInnes Field submitted a detailed list of questions regarding the proposal to build a new UBC Aquatic Centre.
- A letter from the UBC Residence Hall Association was in opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' because of its effect on student life in the area and potential compatibility issues. They also state that any future housing placed in the area should be affordable student housing. The Residence Hall Association did note that they support the proposed new diesel bus loop.

4.6 Public Opinion Polling

Phase 2 also included public opinion polling of three university samples (students, faculty and staff) and two general population samples (residents of the on-campus neighbourhoods and residents of the University Endowment Lands). Between March 1 and 11th, 2012, Mustel Group, an independent, professional opinion and market research firm, conducted a total of 690 telephone interviews, with:

- 155 students
- 151 faculty
- 150 staff
- 150 campus neighbourhood residents
- 84 University Endowment Lands (UEL) residents

The purpose of the polling was to ask respondents what their level of support was for building non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review', as well as test several proposed measures that would mitigate compatibility concerns, such as noise. UEL residents (as an affected area adjacent to Gage South + Environs) were further asked their opinion regarding the new diesel bus loop and proposed new Aquatic Centre that are planned for the area.

The polling revealed the following:

- Based on anything they may have seen or heard, 57% of respondents expressed support for building non-market rental housing for faculty, staff and students in the Gage South + Environs area.
- When looking at the student sample, 10% of students strongly supported non-market rental housing for faculty, staff and students in the Area Under Review, and 48% somewhat supported it.
- Each of the four measures described to respondents, designed to address concerns regarding noise conflict, were found to increase the likelihood of support for building the rental housing among the majority of respondents.
- If plans changed with regards to the Gage South + Environs area, opinion is divided over the proposal to shift the housing density to the Acadia neighbourhood, with 42% in support and 45% opposed.
- Among those opposed to shifting the housing density to the Acadia neighbourhood, no clearly favoured alternative location is identified. Overall, about half of all UEL residents make use of the temporary diesel bus loop once a month or more, with about one-third using the Aquatic Centre often. The large majority of residents of the UEL feel that upgrades to these facilities would have no impact upon them (91%).
- Having heard various suggested measures for addressing noise concerns, possible alternative sites and the effects of not building anything, overall support for building non-market rental

housing for faculty, staff and students in the Gage South + Environs area increases from 57% to 63%.

For more detailed polling results, please see Appendix D.

PART B: CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASES 1 & 2)

UBC committed to producing a *Consideration Memorandum of Consultation Input*, demonstrating how input gathered through various public consultation events (in-person and online) are considered in order to develop a plan for the Gage South + Environs area. The production of a *Consideration Memorandum of Consultation* exceeds best practice in land use planning consultation processes.

The Gage South + Environs public consultation process has included multiple opportunities for community and stakeholder input over two distinct phases. Notification of Phase 1 and Phase 2 of public consultation was provided to **over 215,000 contacts** in the campus community through print advertising, email, e-newsletters, video, in-person meetings, social media and outreach efforts.

This section provides a detailed account of each phase of the consultation process including engagement strategies, public notification and attendee demographics. A detailed analysis of the feedback received in each phase is found in Sections 5.0 and 6.0.

5.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASE 1)

5.1 Summary of Phase 1 Public Consultation

The first phase of Gage South + Environs public consultation took place between November 15th and 29th, 2011. This phase included two public workshops on November 24th and an online questionnaire. This initial consultation presented four possible layout concepts of how the elements within the Gage South + Environs 'Study Area' could be laid out and gathered feedback on trade-offs and preferences on elements in each concept and across concepts. These layouts were recommended by the Gage South + Environs Working Group and were developed through a collaborative process.

An engagement strategy to promote this phase of public consultation was designed to identify key stakeholders and to establish the most effective avenues to (a) deliver the information about the consultation to a broad audience and (b) provide communication tools to assist with information distribution to their networks. Key stakeholders include students, faculty, staff, unions, residents, alumni, UEL residents, and area businesses.

Notification of Phase 1 of the consultation process was provided to **nearly 70,000** contacts through the following print advertisements and online distribution channels:

- The Ubyyssey on November 14th (Circulation, 12,000)
- The Vancouver Courier on November 16th (Circulation, 45,000)
- C+CP e-newsletter and Gage South-specific email to C+CP email distribution list on November 18th (Circulation, 1,500 x 2)
- UNA e-newsletter on November 10th, 17th and 24th (Circulation, 1,500 x 3)
- UEL newsletter on November 3rd and poster delivered to residences (Circulation, 1593 residences)

- C+CP website events calendar
- C + CP website hits to /gagesouth (over 370 unique page views)
- C+CP Twitter and Facebook pages (reaching over 1,900 contacts)
- an informational Gage South & Environs video posted to YouTube with over 1,200 views. The video was also featured on the front page of ubc.ca.

Stakeholder outreach initiatives to promote public consultation included:

- 165 communications e-toolkits were sent to Student Services, SHHS, Athletics and Recreation, UBC faculties, alumni and faculty emeriti, UBC unions and student clubs. The toolkit included web copy, Twitter update copy, a link to the YouTube video and a link to the Gage South portion of C+CP's website.
- 15 one-on-one stakeholder engagement meetings with various groups (e.g. undergraduate societies, emeriti, Unions, and SHHS)
- Residence hall information booths set up in the Totem, Vanier and Gage areas
- 36 campus businesses were notified of the consultation and provided notices to post
- The AMS distributed 1,000 flyers

As a result of the above notification and outreach, participation in Phase 1 was as follows:

- 215 questionnaires were submitted
- 41 letter submissions were received
- 1 petition on behalf of 2,159 members of the campus community was received
- A combined total of 45 people attended the workshops held on November 24th

An interim public consultation report on the feedback received in Phase 1 was compiled and posted to the Campus and Community Planning website. The detailed feedback results from Phase 1 are available in Appendix A.

5.2 Consideration Memorandum of Public Input Received (Phase 1 Table)

This section provides a detailed analysis and consideration of various concerns and issues identified during Phase 1 (November 2011) of the Gage South + Environs consultation process. Feedback from Phase 2 (February-March 2012) is addressed in Section 6.0. The concerns expressed below are based on questionnaires submitted online or at the public workshops held on November 24th.

The tables below summarize ideas and concerns raised in Phase 1, how those were incorporated into the proposal presented in Phase 2, or if they were not, why they were not addressed.

Section 5.2.1 presents feedback from the 215 questionnaires received in Phase 1. The detailed feedback is based on the 18 questions in the questionnaire and responses to open-ended questions that received ten or more occurrences (over 5%) are included in the tables below.

Section 5.2.2 presents the feedback received in the 41 letter submissions.

5.2.1 Response to Phase 1 Questionnaire Feedback

A copy of the proposed layout from Phase 2 is provided for reference in Appendix B. This layout is referenced throughout the ‘Response’ column in the table below.

Issue	Phase 1: Feedback	Response
Diesel Bus Loop		
Below-ground bus parking and layover area	<p>Feedback indicated strong support for a below-ground bus parking and layover area</p> <ul style="list-style-type: none"> • 158 respondents preferred below ground bus parking • 31 preferred above ground • 24 had no preference 	The bus parking and layover in the proposed draft plan for Phase 2 consultation is located underground.
North-south or east-west orientation of the bus loop	<p>Equal levels of support for either a north-south or east-west orientation of the above ground pick-up drop-off portion of the diesel bus facility</p> <ul style="list-style-type: none"> • 86 respondents prefer north-south • 87 respondents prefer east-west • 39 respondents had no preference 	While support for both orientations was equal, the east-west bus loop orientation is superior from a technical feasibility, cost and phasing perspective. In addition, pedestrian safety is significantly better in the east-west alignment, and proximity of the facilities to the campus core is better. The east-west orientation was therefore carried forward in the proposed draft plan for Phase 2 consultation.
Bus bays external to the main bus loop on either Student Union Boulevard or Wesbrook Mall	<p>The most common response indicated no preference regarding an external bay to the main loop. A lower but significant number did not support an external bay and those who support an external bay prefer it be located on Wesbrook Mall, rather than Student Union Boulevard.</p> <ul style="list-style-type: none"> • 75 respondents had no preference • 56 did not support an external bay • 42 supported an external bay on Wesbrook mall • 24 supported an external bay on either Wesbrook Mall or Student Union 	The proposed draft plan for Phase 2 consultation includes one drop-off bay on Wesbrook Mall.

	Boulevard	
Bus loop entrance location	<p>Feedback results showed preference expressed for a bus loop entrance from Wesbrook Mall.</p> <ul style="list-style-type: none"> • 111 respondents preferred the entrance from Wesbrook Mall • 56 had no preference • 41 preferred the entrance from Student Union Boulevard 	The bus loop entrance in the proposed draft plan for Phase 2 consultation is located from Wesbrook Mall.
Aquatic Centre		
Aquatic Centre location	<p>Preference was expressed for placing the new Aquatic Centre closer to the centre of campus than the alternative along Wesbrook Mall.</p> <ul style="list-style-type: none"> • 103 respondents preferred the Aquatic Centre closer to the centre of campus • 54 had no preference • 42 preferred the Aquatic Centre located on the edge of campus along Wesbrook Mall 	The new Aquatic Centre in the proposed draft plan for Phase 2 consultation is located closer to the centre of campus than it is to Wesbrook Mall.
Adequacy of pedestrian access between the potential location of the new Aquatic Centre on what is now MacInnes Field, and the War Memorial Gym and the Student Recreation Centre, if there was an east-west oriented bus loop	<ul style="list-style-type: none"> • 121 respondents answered 'yes' when asked if there was sufficient pedestrian access in the concept drawings showing an east-west bus loop orientation. • 76 answered 'no' when asked if there was sufficient pedestrian access shown in the east-west orientation scenarios. 	There are 3 pedestrian crossings of the east-west bus loop in the proposed draft plan for Phase 2 consultation, which is consistent with the number illustrated in Phase 1. The potential for additional pedestrian crossings may be explored in detailed design but must be balanced with pedestrian safety and bus facility operations.
MacInnes Field		
Use of MacInnes field for intramural sports and informal activities, as well as bookable social events.	<p>Respondents expressed preference for both intramural sports and some time for informal activities on MacInnes Field. Keeping MacInnes Field for informal sports and bookable social events was the second most frequent response.</p>	The replacement MacInnes Field in the proposed draft plan for Phase 2 consultation could accommodate both intramural use and continued social event use.

	<ul style="list-style-type: none"> • 89 respondents preferred having some time for intramural sports and some time for informal activities • 74 preferred keeping the field for informal sports and bookable social events • 26 have no preference 	
MacInnes Field location	<p>Respondents expressed significant preference for locating MacInnes Field closer to the centre of campus, rather than along Wesbrook Mall.</p> <ul style="list-style-type: none"> • 130 respondents preferred MacInnes Field be located closer to the centre of campus • 44 had no preference • 22 preferred MacInnes Field be located closer to Wesbrook Mall 	The replacement MacInnes Field in the proposed draft plan for Phase 2 consultation is located closer to the centre of campus.
General		
Most important element to place closest to the centre of campus (diesel bus loop, Aquatic Centre or MacInnes Field).	<p>Respondents ranked MacInnes Field (or its replacement) as the element they most wanted to be closest to the centre of campus. They ranked the elements in order of importance as follows:</p> <ol style="list-style-type: none"> 1. 83 respondents ranked MacInnes Field as their first choice 2. 55 ranked the diesel bus loop as their first choice 3. 34 ranked the aquatic centre and their first choice 4. 14 ranked no preference as their first choice 5. 3 ranked bus parking area as their first choice. 	The replacement MacInnes Field in the proposed draft plan for Phase 2 consultation is located closest to the centre of campus (closer than all other elements).
Most important element in Gage South	<p>When asked to rank which element was most important to their experience of the Gage South area, respondents ranked the elements as follows:</p> <ol style="list-style-type: none"> 1. 84 respondents ranked the bus loop as their first choice 	Careful attention was taken in the development of the bus loop layout to ensure its technical functionality, pedestrian comfort, safety, public realm integration and overall design, are consistent with the Phase 1 feedback regarding

	<ol style="list-style-type: none"> 2. 31 ranked MacInnes Field as their first choice 3. 23 ranked non-market rental housing for faculty, staff and students as their first choice 4. 21 ranked the aquatic centre as their first choice 5. 2 ranked bus parking as their first choice 	the importance of this facility.
Non-market Rental Housing		
Preserving Gage South as a student-centric part of campus.	<ul style="list-style-type: none"> • 82 respondents ranked 'preserving Gage South as a student-centric area of campus' as their first choice when asked which in a series of statements about Gage South was most important to them. • When asked to rank what form of housing respondents preferred, 56 chose 'no non-market rental housing' as their first choice • 21 respondents made comments in support of preserving Gage South as a student-centric part of campus when asked what the disadvantages of placing non-market rental housing in this area would be. 	<p>Recognizing the negative feedback regarding placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include university rental housing were not included in the draft plan forwarded to the Phase 2 consultation.</p> <p>Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation.</p> <p>The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.</p>
Placing housing between the UEL and the academic precinct	<ul style="list-style-type: none"> • 5 respondents ranked this as their first choice when asked which in a series of statements about Gage South was most important to them. 	See response above.
Providing faculty, staff and students the opportunity to live close to the centre	<ul style="list-style-type: none"> • 45 respondents ranked 'providing faculty, staff and students the opportunity to live close to the centre of campus' as their first 	See response above.

<p>of campus in Gage South</p>	<p>choice when asked which in a series of statements about Gage South was most important to them.</p> <ul style="list-style-type: none"> • 29 respondents made comments in support of placing non-market housing in Gage South when asked what the advantages and disadvantages of placing housing in this area would be. • 20 respondents ranked 'making Gage South a primarily, but not exclusively student focused area (i.e. allows for inclusion of non-market housing for faculty, staff and students) when asked which in a series of statements about Gage South was most important to them. 	
<p>Ensuring there is sufficient year-round population to support shops and businesses</p>	<ul style="list-style-type: none"> • 35 respondents supported measures to ensure there is sufficient year-round population to support shops and businesses. • 17 ranked this as their first choice when asked which in a series of statements about Gage South was most important to them. 	<p>See response above.</p>
<p>Potential noise and other conflict between renters and students</p>	<p>When asked what the disadvantages of placing non-market rental housing in Gage South would be:</p> <ul style="list-style-type: none"> • 47 respondents were concerned about noise conflict between students and renters if housing was placed in Gage South • 11 ranked minimizing potential conflicts between renters and student activities as their first choice when asked which in a 	<p>As part of the compatibility analysis for the Area Under Review, a professional noise study will be undertaken to measure current and predicted noise that might affect the 'Area Under Review'.</p>

	series of statements about Gage South was most important to them.	
Clauses in rental agreements accepting noise levels prior to tenancy and requiring acceptance from renters of the levels of noise associated with those activities before they move in	<p>The majority of respondents said they would be more likely to support housing if this measure was in place.</p> <ul style="list-style-type: none"> • 104 respondents were likely • 52 were unlikely • 20 had no preference 	<p>Noise warning clauses would be recommended for inclusion in rental agreements if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'.</p> <p>However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after the public has had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>
Making suites small one bedrooms and studios to appeal to a younger demographic of faculty, staff and students	<p>The majority of respondents said they would be more likely to support housing if this measure was in place.</p> <ul style="list-style-type: none"> • 108 respondents were likely • 48 were unlikely • 22 had no preference 	<p>Suites would be small 1 bedrooms and studios to appeal to a younger demographic, if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'.</p> <p>However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>
Equipping Sub Plaza north to accommodate concerts and large events with music, to distance the noisier student activities from possible non-market rental housing for faculty, staff and students	<p>The majority of respondents said they would be more likely to support housing if this measure was in place.</p> <ul style="list-style-type: none"> • 93 of respondents were likely • 48 were unlikely • 33 had no preference 	<p>SUB plaza north could be equipped to better accommodate concerts and large events with music, if non-market rental housing for faculty, staff and students is approved for the 'Area Under Review'.</p> <p>However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to</p>

		consider further technical compatibility analysis information in Phase 2 consultation.
Developing a partnership with BC Housing and targeted at employees with a household income of less than \$64K a year.	<p>The majority of respondents would be more likely to support housing if this initiative were in place.</p> <ul style="list-style-type: none"> • 84 respondents were likely • 60 were unlikely • 31 had no preference 	<p>Initial discussions were held with BC Housing to determine the viability of a partnership on a non-market rental project targeted to employees with a household income of less than \$64,000/year, for the 'Area Under Review'.</p> <p>However, recommendations on whether to pursue non-market rental housing for faculty, staff and students in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>
Height of non-market rental housing for faculty, staff and students if such use were approved and located at Student Union Boulevard and Wesbrook Mall	<p>When asked to rank their preference for possible building heights and locations if housing proceeds in Gage South, respondents ranked building heights as follows:</p> <ol style="list-style-type: none"> 1. 47 respondents ranked 6-8 storey non-market rental housing located at Student Union Boulevard and Wesbrook Mall as their first choice 2. 25 ranked a 14-storey building along Wesbrook Mall on top of the bus loop pick-up area as their first choice 3. 22 ranked an 11-storey building along Wesbrook Mall and on top of the bus loop drop-off area as their first choice 4. 11 ranked a 10-storey building bridging over the bus loop entry on Wesbrook Mall as their first choice 	<p>The compatibility analysis for planning and Phase 2 information purposes will be undertaken assuming a non-market rental housing project of 6-8 storeys on the 'Area Under Review'.</p> <p>However, recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>
Would people consider	A slightly larger number of respondents said they	Recognizing the negative feedback regarding

<p>living in Gage South if non-market rental housing was placed there.</p>	<p>would consider living in Gage South.</p> <ul style="list-style-type: none"> • 91 respondents said yes • 79 said no <p>Asked why they would or would not consider living in Gage South:</p> <ul style="list-style-type: none"> • 15 said yes because of the convenience and proximity to the centre of campus • 13 said no because they prefer distance between UBC life and their personal life outside campus • Another 17 comments in response to an open ended question referenced the convenience of the location for future rental housing. 	<p>placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include university rental housing were not included in the draft plan forwarded to the Phase 2 consultation.</p> <p>Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation.</p> <p>The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.</p>
<p>Comments about the affordability of non-market rental housing for faculty, staff and students</p>	<p>When asked what the advantages and disadvantages of placing housing in Gage South would be:</p> <ul style="list-style-type: none"> • 16 respondents were concerned with whether non-market housing would be affordable, particularly for students • 13 respondents commented that placing affordable non-market rental housing for faculty, staff and students would be a positive addition to Gage South 	<p>The current <i>Land Use Plan</i> includes the following policy: <i>"...If the area is used for neighbourhood housing, the intention is that it would be for small affordable university rental units. ..."</i> (Section 4.1.7)</p> <p>If ultimately housing is approved for the 'Area Under Review', it would therefore be small affordable non-market rental units for faculty, staff and students.</p> <p>Recommendations on whether to pursue such housing in the 'Area Under Review' will not be made until after people have had a chance to consider further technical compatibility analysis information in Phase 2 consultation.</p>

5.2.2 Response to Other Submissions

A total of 41 other submissions were received during the consultation period. Only issues raised in letters provided on behalf of organizations or that are referenced more than twice (5%) in individual submissions are included in the table below. Organizations may be mentioned more than once in the table below. Please note that each organization only submitted one letter and that multiple references refer to different points within the individual letter submissions and do not refer to additional letter submissions.

Issue	Phase 1: Feedback Received From	Response
Support for designating the 'Area Under Review' in Gage South 'Academic'	<ul style="list-style-type: none"> • One petition was received with 2,159 signatures • 32 form letters • 1 letter from the AMS stating its support for using the 'Area Under Review' for uses consistent with the 'Academic' designation. 	<p>Recognizing the negative feedback regarding placing non-market rental housing for faculty, staff and students in the 'Area Under Review', recommendations on whether to include university rental housing were not included in the draft plan forwarded to the Phase 2 consultation.</p> <p>Instead, a compatibility analysis will be prepared based on detailed technical studies of compatibility issues identified in other parts of the questionnaire and results provided in the Phase 2 consultation.</p> <p>The input received in Phase 2 consultation will then inform final recommendations on the use of this area for non-market rental housing for faculty, staff and students.</p>
Opposition to including non-market rental housing or non-student housing in Gage South	<ul style="list-style-type: none"> • 1 joint letter from four undergraduate societies (Arts, Engineering, Land and Food Systems, and Science) • 1 letter from the AMS 	See response above.
Support for exploring the 'renovate and expand' option for the existing UBC Aquatic Centre	<ul style="list-style-type: none"> • 1 submission from the Friends of UBC Aquatic Centre and MacInnes Field requesting further technical analysis be done to determine if the renovate and 	Subsequent to the Phase 1 consultation period, UBC staff met several times with the Friends of the UBC Aquatic Centre and MacInnes Field, to discuss and review their evolving ideas. Subsequent plans

	expand option is a possibility.	<p>were also sent to an independent quantity surveyor for review.</p> <p>The evaluation of the ‘renovate and expand’ option concluded that the preferred approach was to ‘build new’.</p> <p>For additional detail on the analysis of this proposal, see Appendix D.</p>
Concern about altering or moving MacInnes Field without consulting the MacInnes family.	<ul style="list-style-type: none"> 1 submission from the Friends of UBC Aquatic Centre and MacInnes Field expressed concern about altering MacInnes Field and seeking approval from the MacInnes family if alterations were to be made to the existing field. 	<p>The MacInnes family donated money to UBC in 1952, 53 and 54 to support improvements to MacInnes Field in memory of their son, a UBC graduate. UBC contacted the MacInnes family to share evolving plans for the area and the MacInnes family has confirmed they are supportive of upgrades to the area that could include relocation of the field (and the memorial plaque) to a new location closer to the campus core.</p>

6.0 CONSIDERATION MEMORANDUM OF PUBLIC INPUT RECEIVED (PHASE 2)

This section provides a detailed analysis of various concerns and issues identified during Phase 2 (February-March 2012) of the Gage South + Environs consultation process. The concerns expressed in the tables below are based on questionnaires submitted online or at the March 1 public open house.

The tables below summarize ideas and concerns raised in Phase 2 and demonstrate how they have been incorporated into the proposed layout, or if they were not, why they were not addressed.

Section 6.1 is based on the feedback received in 836 questionnaires, while Section 6.2 includes feedback received in 7 letter submissions.

The detailed feedback presented in Section 6.1 is based on 7 questionnaire questions. Note that only comments with 38 or more occurrences (5% or more) are represented in the tables below.

6.1 Response to Phase 2 Questionnaire Feedback

<u>Issue</u>	<u>Phase 2: Feedback</u>	<u>Response</u>
Proposed Layout		
Support for the proposed layout of institutional elements (i.e. Aquatic Centre, diesel bus loop and parking, and MacInnes Field)	<ul style="list-style-type: none"> 50 respondents to an open-ended question expressed support for the proposed layout of institutional elements. 	<p>The proposed draft plan of institutional elements (aquatic centre, field and bus loop) is consistent with feedback received during Phase 1 of consultation.</p> <p>No additional concerns were expressed with this layout and as a result, no further changes are being proposed.</p>
Reduction to the size of the institutional elements in the Gage South + Environs area (MacInnes Field, the aquatic centre or the diesel bus loop)	<ul style="list-style-type: none"> 40 respondents in an open-ended question expressed concern that the proposed layout would result in institutional elements being reduced in size. 	<p>The current MacInnes Field is 0.8 ha of grass. The proposed location allows for 0.8 ha field with 2.5m sidewalks around 3 sides, and much wider sidewalk on the north side where there will be significant pedestrian flow from the bus loop area.</p> <p>Public involvement would be invited on detailed design of this field. The grass area may become smaller if public preference is for wider sidewalks, seating areas or other technical requirements.</p>
Compatibility Analysis		
Non-market rental housing is incompatible in Gage South 'Area Under Review' because of noise conflict	<ul style="list-style-type: none"> 44 respondents in an open-ended question were concerned that non-market rental housing would not be compatible in the Gage South 'Area Under Review' due to noise conflict 	<p>The independent professional noise study provided for public review in Phase 2 consultation concluded that non-market rental housing for faculty, staff and students should not be ruled out in the 'Area Under Review' on the grounds of noise impact.</p>
Establishing a panel made up of the VP Finance,	The majority of respondents were in support of this measure.	If non-market rental housing for faculty, staff and students were to be recommended for the 'Area Under Review',

<p>Resources and Operations, the VP Students, and the VP External, Legal and Community Relations to resolve noise conflicts between renters and other activities in the area</p>	<ul style="list-style-type: none"> • 520 respondents were in support of this measure ('yes') • 242 respondents were not in support of this measure ('no') 	<p>establishing the proposed panel would also be recommended.</p>
<p>Support for introducing a noise clause in rental agreements</p>	<ul style="list-style-type: none"> • 42 respondents in an open-ended question were in support of introducing a noise clause in rental agreements if non-market rental housing were placed in Gage South 	<p>If non-market rental housing for faculty, staff and students were to be recommended for the 'Area Under Review', a noise warning clause in rental agreements would be recommended.</p>
<p>Non-Market Rental Housing for Faculty, Staff and Students</p>		
<p>Opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'</p>	<ul style="list-style-type: none"> • 380 respondents object to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' • 210 respondents were in support of placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review' • 77 respondents were neutral 	<p>Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended.</p> <p>This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.</p>

<p>Opposition to placing non-student housing in the Gage South 'Area Under Review'</p>	<ul style="list-style-type: none"> • 73 respondents in one open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 73 respondents in a second open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 51 respondents in a third open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' • 40 respondents in a fourth open-ended question were not in support of having non-student housing placed in the Gage South 'Area Under Review' 	<p>Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended.</p> <p>This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.</p>
<p>Gage South should remain a student-centric part of campus</p>	<ul style="list-style-type: none"> • 56 respondents in one open-ended question commented that the Gage South area should be a student-centric part of campus. • 39 respondents in a second open-ended question commented that the Gage South area should be a student-centric part of campus. • 38 respondents in a third open-ended question commented that the Gage South area should be a student-centric part of campus. 	<p>See above response.</p>
<p>Opposition to placing any housing in the Gage South</p>	<ul style="list-style-type: none"> • 63 respondents in an open-ended question were in opposition to 	<p>See above response.</p>

'Area Under Review'.	placing any housing in the Gage South area.	
Transferring floorspace from the Gage South 'Area Under Review' to the lands adjacent to Acadia East	<ul style="list-style-type: none"> • 199 respondents were not in support of transferring the floorspace to the lands adjacent to Acadia East • 186 were neutral • 179 were in support of transferring the floorspace to the lands adjacent to Acadia East 	<p>See above response.</p> <p>A policy is recommended to transfer the Gage South 'Area Under Review' floorspace for non-market rental housing for faculty and staff to another part of campus, to be determined in future. A <i>Land Use Plan</i> amendment will be required at that time.</p>

6.2. Response to Other Submissions

A total of 7 other submissions were received during the consultation period. Only issues raised in letters provided on behalf of organizations or that are referenced more than twice in individual submissions are included in the table below. Please note that each organization or individual only submitted one letter and that multiple references refer to different points within the individual letter submissions and do not refer to additional letter submissions.

<u>Issue</u>	<u>Phase 2: Feedback Received From</u>	<u>Response</u>
Aquatic Centre		
Concern that spectator seating capacity proposed for the new Aquatic Centre (300 seats) will not be sufficient to accommodate large meets and championships	<ul style="list-style-type: none"> • 1 letter from the BC Summer Swimming Association • 1 letter from the Vancouver Pacific Wave Synchronized Swim Club 	Detailed design of the facility has not yet started. Attention will be devoted in the design process to ensuring that spectator seating capacity is sufficient in the new facility.
Concern that the proposed diving area (tank) would be 2.14 metres shy in width to meet the Olympic or World Championship standard for synchronized swimming	<ul style="list-style-type: none"> • 1 letter from the Vancouver Pacific Wave Synchronized Swim Club 	The 25m pool as currently proposed meets the FINA general standard for synchronized swimming competition and training. It was not envisioned to meet the FINA Olympic/World Championship standard for synchronized swimming. This issue will be considered again during the detailed design process.

competitions.		
Support for including an underwater viewing area in the new Aquatic Centre.	<ul style="list-style-type: none"> 1 letter from the Vancouver Pacific Wave Synchronized Swim Club 	An underwater viewing area is not part of the base program but will be considered during the detailed design process.
Request to revisit the 'Renovate and Expand' proposal for the new UBC Aquatic Centre	<ul style="list-style-type: none"> 1 letter with 22 detailed questions from the Friends of the UBC Aquatic Centre and MacInnes Field 	<p>Subsequent to the Phase 1 consultation period, UBC staff met several times with the Friends of the UBC Aquatic Centre and MacInnes Field, to discuss and review their evolving ideas. Subsequent plans were also sent to an independent quantity surveyor for review.</p> <p>The evaluation of the 'renovate and expand' option concluded that the preferred approach was to 'build new'.</p> <p>No further review of this proposal is recommended.</p> <p>For additional detail on the analysis of this proposal, see Appendix C.</p>
Non-Market Rental Housing for Faculty, Staff and Students		
Opposition to placing non-market rental housing for faculty, staff and students in the Gage South 'Area Under Review'	<ul style="list-style-type: none"> 1 letter from the UBC Residence Hall Association 	<p>Non-market rental housing for faculty, staff and students is not recommended. Instead, 12-month student housing with a priority for graduate students and post-doctoral fellows is recommended.</p> <p>This also addresses input received from the Housing Action Plan process that notes the challenges post-doctoral fellows have finding affordable housing on campus and the need expressed by graduate students for graduate-specific housing.</p>
Concern about possible conflict between students and potential tenants in proposed non-market rental	<ul style="list-style-type: none"> 1 letter from the UBC Residence Hall Association 	See above response.

housing for faculty, staff and students.		
Support for future housing introduced in the Gage South area being affordable student housing	<ul style="list-style-type: none"> • 1 letter from the UBC Residence Hall Association 	See above response.
Proposed Layout		
Support for the proposed changes to the diesel bus loop	<ul style="list-style-type: none"> • 1 letter from the UBC Residence Hall Association 	The proposed draft plan layout of the bus loop, is recommended for Board of Governors approval.

7.0 APPENDIX A

7.1 Phase 1 Detailed Feedback

Below is the detailed feedback received in the 18 questions in the Phase 1 questionnaire. Note that only comments with ten or more occurrences (over 5%) are represented in the tables below. All data presented below is calculated out of the total number of questionnaires that were taken (215), except for ranking questions which are calculated on the number of respondents who answered that specific question.

Questions about the Diesel Bus Loop

Question 1: Concepts A and B show an east-west orientation for the diesel bus loop and bus parking facility, placing them closer to the heart of campus. Among other considerations, these concepts:

- Increase pedestrian safety by reducing the necessity of crossing the bus loop to get to most campus destinations
- Potentially reduce pedestrian walking times to destinations
- Bring more bus noise and traffic closer to academic facilities

Concepts C and D show a north-south orientation for the diesel bus loop and parking, placing it at the Wesbrook Mall edge of campus. Among other considerations, these concepts:

- Reduce noise closer to the centre
- Allow more space for academic facilities closer to the campus core
- Potentially bring more noise to the neighbouring UEL

Given these factors, do you:

- Strongly prefer bus-loop orientation north-south and on the edge of campus
- Prefer bus-loop orientation north-south and on the edge of campus
- Have no preference
- Prefer bus loop and parking orientation east-west and closer to the centre
- Strongly prefer bus loop and parking orientation east-west and closer to the centre

Response:

An equal number of respondents (40%) preferred a north-south and east-west orientation of the bus loop, with slightly more strongly preferring a north-south orientation located on the edge of campus.

	Count	Percentage
Strongly prefer bus-loop orientation north-south and on the edge of campus	58	27%
Prefer bus-loop orientation north-south and on the edge of campus	28	13%
Have no preference	39	18%
Prefer bus loop and parking orientation	35	16%

east-west and closer to the centre		
Strongly prefer bus loop and parking orientation east-west and closer to the centre	52	24%

Question 2. Bus parking areas are where buses are parked before passengers are picked up and after they are dropped off. These areas are enclosed by fences or structures and are not accessible to the public.

Concepts B and D have placed the bus parking area above ground. These concepts:

- Have lower construction cost, but higher surface land cost and take up more university land that could be used for other purposes
- Have implications for the urban design, including introducing a large fenced bus parking lot or structure to the campus

Concepts A and C have placed the bus parking facility below-ground, under the passenger pick-up and drop-off. These concepts:

- Take up less space, allowing space above the bus parking to be used for MacInnes Field in Concept A and for more space for passenger boarding and unloading in Concept C
- Will take longer to build and potentially cause more short-term disruption during construction
- Are more costly to construct, but use less land

Given these factors, and assuming costs for underground options can be handled through a shared funding agreement with TransLink, do you:

- Strongly prefer bus parking above ground
- Prefer bus parking above ground
- Have no preference
- Prefer bus parking below ground
- Strongly prefer bus parking below ground

Response:

Respondents expressed a preference (75%) for below ground bus parking with 49% strongly preferring below ground.

	Count	Percentage
Strongly prefer bus parking above ground	17	8%
Prefer bus parking above ground	14	7%
Have no preference	24	11%
Prefer bus parking below ground	53	25%
Strongly prefer bus parking below ground	105	49%

Question 3 Concepts A and D have 1 drop-off bus bay located outside the core of the bus loop and parking area on either Wesbrook Mall or Student Union Boulevard.

Placing this bus bay outside the main bus loop:

- Allows enough ramp length for an underground bus parking facility in Concept A (east-west orientation for the bus loop and parking)
- Allows for an above ground parking facility in Concept D (north-south orientation for the bus loop and parking)
- Increases pedestrian travel times to get to and from these bays, and
- Potentially creates more noise for neighbours across Student Union Boulevard and Wesbrook Mall

Given these factors, which of the following do you support?

- A bus bay external to main loop in Concept A only
- A bus bay external to main loop in Concept D only
- A bus bay external to main loop in either Concept A or D
- Neither Concept A or D
- Have no preference

Response:

No preference regarding an external bay to the main loop was the top response (35%). However, a high number of respondents (26%) who did not support an external bay and a significant number (20%) would support an external bay but only in Concept A.

	Count	Percentage
A bus bay external to the main loop in Concept A only	42	20%
A bus bay external to the main loop in Concept D only	7	3%
A bus bay external to the main loop in either Concept A or D	24	11%
Neither Concept A or D	56	26%
Have no preference	75	35%

Question 4: Two possible entrances to the bus loop have been proposed.

Concepts A, B and C show the entrance off Wesbrook Mall, meaning some kind of traffic management measures (like a traffic light) would have to be introduced to Wesbrook Mall at the entrance to the bus loop.

Concept D has the entrance off of Student Union Boulevard, meaning some kind of traffic management measures (like a traffic light) would have to be introduced to Student Union Boulevard at the entrance to the bus loop.

Given these factors, do you:

- Strongly prefer entrance off of Wesbrook Mall
- Prefer entrance off of Wesbrook Mall

- Have no preference
- Prefer entrance off of Student Union Boulevard
- Strongly prefer entrance off of Student Union Boulevard

Response:

Respondents expressed preference for having the bus loop entrance off of Wesbrook Mall (52%) versus Student Union Boulevard (19%).

	Count	Percentage
Strongly prefer entrance off of Wesbrook Mall	66	31%
Prefer entrance off of Wesbrook Mall	45	21%
Have no preference	56	26%
Prefer entrance off of Student Union Boulevard	25	12%
Strongly prefer entrance off of Student Union Boulevard	16	7%

Questions about the Aquatic Centre

Question 5 - Concepts A, C and D show the Aquatic Centre located closer to the centre of campus and other university activities.

Concept B has the Aquatic Centre located closer to Wesbrook Mall, on the edge of campus, which creates a buffer between the UEL and the campus.

Given these factors, do you:

- Strongly prefer aquatic centre closer to the centre of campus
- Prefer aquatic centre closer to the centre of campus
- Have no preference
- Prefer aquatic centre on the edge of campus
- Strongly prefer aquatic centre on the edge of campus

Response:

Respondents expressed a preference for placing the aquatic centre closer to the centre of campus (48%).

	Count	Percentage
Strongly prefer aquatic centre closer to centre of campus	58	27%
Prefer aquatic centre closer to the centre of campus	45	21%
Have no preference	54	25%
Prefer aquatic centre on the edge of campus	22	10%
Strongly prefer aquatic centre on the edge of campus	20	9%

Question 6 - Concepts A and B locate the bus loop between the aquatic centre and War Memorial Gym. This configuration requires fewer and more controlled pedestrian travel routes between the Student Recreation Centre (SRC) and War Memorial Gym than are necessary in Concepts C and D. However, it does allow for east-west orientation for the bus loop and parking facility.

In your opinion, do Concepts A and B sufficiently provision for pedestrian access between SRC and War Memorial Gym?

- Yes
- No

Response:

	Count	Percentage
Yes	121	56%
No	76	35%

Questions about MacInnes Field

Question 7 - MacInnes Field is currently used for informal student activities, like concerts and pick-up sports. Some people have suggested making the field a bookable space for campus intramural sports. Others have suggested a hybrid, with some times available for informal activities and some time for intramurals.

Do you prefer:

- Keeping MacInnes Field for informal sports and bookable social events
- Making the primary use of MacInnes Field for intramural sports
- Having some time for intramurals and some time for informal activities
- Have no preference

Response:

Respondents expressed preference for MacInnes Field having some time for intramural sports and some time for informal activities (41%) with keeping MacInnes Field for informal sports and bookable social events as the second most frequent response (34%).

	Count	Percentage
Keeping MacInnes Field for informal sports and bookable social events	74	34%
Making primary use of MacInnes Field for intramural sports	7	3%
Having some time for intramural sports and some time for informal activities	89	41%
Have no preference	26	12%

Question 8 - Concepts A, C and D all locate MacInnes Field adjacent to the new Student Union Building and closest to the centre of campus. This concept:

- Brings the Field closer to other student and academic facilities
- Could increase noise in the central area

The location of the field in Concept B is next to the SRC, bringing a portion of the field closer to Wesbrook Mall. This concept:

- Is similar to the current location
- Has a size configuration that does not allow for an intramural sports field
- Could increase noise for UEL residents

Given these factors, do you:

- Strongly prefer MacInnes Field closer to the centre of campus
- Prefer MacInnes Field closer to the centre of campus
- Have no preference
- Prefer MacInnes Field closer to Wesbrook Mall
- Strongly prefer MacInnes Field closer to Wesbrook Mall

Response:

Respondents expressed significant preference (60%) for having MacInnes Field located closer to the centre of campus.

	Count	Percentage
Strongly prefer MacInnes Field closer to the centre of campus	80	37%
Prefer MacInnes Field closer to the centre of campus	50	23%
Have no preference	44	20%
Prefer MacInnes Field closer to Wesbrook Mall	7	3%
Strongly prefer MacInnes closer to Wesbrook Mall	15	7%

General Questions

Question 9 - Overall, given the diesel bus loop and parking areas, aquatic centre and informal recreational field considerations, please rank in order of preference which element you feel should be the closest to the centre of campus:

- The diesel bus loop
- The aquatic centre
- An informal, outdoor field for student recreation (e.g. MacInnes Field or replacement)
- Bus parking area
- Have no preference

Response:

Of the 215 questionnaire respondents, 12% (26) elected to not answer Question 9. As a result, percentages for this question are calculated out of 189, the number of respondents who chose at least one element they felt should be closest to the centre of campus. The number of respondents who chose a second, third, fourth and fifth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents felt that the component that should be the closest to the centre of campus was an informal, outdoor field for student recreation (like MacInnes Field), followed by the aquatic centre and the diesel bus loop. The bus parking area was the element that respondents preferred least to have located at the centre of campus.

The raw response rankings from 1 – 5 are provided in the table below and should be read vertically by column.

	1	2	3	4	5
An informal, outdoor field for student recreation (e.g. MacInnes Field or replacement)	83 (44%)	59 (31%)	24 (13%)	13 (7%)	4 (2%)
The aquatic centre	34 (18%)	69 (37%)	51 (27%)	20 (11%)	7 (4%)
The diesel bus loop	55 (29%)	28 (15%)	70 (37%)	14 (7%)	15 (8%)
Bus parking area	3 (2%)	13 (7%)	19 (10%)	107 (57%)	35 (10%)
No preference	14 (7%)	4 (2%)	4 (2%)	8 (4%)	52 (28%)
Totals	189	173	168	162	113

Question 10 - Do you have any other comments related to the proposed locations of the diesel bus loop and parking, aquatic centre and MacInnes Field as shown in Concepts A, B, C and D?

Response:

Written responses received for Question 10 covered a variety of topics relates to the proposed orientations and locations of the bus loop, the size, use and location of MacInnes Field, and the location and accessibility of the aquatic centre, with few strong themes emerging with 10 or more occurrences (or over 5%). The two themes that received just over 5% were comments in support of below-ground bus parking (5.6%) and comments expressing specific preference for Concept C (5.6%).

Questions about Non-Market Rental Housing

Question 11- Using 1 as most important and 6 as least important, please rate how important the following statements are to you from 1 to 6.

- Providing faculty, staff and students the opportunity to live close to the centre of campus
- Preserving Gage South as a student-centric area of campus (i.e. excludes any housing for faculty and staff)
- Making Gage South a primarily, but not exclusively, student-focused area (i.e. allows for the inclusion of non-market housing for faculty, staff AND students)

- Having sufficient population year-round to support shops and services
- Placing housing between the UEL and the academic precinct
- Minimizing potential conflict between renters and student activities

Response:

Of the 215 survey respondents, 35 (16%) elected to not answer this question. As a result, percentages for this question are calculated out of 180, the number of respondents who chose at least one statement that was important to them. The number of respondents who chose a second, third, fourth, fifth and sixth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents ranked preserving Gage South as a student-centric part of campus (excluding any housing for faculty and staff) as the most important statement. The responses also show that there is support for providing faculty, staff and students with the opportunity to live in the area, closer to the centre of campus, and for having sufficient population year-round to support shops and services.

The raw response rankings from 1 – 6 are provided in the table below and should be read vertically by column.

	1	2	3	4	5	6
Preserving Gage South as a student-centric area of campus (i.e. excludes any housing for faculty and staff)	82 (46%)	24 (13%)	6 (3%)	16 (9%)	15 (8%)	26 (14%)
Providing faculty, staff and students the opportunity to live close to the centre of campus	45 (25%)	31 (17%)	29 (16%)	20 (11%)	15 (8%)	28 (16%)
Making Gage South a primarily, but not exclusively student-focused area (i.e. allows for the inclusion of non-market housing for faculty, staff AND students)	20 (11%)	32 (18%)	39 (22%)	35 (19%)	23 (13%)	15 (8%)
Minimizing potential conflicts between renters and student activities	11 (6%)	41 (23%)	35 (19%)	21 (12%)	24 (13%)	33 (18%)
Having sufficient population year-round to support shops and services	17 (9%)	27 (15%)	41 (23%)	34 (19%)	27 (15%)	20 (11%)
Placing housing between the UEL and the academic precinct	5 (3%)	11 (6%)	16 (9%)	32 (18%)	55 (31%)	43 (24%)
Totals	180	166	166	158	159	165

Question 12 - What are the disadvantages of putting non-market rental housing for faculty, staff and students in the Gage South area?

Comments	No of References	Percentage
Concerns about potential noise and other conflict	47	22%
Comments about preserving Gage South as a student-centred academic part of campus	21	10%
Comments in support of putting non-market rental housing for faculty, staff and students in Gage South	16	7%
Concerns about affordability of possible non-market rental housing for faculty, staff and students (housing not being affordable, particularly for students)	10	5%

Question 13 - What are the advantages of putting non-market rental housing for faculty, staff and students in the Gage South area?

Comments	No of References	Percentage
Comments about ensuring there is year-round population in Gage South	35	16%
Comments in opposition of introducing non-market housing for faculty, staff and students to Gage South	22	10%
Comments noting the convenience of the location for possible non-market rental housing for future building residents	17	8%
Comments noting affordability of possible non-market rental housing for faculty, staff and students (affordable housing as a positive addition)	13	6%
Comments in support of putting non-market rental housing for faculty, staff and students in Gage South	13	6%

Question 14 - We've heard that students are concerned about the interface between student activities and faculty, staff and student renters if non-market rental housing is located in Gage South.

Would the following make you more or less likely to support housing in the area:

14a) Adding a clause in rental agreements that clearly sets out the types of activities in the area (i.e. Block Party, Welcome Back BBQ) and requires acceptance from renters of the levels of noise associated with those activities before they move in.

Response:

The majority (49%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	70	33%
Somewhat likely	34	16%
Have no preference	20	9%
Somewhat unlikely	11	5%
Unlikely	41	19%

14b) Suites are small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.

Response:

The majority (49%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	53	25%
Somewhat likely	52	24%
Have no preference	22	10%
Somewhat unlikely	19	9%
Unlikely	29	13%

14c) Equipping the outdoor square at Sub Plaza north to accommodate concerts and large events with music, to distance the noisier student activities from possible non-market rental housing for faculty, staff and students on Wesbrook Mall.

Response:

The majority (44%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	42	20%
Somewhat likely	51	24%
Have no preference	33	15%
Somewhat unlikely	14	7%
Unlikely	34	16%

14d) The housing is developed in partnership with BC Housing. This housing would be targeted at employees with a household income of less than \$64K a year, meaning UBC employees like daycare workers, cleaners and student services staff would qualify.

Response:

The majority (39%) would be more likely to support housing if this were in place.

	Count	Percentage
More likely	48	22%
Somewhat likely	36	17%
Have no preference	31	14%
Somewhat unlikely	24	11%
Unlikely	36	17%

Question 15 - Though no decision has been made about whether or not non-market rental housing for faculty, staff and students should be placed in Gage South, all concepts have space that could allow for some form of housing in the area (marked by a purple asterisk in each concept).

- Concept A identifies a potential area for non-market rental housing for faculty, staff and students at the corner of Student Union Boulevard and Wesbrook Mall. This could be 6-8 storey buildings.
- Concept B identifies a potential area for non-market rental housing for faculty, staff and students. This could be in a 10-storey building on either side of and bridging over the bus loop entry on Wesbrook Mall.
- Concept C identifies a potential area for non-market rental housing for faculty, staff and students. This could be an 11-storey building along Wesbrook Mall and on top of the bus loop drop-off area.
- Concept D identifies a potential area for non-market rental housing for faculty, staff and students. This could be in a 14-storey building along Wesbrook Mall and on top of the bus loop pick-up area.

Using 1 to indicate your strongest preference and 5 to indicate what you least prefer, please rate the following statements from 1 to 5:

- 6-8 storey non-market rental housing for faculty, staff and students at the corner of Student Union Boulevard and Wesbrook Mall
- 10-storey non-market rental housing for faculty, staff and students on either side of and bridging over the bus loop entry on Wesbrook Mall
- 11-storey non-market rental housing for faculty, staff and students along Wesbrook Mall and on top of the bus loop drop-off area
- 14-storey non-market rental housing for faculty, staff and students along Wesbrook Mall, on top of the bus loop pick-up area
- No non-market rental housing for faculty, staff and students in Gage South

Response:

Of the 215 survey respondents, 54 (25%) elected to not answer this question. As a result, percentages for this question are calculated out of 161, the number of respondents who chose at least one statement they preferred. The number of respondents who chose a second, third, and fourth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents ranked excluding non-market rental housing for faculty, staff and students in Gage South as the most important statement. Respondents also expressed a preference for 6-8 storey non-market rental housing for faculty, staff and students at the corner of Student Union Boulevard and Wesbrook Mall.

The raw response rankings from 1 – 5 are provided in the table below and should be read vertically by column.

	1	2	3	4	5*
No non-market rental housing for faculty, staff and students in Gage South	56 (35%)	6 (4%)	5 (3%)	4 (2%)	0
6-8 storey non-market rental housing for faculty, staff and students at the corner of Student Union Blvd and Wesbrook Mall	47 (29%)	30 (19%)	14 (9%)	34 (21%)	0
14 storey non-market rental housing for faculty, staff and students along Wesbrook Mall, on top of the bus loop pick-up area	25 (16%)	34 (21%)	21 (13%)	43 (27%)	0
11 storey non-market rental housing for faculty, staff and students along Wesbrook Mall and on top of the bus loop drop-off area	22 (14%)	35 (22%)	57 (35%)	27 (17%)	0
10 storey non-market rental housing for faculty, staff and students on either side of and bridging over the bus loop entry on Wesbrook Mall	11 (7%)	48 (30%)	52 (32%)	33 (20%)	0
Totals	161	153	149	145	

**Please note that due to a technical error, respondents to the online survey were only provided with four choices and not five. As a result, the table above reports responses over four columns and not five.*

Question 16. - Would you consider living in Gage South?

- Yes
- No

Response:

	Count	Percentage
Yes	91	42%

No	79	37%
----	----	-----

Why or why not?

Response:

Comments	No of References	Percentage
Yes – because of convenience and proximity to the centre of campus	15	7%
No – prefer distance between UBC life and personal life (outside campus)	13	6%

Question 17. - Please tell us which of the following academic facilities is most important to your experience of the Gage South area. Please rank in order of importance with 1 being most important and 5 being least important:

- Bus loop
- Aquatic centre
- MacInnes Field
- Non-market rental housing
- Bus parking

Responses:

Of the 215 survey respondents, 54 (25%) elected to not answer this question. As a result, percentages for this question are calculated out of 161, the number of respondents who chose at least one element that was most important to them. The number of respondents who chose a second, third, fourth and fifth choice is indicated in the bottom row of each column in the 'Totals' row.

Respondents chose the bus loop as the element most important to their experience of the Gage South area. The bus loop was followed by the aquatic centre, MacInnes Field, non-market rental housing and the bus parking area respectively.

The raw response rankings from 1 – 5 are provided in the table below and should be read vertically by column

	1	2	3	4	5
Bus loop	84 (52%)	41 (25%)	21 (13%)	9 (6%)	4 (2%)
Aquatic centre	21 (13%)	51 (32%)	48 (30%)	27 (17%)	9 (6%)
MacInnes Field	31 (19%)	39 (24%)	51 (32%)	27 (17%)	10 (6%)
Non-market rental housing	23 (14%)	18 (11%)	17 (11%)	44 (27%)	49 (30%)
Bus parking	2 (1%)	9 (6%)	16 (10%)	45 (28%)	80 (50%)
Totals	161	158	153	152	152

Question 18 - Any final thoughts or comments before you conclude your survey?

Response:

The written responses received for Question 18 were on a wide variety of topics with no dominant themes emerging with over 10 occurrences (or 5%).

'Create Your Own Concept' Exercise

All questionnaire respondents and workshop participants were invited to create their own concept if they felt that a different layout to the four presented concepts needed to be considered. A map of the Gage South area with individual scaled 'cut out' pieces of the bus loop, aquatic centre (two variations), bus parking (below and above ground) and MacInnes Field were provided.

Response:

No 'Create Your Own Concept' maps were submitted during the November 15th-29th public consultation period.

Participant Demographics

The following represents information gathered only in the consultation questionnaires. Note that respondents were only required to identify where they live (UBC, UEL, City of Vancouver or other municipality) and how they are affiliated with UBC in order to complete the online questionnaire and were not required to provide their age and gender.

There are some differences between the questionnaire respondent demographics and the overall demographics of the affected community. Questionnaire respondents had more males, were younger, and had more staff, undergraduates and people living on campus than the overall demographics of the campus community and affected populations in the area (which includes students, staff, faculty, university residents, other employees such as those working at TRIUMF and UBC Hospital, and UEL residents).

Question 1.

Where do you live?

Location	Percentage
UBC	48% (104)
UEL	4% (9)
City of Vancouver	35% (76)
Other Municipality	12% (26)

Question 2.

We understand that many people are on campus for a variety of reasons (e.g. work, study etc). What is your primary reason for coming to campus?

Affiliation	Percentage
Undergraduate Student	59% (126)
Graduate Student	8% (17)
Faculty	5% (11)
Staff	23% (49)
Non-UBC Employee	1% (2)
UEL Resident	1% (2)
Recreational Visitor	1% (3)
On-Campus Resident	4 (2%)

Question 3.

Please specify your gender:

Gender	Percentage
Female	41% (89)
Male	55% (119)
Other	1% (2)

Question 4.

Please indicate your age:

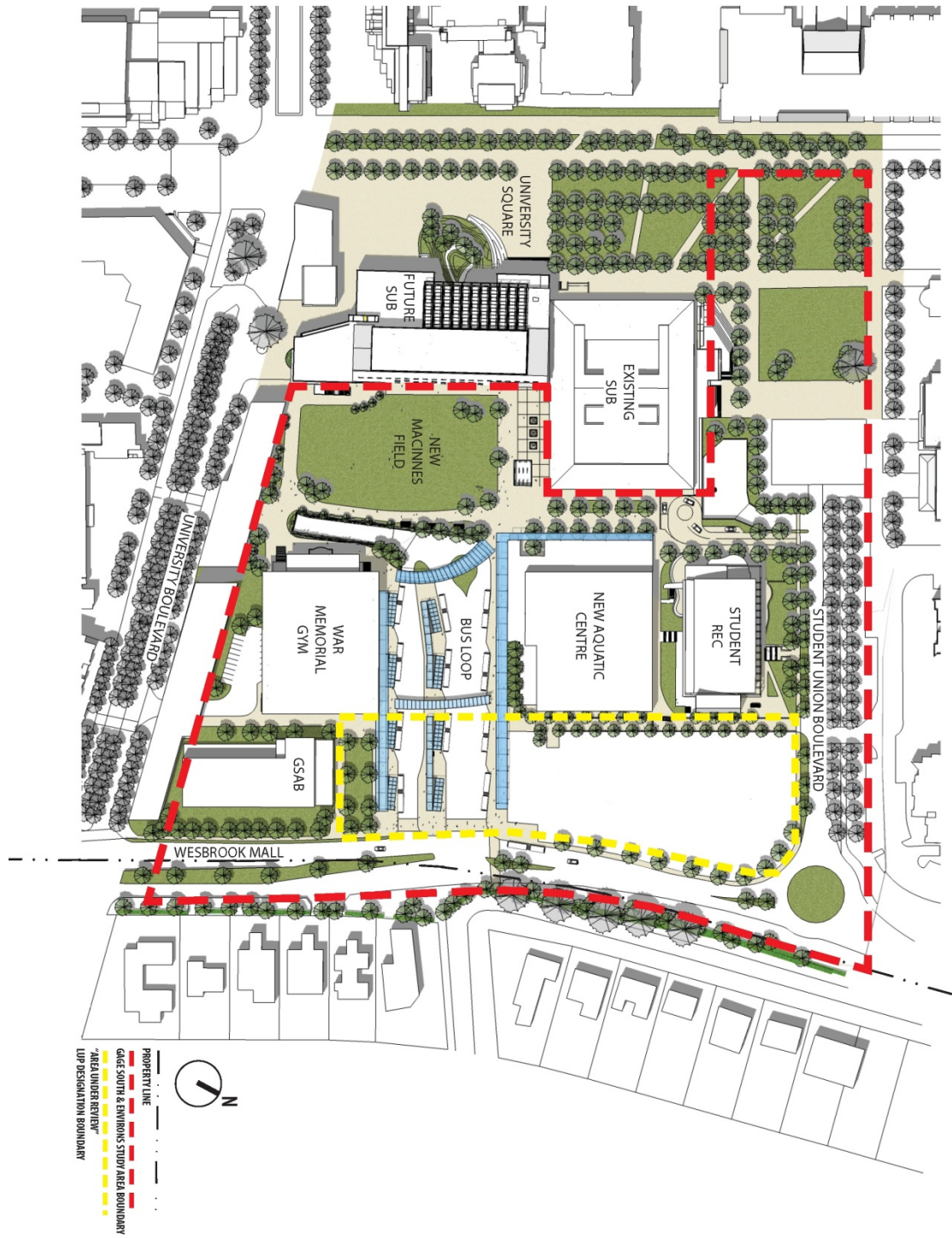
Age category	Percentage
Under 18	1% (2)
18-22	56% (120)
23-29	13% (29)
30-39	11% (24)
40-54	10% (21)
55+	7% (16)

7.2 Phase 1 Consultation Workbook (see attachment)

8.0 APPENDIX B (Phase 2)

8.1 Phase 2 Open House Display Boards (see attachment)

8.2 Phase 2 Proposed Layout



8.3 Stakeholder List

The following campus stakeholders received a copy of the communications e-toolkit. Please note that in some instances, e-toolkits were sent to more than one contact per stakeholder group.

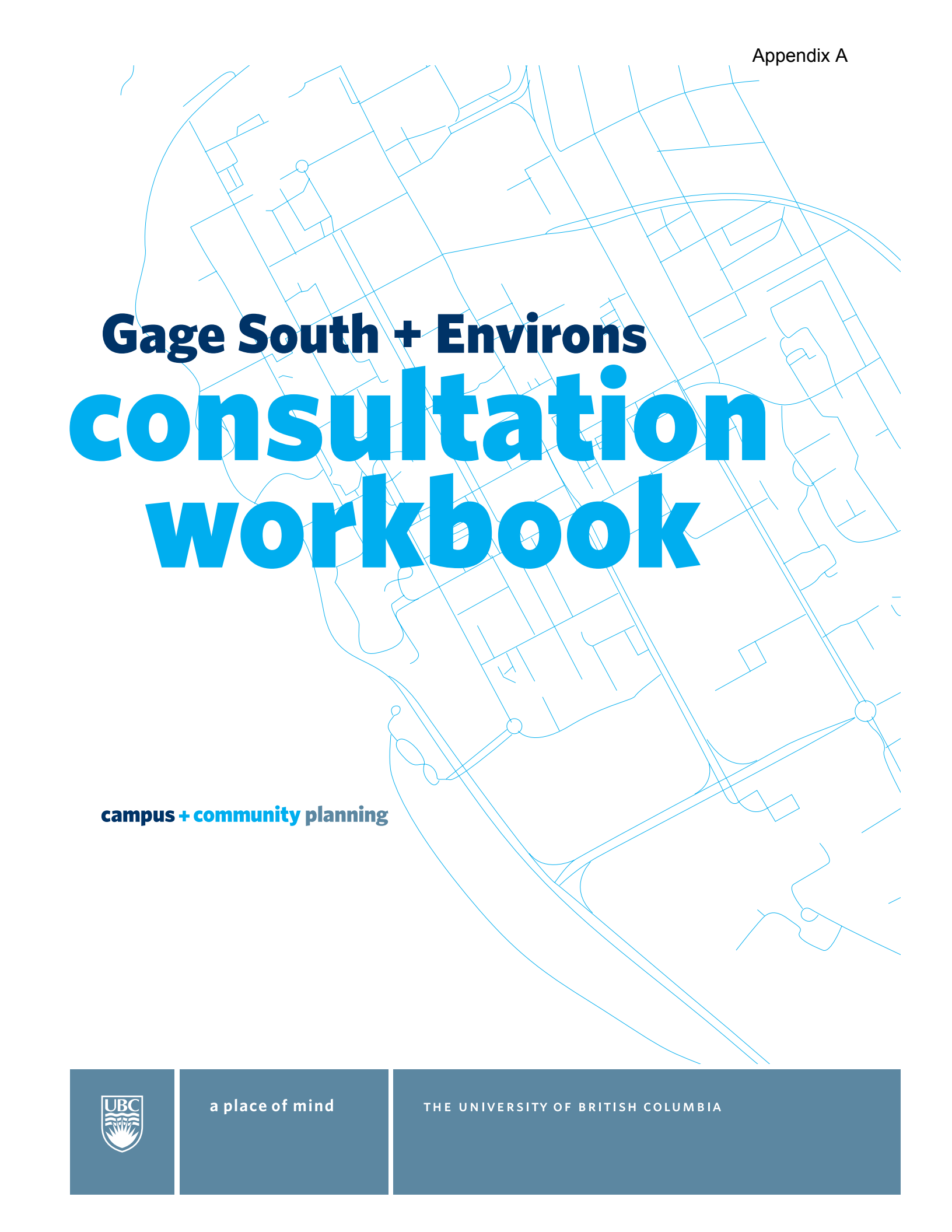
AAPS
CUPE 2278
CUPE 2950
CUPE 116
Alumni Engagement
Student Housing & Hospitality Services
Residence Life Managers
Residence Coordinator
Residence Hall Association
Residence Associations
Residence Associations
Interfraternity Council
Panhellenic Council
International Student Development - International House
International Student Development - International House
UBC Jump Start Program for International Students
International Student Association
First Nations House of Learning
Enrolment Services
Centre for Student Involvement
Student Communications Services
UBC Faculty Association
The UBC Association of Professors Emeriti
UBC Faculty of Arts
UBC Faculty of Science
UBC Faculty of Applied Science
Faculty of Education
Sauder School of Business
School of Community & Regional Planning
Faculty of Forestry
College for Interdisciplinary Studies
School of Journalism
Faculty of Law
Faculty of Land and Food Systems
School of Library, Archival and Information Systems
Faculty of Medicine
School of Nursing
School of Population and Public Health
Faculty of Pharmaceutical Sciences
School of Social Work

School of Music
College of Health Disciplines
School of Human Kinetics
School of Architecture and Landscape Architecture
School of Audiology and Speech Sciences
Faculty of Dentistry
Green College
Vancouver School of Theology
Regent College
St. Marks
UBC Faculty of Graduate Studies
GSS
AMS
Arts Undergraduate Society
Land and Food Systems Undergraduate Society
UBC Geography Students Association
Engineering Undergraduate Society
Forestry Undergraduate Society
Nursing Undergraduate Society
Human Kinetics Undergraduate Society
UBC Medical Undergraduate Society
Commerce Undergraduate Society
Dental Undergraduate Society
Education Students' Association
Law Students Society
Library and Archival Studies Student Association
Music Undergraduate Society
Planning Student Association
Pharmacy Undergraduate Society
Science Undergraduate Society
Student Association of the UBC School of Social Work
The Vancouver School of Theology
Regent College
Association of Latin America Students
Biological Sciences Society
UBC Taiwan Association
Business Communications Club
Campus for Christ
Canadian Association of Pharmacy Students & Interns
Chinese Varsity Club
Debating Society
Economics Student Association
Emerging Leaders of UBC
UBC Engineering Physics Association
UBC Varsity Outdoor Club
UBC Sailing Club (700 members)
UBC Yoga Club (1000 members)
UBC Ski Board (950 members)

UBC Finance Club
FilmSoc (900 members)
Athletics & Recreation
Alumni & Engagement
University Blvd Businesses
UEL Residents

9.0 APPENDIX C (see attachment)

10.0 APPENDIX D (see attachment)



Gage South + Environs
consultation
workbook

campus + community planning



a place of mind

THE UNIVERSITY OF BRITISH COLUMBIA

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introduction + background

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notes

We encourage you to use this area for your notes and questions as you read through this workbook!

Welcome to the Workbook!

This workbook is designed to help you consider the key issues involved in resolving the future land use layout for the Gage South + Environs area. The first consideration is how the academic program demands need to be considered and balanced. They include:

- *a new aquatic centre*
- *a transit diesel bus facility (pick-up/drop-off loop and bus parking area)*
- *an open air bookable recreational space for student events (MacInnes Field)*

Over a seven month process, the Gage South + Environs Working Group explored multiple layout options before recommending the four presented here – Concepts A, B, C, and D – for public consultation. They each show different ways to achieve the key desired academic program elements for this important area of campus.

In addition, possible locations remaining for non-market rental housing for faculty, staff, and students are indicated by a purple asterisk (*) on the drawings, although the decision as to whether rental housing will be located in this area has not yet been made.

The concepts show the best plans the Working Group could develop through their seven month collaborative planning process.

Now it's your turn.

Participants are invited to comment on the elements and tradeoffs presented in Concepts A, B, C, and D, through the questions in this book. This feedback will be considered and one consolidated draft plan will be developed. Depending on feedback, the draft plan may be a refinement of one of the four concepts you see here or it may be a new plan that includes elements from the different concepts.

Have your say and tell us what you like and don't like about the four concepts.

The Gage South + Environs public consultation process comprises in-person and online feedback opportunities. This workbook is available and can be completed online at www.planning.ubc.ca/gagesouth.

Extended!

Due to technical issues, the consultation is extended to November 29 at 5:00PM.

Workbooks must be submitted either in-person or electronically to Campus and Community Planning by 5PM on November 29, 2011. We respectfully request only one workbook per person is submitted.

Workbooks can be completed and dropped off at the Campus and Community Planning office at 2210 West Mall or scanned and emailed to Stefani Lu at stefani.lu@ubc.ca.

Background

'Area Under Review'

During the UBC *Land Use Plan* amendment process in 2010, students expressed concern over future land use for the former Gage South Neighbourhood area as non-market rental housing for faculty, staff, and students. In response, UBC recognized the request to revisit the area's future land use in an updated context and re-designated it as an 'Area Under Review', until further planning could be undertaken.

Prior to resolving how the Gage South 'Area Under Review' will be used, UBC needs to consider the uses of the academic lands adjacent to this area. As such, UBC is undertaking a comprehensive technical review and consultation process for the larger 'Study Area'. In addition to the 'Area Under Review,' the study area includes a site for the new aquatic centre, the diesel bus loop and bus parking facility, and open bookable space for student activities (MacInnes Field).

In order to determine best uses for this area, a collaborative Working Group of multiple stakeholders was formed (see page 9 for details on the Working Group).

'Study Area'

The 'Study Area', adjacent to the main gateway to the campus, will be home to significant investments over the next five years. The area includes the existing aquatic centre, the diesel bus loop, MacInnes Field, SUB Plaza north, War Memorial Gym, the General Services Administration Building (GSAB), and the Gage South 'Area Under Review'.

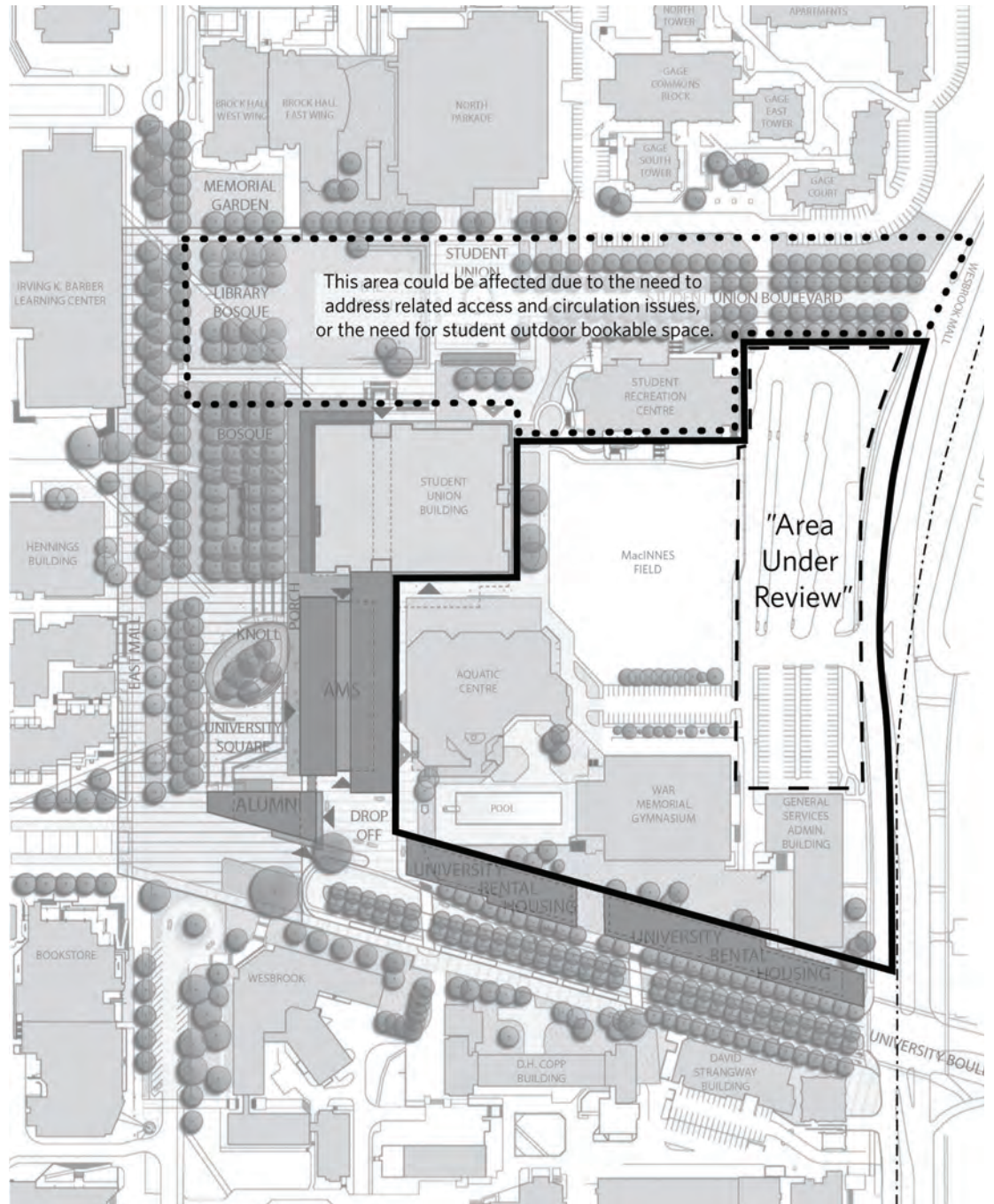
Within the 'Study Area', various academic program demands need to be considered and balanced. They include:

- *a new aquatic centre*
- *a transit diesel bus facility*
- *an open air bookable recreational space for student events (MacInnes Field)*

In addition, this process is considering including non-market rental housing for faculty, staff, and students in the 'Area Under Review'. No decision has been made yet on whether there will be housing in this area.

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notes



Guiding Principles

UBC's Board of Governors adopted the following guiding principles for the process of planning the Gage South + Environs area:

Academic Mission

UBC's academic mission is the university's core business. As one of the world's leading universities, fostering an exceptional learning and research environment is at the heart of UBC's campus planning.

Socially Vibrant and High Functioning People Place

This area will be an arrival point for the majority of travelers to the university, and will also be a magnet for the university and broader community due to the high quality recreational facilities. Ensuring that the positive energy of the activities in the buildings spills into the public realm will be vital to success in place-making. Land uses, facility designs and activities that 'deaden' or discourage people from coming to or moving through this area will be avoided. This area will welcome and facilitate mingling and engagement by students, faculty, staff, alumni, residents, and visitors. The types and layout of uses should support a vibrant campus core that is lively year round, day and night, and weekends.

Connected to University Square and University Boulevard

The proximity to University Square and University Boulevard will add extra energy and context to this part of campus. Building programs will complement, not compete, with uses on U Square and U Blvd. Connections to U Square and U Blvd will encourage facility users to experience more of the campus.

Academic-Recreational Facilities

The athletic facilities and outdoor recreational student space are key elements to community engagement on campus, and the health and vibrancy of the area. The layout and design of connections and interface between these facilities, the public realm and the transit facility must encourage easy movement and access.

Integrated Transit Planning and Design

Creation of a successful central arrival experience at UBC will require a strong and synergistic integration of the transit station with surrounding academic facilities, public realm, and pedestrian circulation patterns. Early identification and consideration of transit facility needs at the precinct planning level as well as the site specific design level, is vital to achieving this result.

1 introduction + background

notes

21st Century Facilities and Infrastructure

Athletic and recreation facilities in this area will provide a strong suite of opportunities for participating in healthy lifestyle activities, and to experience and support varsity teams and competitive sports activities. The facilities will successfully address university and community needs. This core set of facilities will be complemented by outdoor social spaces that provide opportunities for casual and more formalized sport and social activities. In addition, sophisticated transit and servicing upgrades will serve the heavy future demands of this key gateway arrival point and transit centre on campus. Cycling infrastructure should also be taken into account in this area.

Welcoming, Playful Public Realm Design

The public realm will need to provide a sense of arrival to campus, and prioritize pedestrian flows. The public realm will reinforce the more relaxed, playful character that results from the dominance of recreational facilities. Connectedness among the various facilities is vital.

Legibility and Comfort

The legibility and comfort of the area for people arriving there or passing through is very important this central arrival and departure location. The legibility of the architecture and landscape, the wayfinding cues, landmarks, visible icons and even the grade normalization between buildings and throughout the public realm, must combine to create a comfortable, convenient and confident experience of arriving at, lingering in, and transitioning into the rest of, the UBC campus.

Neighbourliness

Careful design and interface considerations must be addressed to ensure the appropriate interface between this active core area and its neighbours including the student residences on Student Union Boulevard, the UEL, particularly along Wesbrook, and surrounding academic uses including the Student Union Building.

Safety

The area must be attractive, safe and well-lit to support people coming and going to public events, activities, and using central transit services at all times of the day and evening. Weather protection is critical, as is great signage and wayfinding.

Sustainability & Smart Growth Principles

All planning and design must reflect smart growth principles to support the reduction of greenhouse gases and the increased quality of campus life. These principles include the priority on compact efficient land use, walkable and livable pedestrian spaces and public realm, supporting enhanced transit services, and taking advantage of proximity to the growing range of shops and services planned for the adjacent Student Union Building and University Boulevard.

Working Group

Purpose

The Gage South + Environs Working Group worked collaboratively to address the significant land use demands within the 'Study Area'.

The Gage South + Environs Working Group comprises key stakeholders, including students (graduate and undergraduate), UBC Recreation and Athletics, TransLink, University Neighbourhoods Association (UNA) and University Endowment Lands (UEL) representatives.

In May 2011, with area program and planning principles approved by the Board of Governors, members of the Gage South + Environs Working Group began the planning process by coming up with as many ideas and concepts for basic layout options for three academic program elements (i.e. the new aquatic centre, diesel bus loop and bus parking, MacInnes Field,) in the study area as possible.

Over the next seven months, Campus and Community Planning worked collaboratively with the Working Group to refine their concepts, develop more precise planning drawings, and ensure that each proposed layout is technically feasible and meets the university's planning requirements. Members provided feedback on scope, principles and process and, with the help of engineering and architectural reviews along the way, have been exploring complex ideas and technical planning content, such as:

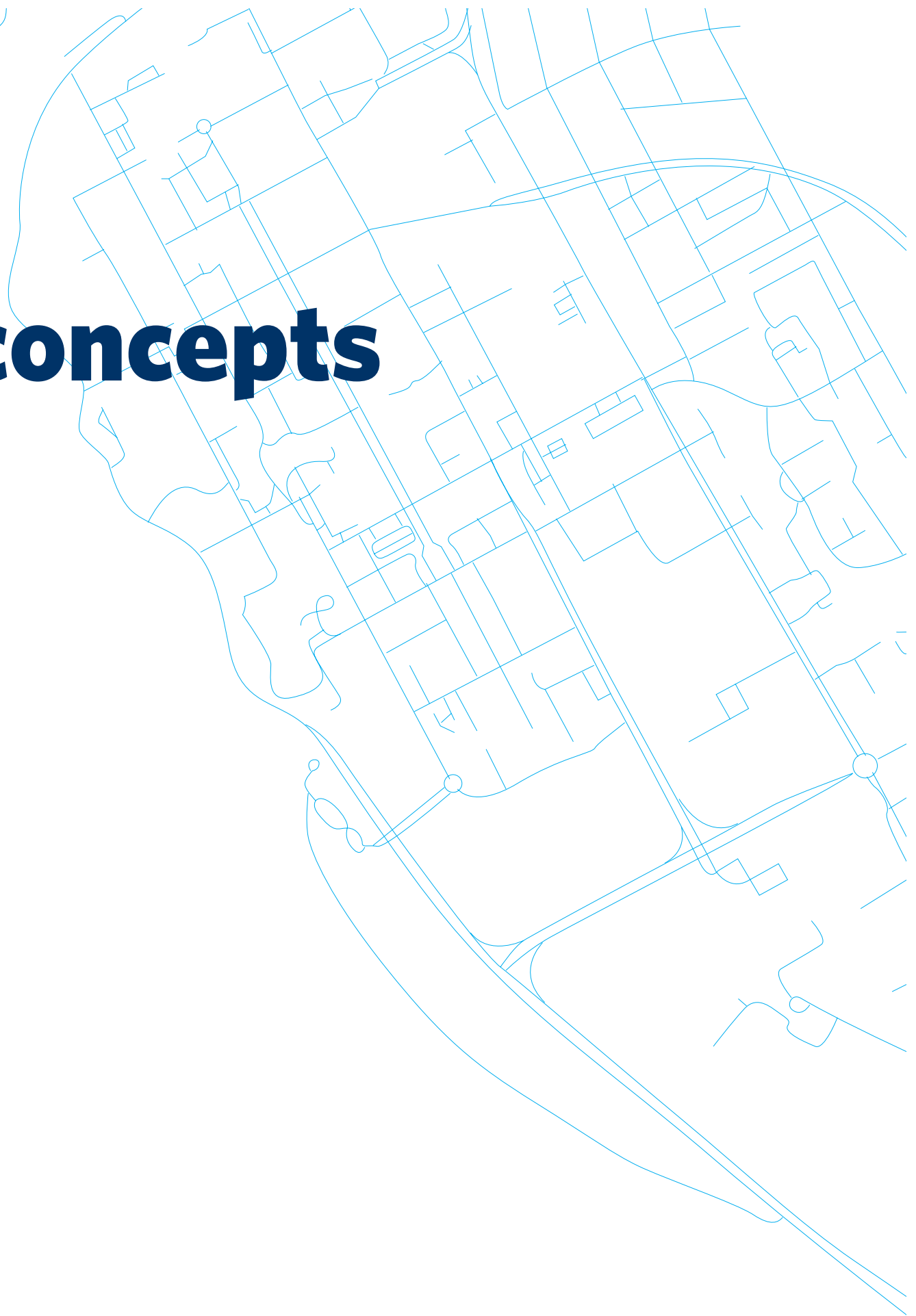
- *site and basic design elements of the aquatic centre (e.g. footprint, servicing and access)*
- *site and basic design of the diesel bus loop (grades, ramps)*
- *access and circulation*
- *other matters, including open air bookable recreational space for student events (i.e. MacInnes Field) land use for the Gage South 'Area Under Review'*

Throughout this iterative process, the Group has provided feedback on layout options and discussed preferences and concerns. They have also discussed the possibility of incorporating non-market rental housing for faculty, staff and students within the 'Area Under Review.' These discussions have included an exploration of the issues and challenges of both including and not including housing in the area.

By late October 2011, the Working Group arrived at the following Concepts A, B, C, and D to bring forward for public consultation. Those are the concepts you are being asked to consider here today.

The Gage South + Environs Working Group meets regularly and is committed to transparency; all meeting notes are available on the Campus and Community Planning website: www.planning.ubc.ca/gagesouth.

concepts



Concepts for Public Consideration

The following four Concepts - A, B, C, and D - were developed by the Gage South + Environs Working Group for the public to consider. Each one has advantages, disadvantages and trade-offs. We are not asking you to choose your favourite, but to consider the pros and cons of each of the four concepts and share your thoughts.

UBC community members are invited and encouraged to share their preferences, comments, and concerns through this workbook by:

- *reviewing each concept map (See Appendices), considering each concept's features, advantages, and disadvantages,*
- *answering questions about each program component, and, if you feel a better layout option exists that is not reflected in any of the concepts shown,*
- *creating your own concept on page 35.*

Gage South + Environs: Concept A

Concept A features an east-west oriented bus loop, and below-ground diesel bus parking that runs close to the centre of campus. The bus loop lies between the new aquatic centre and War Memorial Gym. Note that this concept also includes a bus bay located on Wesbrook Mall. The new aquatic centre is located close to the centre of campus and other university activities. MacInnes Field is adjacent to the new Student Union Building (SUB) and closest to the centre of campus.

Concept A - Key Features:

Diesel bus loop and bus parking

- *East-west oriented pick-up and drop-off*
- *Below-ground parking*
- *Close to the campus centre*
- *Entryways and exits on Wesbrook Mall*
- *One bus drop-off and pick-up bay on Wesbrook Mall*

Aquatic centre

- *Located on current MacInnes Field site*
- *Close to the centre of campus*
- *Pedestrian circulation between the War Memorial Gym and other recreation facilities farther north must be controlled into designated crossings or via the MacInnes Field route*

MacInnes Field

- *Shifted closest to student-centred buildings (e.g. SUB)*
- *Relocated field will be farther away from UEL housing than today*

For a detailed map of Concept A, see page 39 of your Workbook.

Gage South + Environs: Concept B

Concept B features an east-west oriented diesel bus loop and above-ground bus parking that runs closer to the centre of campus than today. The bus loop lies between MacInnes Field and War Memorial Gym. The new aquatic centre is located farthest from War Memorial Gym and the campus centre. The site for MacInnes Field is similar to its current location but is shorter.

Concept B - Key Features:

Diesel bus loop and bus parking:

- *East-west oriented pick-up and drop-off*
- *Above-ground bus parking*
- *Will require fencing around bus parking area for safety reasons*
- *Close to the campus centre*
- *Entryways and exits on Wesbrook Mall*
- *Current bus loop will be temporarily relocated during construction of new aquatic centre*

Aquatic centre:

- *Farthest away from campus centre and War Memorial Gym*

MacInnes Field

- *Field length is shortened to accommodate transit*
- *Minimal disruption to MacInnes Field during bus loop and parking construction*

For a detailed map of Concept B, see page 40 of your Workbook.

Gage South + Environs: Concept C

Concept C features a north-south oriented, below-ground diesel bus parking that runs along the edge of campus with one main entrance/exit on Wesbrook Mall and a possible right turn-out only lane for buses with no scheduled pick-ups. The new aquatic centre is located between the recreation centre and War Memorial Gym. MacInnes Field is closest to the centre of campus.

Concept C - Key Features:

Diesel Bus Loop and Bus Parking

- *North-south oriented pick-up and drop-off*
- *Below-ground bus parking*
- *Along edge of campus*
- *Entryway and exit on Wesbrook Mall*

Aquatic Centre

- *Between the recreation centre and War Memorial Gym*

MacInnes Field

- *Shifted closest to student-centred buildings (e.g. SUB)*
- *Relocated field will be farther away from UEL housing*
- *No bus lane drop-off or pick-up between athletic facilities*

For a detailed map of Concept C, see page 41 of your Workbook.

Gage South + Environs: Concept D

Concept D features a north-south oriented, above-ground diesel bus loop and bus parking that runs along the edge of campus with entrances/exits on Student Union Boulevard. One bus drop-off bay on Student Union Boulevard may be needed if the stall by the parking structure proves not possible at the detailed design stage. The new aquatic centre is located between the Student Recreation Centre and War Memorial Gym. MacInnes Field is closest to the centre of campus.

Concept D - Key Features:

Diesel Bus Loop and Bus Parking

- *North-south bus pick-up and drop-off*
- *Above-ground bus parking*
- *Along edge of campus*
- *Entryways and exits on Student Union Boulevard and Wesbrook Mall*
- *Possible drop-off bay on Student Union Boulevard*

Aquatic centre

- *Between the recreation centre and War Memorial Gym*

MacInnes Field

- *Shifted closest to student-centred buildings (e.g. SUB)*
- *Relocated field will be farther away from UEL housing*

For a detailed map of Concept D, see page 42 of your Workbook.

Land Use Designations

This current portion of the Gage South + Environs consultation process is not proposing a land use designation for the 'Area Under Review'. The land use can only be determined after public input on the options for how the area should be used.

The diagrams on page 43 show the Land Use Plan designations that would eventually be applied to the 'Area Under Review' and surrounding Gage South lands for each concept, both with and without the addition of non-market university rental housing.



questions for feedback

Privacy Notification

*The contents of this survey may be made available for public viewing. Any personal information you provide in this survey is collected under the authority of section 26(c) of the Freedom of Information and Protection of Privacy Act. UBC Campus and Community Planning is collecting this information for the purposes of this consultation process. For more information about the collection of your personal information, contact **Gabrielle Armstrong, Manager of Public Consultation**, at (604) 822-9984 or by email at gabrielle.armstrong@ubc.ca.*

3 questions for feedback

Consultation Questions

The following section will provide more information about the issues, challenges, layout advantages and disadvantages considered by the Working Group in determining where each of the elements should go. As you consider each of these options, you will want to refer to the concepts on pages 39-42 of this workbook. Please have those maps on-hand as you go through the following sections.

1. Where do you live?

- UBC
- University Endowment Lands
- City of Vancouver
- Other municipality

2. We understand that many people are on campus for a variety of reasons (e.g., work, study, etc.).

What is your primary reason for coming to campus?

- Undergraduate Student
- Graduate Student
- Faculty
- Professor Emeritus
- Staff
- Non-UBC Employee
- UEL Resident
- Recreational Visitor
- Cultural Visitor
- On-Campus Resident
- Other, please specify _____

3. Please specify your gender:

- Male
- Female
- Other

4. Please indicate your age:

- Under 18
- 18-22
- 23-29
- 30-39
- 40-54
- 55+

Issues and Challenges

Here are some of the planning issues the Working Group considered when developing Concepts A, B, C, and D:

Academic mission:

Delivery of these new academic facilities in a manner that serves academic priorities, integrates well and enhances existing facilities and academic programming in the area.

Technical and physical viability:

Consideration of the general physical dimension requirements and limitations that can be determined at this preliminary stage of the aquatic centre, bus exchange and field including minimum required building footprints, turning radius, ramp and bus stop lengths.

Proximity to centre of campus:

Closeness of the various facilities to the heart of the campus. Also, closeness to East Mall or the Student Union Building, measured in terms of distances walked or time spent moving from one place to another;

Conformity with good urban design:

Will Gage South be aesthetically pleasing and welcoming as appropriate to this campus gateway location? Does it connect properly to University Square, University Boulevard and Student Union Boulevard? Can the bus exchange be integrated appropriately with the surrounding academic facilities and public realm? What will the pedestrian experience be on the ground? What would be the impact of an above-ground bus parking facility on the campus public realm?;

Use of UBC land:

What is the most efficient and appropriate way to use UBC land consistent with UBC's academic mission (since land has economic value)?;

Wayfinding, comfort and safety:

How can we optimize wayfinding, pedestrian comfort and safety in relationship to the transit infrastructure and the arrival to such an important gateway at this large campus?; and

Cost of construction:

It is more expensive to construct an underground facility, but above-ground facilities consume more valuable land that could be used for other purposes.

Diesel Bus Loop and Bus Parking

In 2003, UBC's bus loop moved to its current location as a temporary measure — part of an approved Campus Transit Plan that included construction of a terminal under University Square. In 2009, the project lost its funding for the underground transit facility.

The current bus loop for diesel buses is a temporary facility and a permanent location still needs to be provided. The area is at capacity and it cannot operate indefinitely in its current form—it isn't intended to be a permanent, long-term solution.

In order to determine a permanent solution for the diesel bus loop, a robust two-phase consultation process was held in 2010. Overall, the campus community indicated their preference for a new diesel bus loop north of the current War Memorial Gym location with an underground layover facility.

The Working Group considered basic terminal design typologies when determining what type of terminal concept would work best in the UBC context. These design layout typologies were from a global best practice review commissioned for TransLink and SFU. The Working Group, which includes TransLink, determined four concepts that at this higher level would be technically viable.

Here is what the Working Group had to consider when thinking about where to put the bus facility:

East-west orientation (Concepts A and B)

- *Increases pedestrian safety by reducing the necessity of crossing the bus loop to get to most campus destinations*
- *Potentially reduces pedestrian walking times to destinations*
- *Brings more bus noise and introduces traffic closer to academic facilities*

North-south orientation (Concepts C and D)

- *Reduces noise and introduction of traffic in the campus core*
- *Allows more space for academic facilities closer to the campus core*
- *Brings more bus noise and traffic to the neighbouring UEL*
- *Increases walking distance from the campus core*

Continued on next page...

3 questions for feedback

notes

Bus parking area below-ground (Concepts A and C)

- *Takes up less space, allowing space above the bus parking to be used for MacInnes Field in Concept A and for more space for passenger boarding and unloading in Concept C*
- *Will take longer to build and potentially cause more short-term disruption during construction*
- *More costly to construct, but use less land*
- *Helps contain noise and view of parked buses*

Bus parking area above-ground (Concepts B and D)

- *Lower construction cost, but higher surface land cost and takes up more university land that could be used for other purposes (e.g. bookable space or public realm)*
- *Implications for the urban design, including introducing a large fenced bus parking lot to the campus.*

Additional bus bays outside of the main bus loop (Concepts A and D)

- *Allows for the construction of an underground bus parking facility in Concept A (east-west orientation for the bus loop and parking)*
- *Allows for an above-ground parking facility in Concept D (north-south orientation for the bus loop and parking)*
- *Increases pedestrian travel times to and from these bays and potentially creates more noise for neighbours across Student Union Boulevard and Wesbrook Mall*

Other considerations:

- *Turning radiuses for buses, including requirements for entry into below-ground facilities*
- *Pedestrian safety when loading onto and unloading from buses*
- *Creating enough capacity to serve the community until 2030 (note: this facility design also anticipates rapid transit. This is sized for the number of buses required with rapid transit, which would most likely have a station on University Boulevard.)*
- *Impact on adjacent roads, such as Student Union Boulevard and Wesbrook Mall*
- *Impact of facility on residential neighbours in the UEL and in Gage South*
- *Space constraints in the area*
- *Pedestrian circulation around or through bus loop*
- *Potential relocation or disruption of current bus loop during construction*

3 questions for feedback

Diesel Bus Loop and Bus Parking Questions

1. Concepts A and B show an east-west orientation for the diesel bus loop and bus parking facility, placing them closer to the heart of campus. Among other considerations, these concepts:
- *Increase pedestrian safety by reducing the necessity of crossing the bus loop to get to most campus destinations*
 - *Potentially reduce pedestrian walking times to destinations*
 - *Bring more bus noise and traffic closer to academic facilities*

Concepts C and D show a north-south orientation for the diesel bus loop and parking, placing it at the Wesbrook Mall edge of campus. Among other considerations, these concepts:

- *Reduce noise closer to the centre*
- *Allow more space for academic facilities closer to the campus core*
- *Potentially bring more noise to the neighbouring UEL*

Given these factors, do you:

- Strongly prefer bus-loop orientation north-south and on the edge of campus
- Prefer bus-loop and parking orientation north-south and on the edge of campus
- Have no preference
- Prefer bus loop and parking orientation east-west and closer to the centre
- Strongly prefer bus loop and parking orientation east-west and closer to the centre

2. Bus parking areas are where the buses are parked before passengers are picked up and after they are dropped off. These areas are enclosed by fences or structures and are not accessible to the public.

Concepts B and D have placed the bus parking area above ground. These concepts:

- *Have lower construction cost, but higher surface land cost and take up more university land that could be used for other purposes*
- *Have implications for the urban design, including introducing a large fenced bus parking lot or structure to the campus*

Concepts A and C have placed the bus parking facility below-ground, under the passenger pick-up/drop-off. These concepts:

- *Take up less space, allowing space above the bus parking to be used for MacInnes Field in Concept A and for more space for passenger boarding and unloading in Concept C*
- *Will take longer to build and potentially cause more short-term disruption during construction*
- *Are more costly to construct, but use less land*

Continued on next page...

3 questions for feedback

Given these factors, and assuming costs for underground options could be handled through a shared funding agreement with TransLink, do you:

- Strongly prefer bus parking above ground
- Prefer bus parking above ground
- Have no preference
- Prefer bus parking below ground
- Strongly prefer bus parking below ground

- 3.** Concepts A and D have 1 drop-off bus bay located outside the core of the bus loop and parking area on either Wesbrook Mall or Student Union Boulevard.

Placing this bus bay outside the main bus loop:

- *Allows enough ramp length for an under-ground bus parking facility in Concept A (east-west orientation for the bus loop and parking)*
- *Allows for an above ground parking facility in Concept D (north-south orientation for the bus loop and parking)*
- *Increases pedestrian travel times to and from these bays, and*
- *Potentially creates more noise for neighbours across Student Union Boulevard and Wesbrook Mall*

Given these factors, which of the following do you support?

- A bus bay external to main loop in Concept A only
- A bus bay external to main loop in Concept D only
- A bus bay external to main loop in either Concept A or D
- Neither Concept A or D
- Have no preference

- 4.** Two possible entrances to the bus loop have been proposed.

Concepts A, B and C show the entrance off Wesbrook Mall, meaning some kind of traffic management measures (like a traffic light) would have to be introduced to Wesbrook Mall at the entrance to the bus loop.

Concept D has the entrance off of Student Union Boulevard, meaning some kind of traffic management measures (like a traffic light) would have to be introduced to Student Union Boulevard at the entrance to the bus loop.

Given these factors, do you:

- Strongly prefer entrance off of Wesbrook Mall
- Prefer entrance off of Wesbrook Mall
- Have no preference
- Prefer entrance off of Student Union Boulevard
- Strongly prefer entrance off of Student Union Boulevard

Aquatic Centre

UBC's existing aquatic facilities have reached a point where it is no longer feasible to repair and expand them in an effort to meet the changing needs of UBC's growing campus community.

In 2011, UBC Infrastructure Development, with support from UBC Athletics Department and Campus and Community Planning, commissioned CEI Architecture Planning Interiors to conduct a feasibility study for a new UBC Aquatic Centre. Two options were considered as part of the study: build a new freestanding facility or build an addition/renovation to the existing facility. It was concluded from the study that a new freestanding facility on unoccupied land is the best option due to cost, ability to build the required programs, lowest construction risks, and less disruption to existing programming.

As a result of that study, UBC is proposing a new aquatic centre to provide student athletes with a state-of-the-art training facility and the larger campus community (students, faculty, staff and residents) with an on-campus recreational facility. This facility will include a 50-metre training pool, a 25-metre lap pool and a recreational pool.

The Gage South + Environs Working Group was provided the feasibility study as technical input into the planning process.

Here is what the Working Group had to consider when thinking about where to put the aquatic centre:

Location - close to centre of campus (Concepts A, C, and D)

- *Close to other university activities*

Location - close to edge of campus (Concept B)

- *Creates a buffer between the UEL and the campus*
- *Farther from campus centre and War Memorial Gym*

Other considerations:

- *Size of the facility*
- *Limited options in terms of the shape because of the size of the various elements (i.e. pool shapes are not flexible)*
- *Relationship to other athletics facilities in the area and pedestrian circulation*
- *Ensuring adequate drop-off/pick-up/loading/unloading*
- *Need to keep the existing pool in operation while the new pool is being built*
- *Service, emergency access to the facility*
- *Pedestrian access to the facility*

3 questions for feedback

Aquatic Questions

5. Concepts A, C and D show the aquatic centre located closer to the centre of campus and other university activities.

Concept B has the aquatic centre located closer to Wesbrook Mall, on the edge of campus, which creates a buffer between the UEL and the campus.

Given these factors, do you prefer:

- Strongly prefer aquatic centre closer to the center of campus
- Prefer aquatic centre closer to the center of campus
- Have no preference
- Prefer aquatic centre on the edge of campus
- Strongly prefer aquatic centre on the edge of campus

6. Concepts A and B locate the bus loop between the aquatic centre and War Memorial Gym. This configuration requires fewer and more controlled pedestrian travel routes between the Student Recreation Centre (SRC) and War Memorial Gym than are necessary in Concepts C and D. However, it does allow for east-west orientation for the bus loop and parking facility.

In your opinion, do Concepts A and B sufficiently provision for pedestrian access between SRC and War Memorial Gym?

- Yes
- No

3 questions for feedback

notes

MacInnes Field

MacInnes Field is currently surrounded by the Student Union Building, Student Recreation Centre (SRC), War Memorial Gym and the aquatic centre. Students currently use MacInnes Field for two big social events every year, the Welcome Back BBQ at the beginning of the academic year and the Block Party at the end. Clubs also regularly book this space and it is used for a number of informal recreational activities (Quidditch anyone?).

However, there is currently poor drainage on the field, no power, water or lighting. The Working Group explored the best location for open bookable space in Gage South + Environs that will continue to support student activities in this part of campus. They also considered other possible locations for an informal space for outdoor student recreation activities that would be better equipped for events such as concerts, and farther from the UEL.

Here is what the Working Group had to consider when thinking about where to put an informal outdoor space:

Location - closest to centre of campus (Concepts A, C, and D)

- *Adjacent to the new Student Union Building*
- *Brings the Field closer to other student and academic facilities*
- *Could increase noise in the central area*

Location - close to Wesbrook Mall (Concept B)

- *Is similar to the current location*
- *Has a size configuration that does not allow for an intramural sports field*
- *Could increase noise for UEL residents*

Other considerations:

- *Need for space that will accommodate current student activities on MacInnes Field (i.e. concerts and informal recreation)*
- *Loss of field while the aquatic centre is being built*
- *Proximity to other student-centred buildings and the campus core*
- *Possibility of using the space for intramural teams*
- *Using the field as a visual “breathing space” in terms of urban design*

3 questions for feedback

MacInnes Field Questions

- 7.** MacInnes Field is currently used for informal student activities, like concerts and pick-up sports. Some people have suggested making the field a bookable space for campus intramural sports. Others have suggested a hybrid, with some times available for informal activities and some time for intramurals.

Do you prefer:

- Keeping MacInnes Field for informal sports and bookable social events
- Making the primary use of MacInnes Field for intramural sports
- Having some time for intramurals and some time for informal activities
- Have no preference

- 8.** Concepts A, C and D all locate MacInnes Field adjacent to the new Student Union Building and closest to the centre of campus. This concept:

- *Brings the Field closer to other student and academic facilities*
- *Could increase noise in the central area*

The location of the field in Concept B is next to the SRC, bringing a portion of the field closer to Webbrook Mall. This concept:

- *Is similar to the current location*
- *Has a size configuration that does not allow for an intramural sports field*
- *Could increase noise for UEL residents*

Given these factors, do you:

- Strongly prefer MacInnes Field closer to the centre of campus
- Prefer MacInnes Field closer to the centre of campus
- Have no preference
- Prefer MacInnes Field closer to Wesbrook Mall
- Strongly prefer MacInnes Field closer to Wesbrook Mall

3 questions for feedback

General Questions

9. Overall, given the diesel bus loop and parking areas, aquatic centre and informal recreational field considerations, **please rank in order of preference which element you feel should be the closest to the centre of campus:**

- The diesel bus loop
- The aquatic centre
- An informal, outdoor field for student recreation (e.g. MacInnes Field or replacement)
- Bus parking area
- No preference

10. Do you have any other comments related to the proposed locations of the diesel bus loop and parking, aquatic centre and MacInnes Field as shown in Concepts A, B, C and D?

Non-Market Rental Housing

During the 2010 public consultation process on the amendments to UBC's *Land Use Plan*, the university heard that students had concerns about placing non-market rental housing for faculty, staff and students in Gage South. In the amended *Land Use Plan*, the Gage South area was identified as an 'Area Under Review' to allow for a more robust discussion of whether or not housing would go in the area.

University rental housing was originally planned for the 'Area Under Review' to bring vitality to the central part of campus. The non-market rental housing for the Gage South area would be small, affordable university rental units, targeted at a younger audience more tolerant of student life and activities. If the non-market rental housing is not accommodated in the 'Area Under Review' it may be accommodated elsewhere on campus.

Here is why the university has considered placing rental housing in the area:

- *Need for smaller, affordable units to meet the needs of staff currently renting or seeking one-bedroom and studio apartments*
- *Need to provide faculty and staff with options to live closer to the centre of campus*
- *Need for enough year-round population in the area to support shops and services on University Boulevard*
- *Desire to create a diverse area that includes faculty, staff and students*
- *Desire to create a buffer between the academic precinct and the UEL*

Here are some of the concerns students have expressed about including non-market rental housing for faculty, staff and students in the area:

- *Conflicts about noise, particularly from concerts, between students and faculty/staff renters*
- *Desire to keep Gage South a student-centric area*

Understanding these concerns, the Working Group is considering the following proposals to help mitigate possible future issues if non-market rental housing were located in the Gage South area:

- *Adding a clause in rental agreements that clearly sets out the types of activities in the area (i.e. Block Party, Welcome Back BBQ) and requires acceptance from renters of the levels of noise associated with those activities before they move in.*

Continued on next page...

3 questions for feedback

notes

- *Design of suites as small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.*
- *Using the outdoor square at Sub Plaza north and/or University Square to accommodate concerts and large events with music, to distance the noisier student activities from possible non-market rental housing for faculty, staff and students on Wesbrook Mall.*
- *Exploring housing options in partnership with BC Housing. This housing would be targeted at employees with a household income of less than \$64K a year.*

3 questions for feedback

Non-Market Rental Housing Questions

11. Using 1 as most important and 6 as least important, **please rate how important the following statements are to you from 1 to 6.**

- Providing faculty, staff and students the opportunity to live close to the centre of campus
- Preserving Gage South as a student-centric area of campus
(i.e. excludes any housing for faculty and staff)
- Making Gage South a primarily, but not exclusively, student-focused area
(i.e. allows for the inclusion of non-market housing for faculty, staff AND students)
- Having sufficient population year-round to support shops and services
- Placing housing between the UEL and the academic precinct
- Minimizing potential conflicts between renters and student activities

12. **What are the disadvantages of putting non-market rental housing for faculty, staff and students in the Gage South area?**

13. **What are the advantages of putting non-market rental housing for faculty, staff and students in the Gage South area?**

3 questions for feedback

- 14.** We've heard that students are concerned about the interface between student activities and faculty, staff and student renters if non-market rental housing is located in Gage South.

Would the following make you more or less likely to support housing in the area:

- a) *Adding a clause in rental agreements that clearly sets out the types of activities in the area (i.e. Block Party, Welcome Back BBQ) and requires acceptance from renters of the levels of noise associated with those activities before they move in.*
- More likely
 - Somewhat likely
 - Have no preference
 - Somewhat unlikely
 - Unlikely
- b) *Suites are small one bedrooms and studios, designed to appeal to a younger demographic of faculty, staff and students.*
- More likely
 - Somewhat likely
 - Have no preference
 - Somewhat unlikely
 - Unlikely
- c) *Equipping the outdoor square at Sub Plaza north to accommodate concerts and large events with music, to distance the noisier student activities from possible non-market rental housing for faculty, staff and students on Wesbrook Mall.*
- More likely
 - Somewhat likely
 - Have no preference
 - Somewhat unlikely
 - Unlikely
- d) *The housing is developed in partnership with BC Housing. This housing would be targeted at employees with a household income of less than \$64K a year meaning UBC employees like daycare workers, cleaners and student services staff would qualify.*
- More likely
 - Somewhat likely
 - Have no preference
 - Somewhat unlikely
 - Unlikely

3 questions for feedback

15.

Though no decision has been made about whether or not non-market rental housing for faculty, staff and students should be placed in Gage South, all concepts have space that could allow for some form of housing in the area (marked by a purple asterisk in each Concept).

- *Concept A identifies a potential area for non-market rental housing for faculty, staff and students at the corner of Student Union Boulevard and Wesbrook Mall. This could be in 6-8 storey buildings.*
- *Concept B identifies a potential area for non-market rental housing for faculty, staff and students. This could be in a 10 storey building on either side of and bridging over the bus loop entry on Wesbrook Mall.*
- *Concept C identifies a potential area for non-market rental housing for faculty, staff and students. This could be an 11 storey building along Wesbrook Mall and on top of the bus loop drop-off area.*
- *Concept D identifies a potential area for non-market rental housing for faculty, staff and students. This could be in a 14 storey building along Wesbrook Mall and on top of the bus loop pick-up area.*

Using 1 to indicate your strongest preference and 5 to indicate what you least prefer, please rate the following statements from 1 to 5:

- 6-8 storey non-market rental housing for faculty, staff and student at the corner of Student Union Boulevard and Wesbrook Mall
- 10 storey non-market rental housing for faculty, staff and students on either side of and bridging over the bus loop entry on Wesbrook Mall
- 11 storey non-market rental housing for faculty, staff and students along Wesbrook Mall and on top of the bus loop drop-off area
- 14 storey non-market rental housing for faculty, staff and students along Wesbrook Mall, on top of the bus loop pick-up area
- No non-market rental housing for faculty, staff and student housing in Gage South

16.

Would you consider living in the Gage South area?

- Yes
- No

Why or why not?

3 questions for feedback

17. Please tell us which of the following academic facilities is most important to your experience of the Gage South area. Please rank in order of importance with 1 being most important and 5 being least important:

- Bus loop
- Aquatic centre
- MacInnes Field
- Non-market rental housing
- Bus parking

18. Any final thoughts or comments before you conclude your survey?

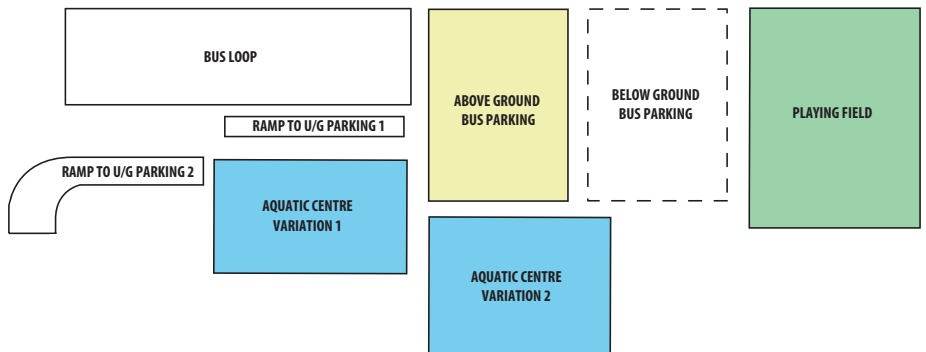
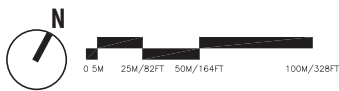
3 questions for feedback

Create Your Own Concept

If you would prefer a different layout than one of the concepts you've seen, we're inviting you to create your own.



PROPERTY LINE
 GAGE STUDY AREA
 AREA UNDER REVIEW LUP DESIGNATION BOUNDARY



CREATE YOUR OWN CONCEPT

USING ONLY THE WHITE SPACE IN THE MAP,
 CREATE YOUR OWN CONCEPT WITH THE ELEMENTS BELOW

- INSTRUCTIONS:**
- CHOOSE AND POSITION 1 AQUATIC CENTRE
 - POSITION BUS LOOP
 - IN ADDITION TO BUS LOOP, CHOOSE ABOVE OR BELOW GROUND BUS PARKING (IF BELOW GROUND BUS PARKING, CHOOSE RAMP TO ACCESS)
 - POSITION PLAYING FIELD
- (DIMENSIONS ARE APPROXIMATE)



next steps

Next Steps

This public consultation is the first of several opportunities for public input regarding Gage South + Environs planning. The Working Group and Campus and Community Planning identified the four viable alternatives for discussion that address the program needs of all area stakeholders.

Input from this public consultation will be considered by Working Group and Campus and Community Planning staff. Based on that feedback, one consolidated draft plan will be developed. This plan may be a refinement of one of the four concepts or it may be a new plan that includes elements from different concepts. Consultation on the draft plan will take place in early 2012. A public hearing will also be held before final recommendations are made to the Board of Governors.

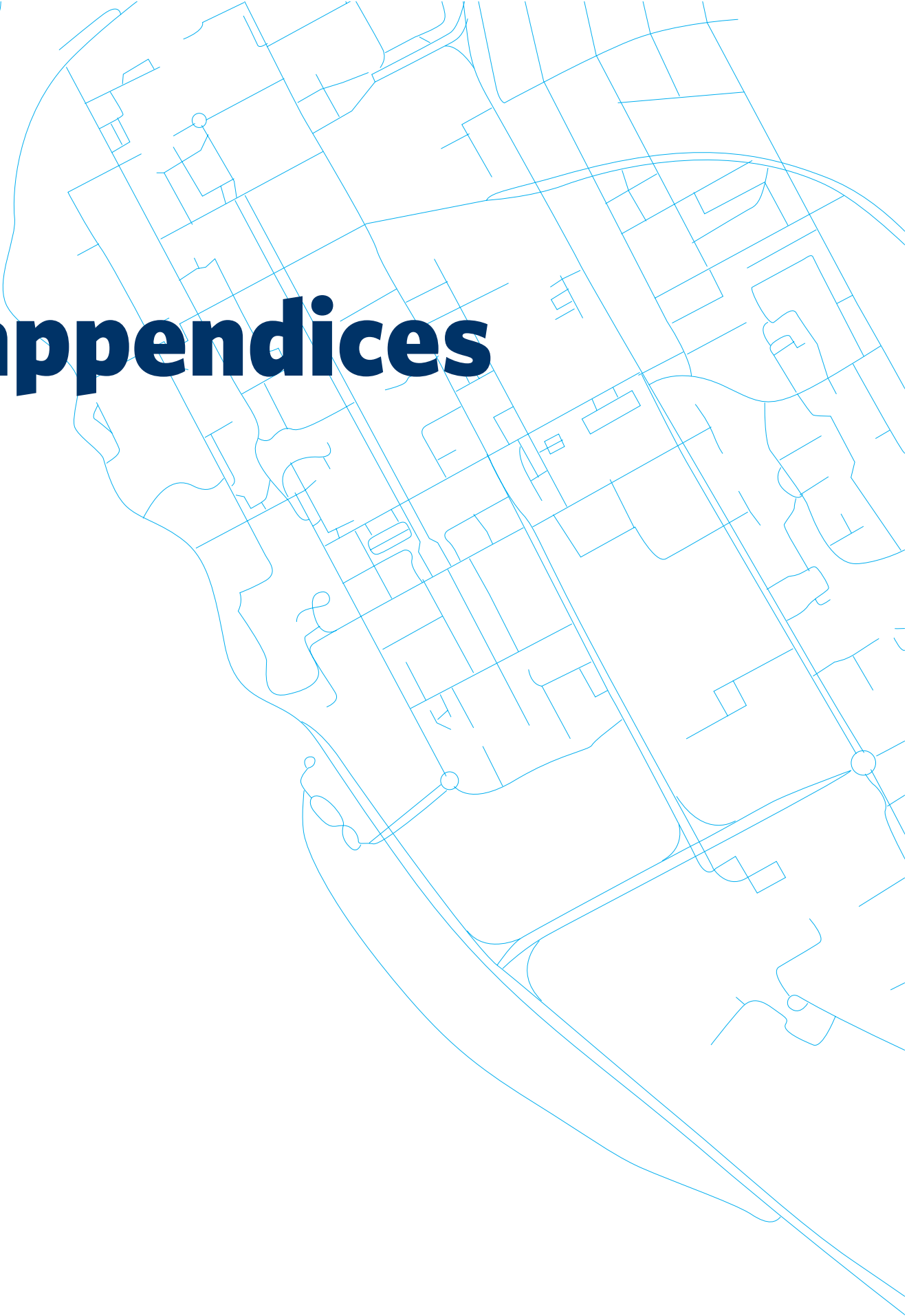
Gage South + Environs consultation timeline:

- *September 2011 – Aquatic Centre Program Public Open House*
- *November 15-29, 2011 – Public Consultation*
- *January/February 2012 – Additional Public Consultation
(if further technical work and refinement of options
is required after initial consultation)*
- *April 2012 – Public Hearing*



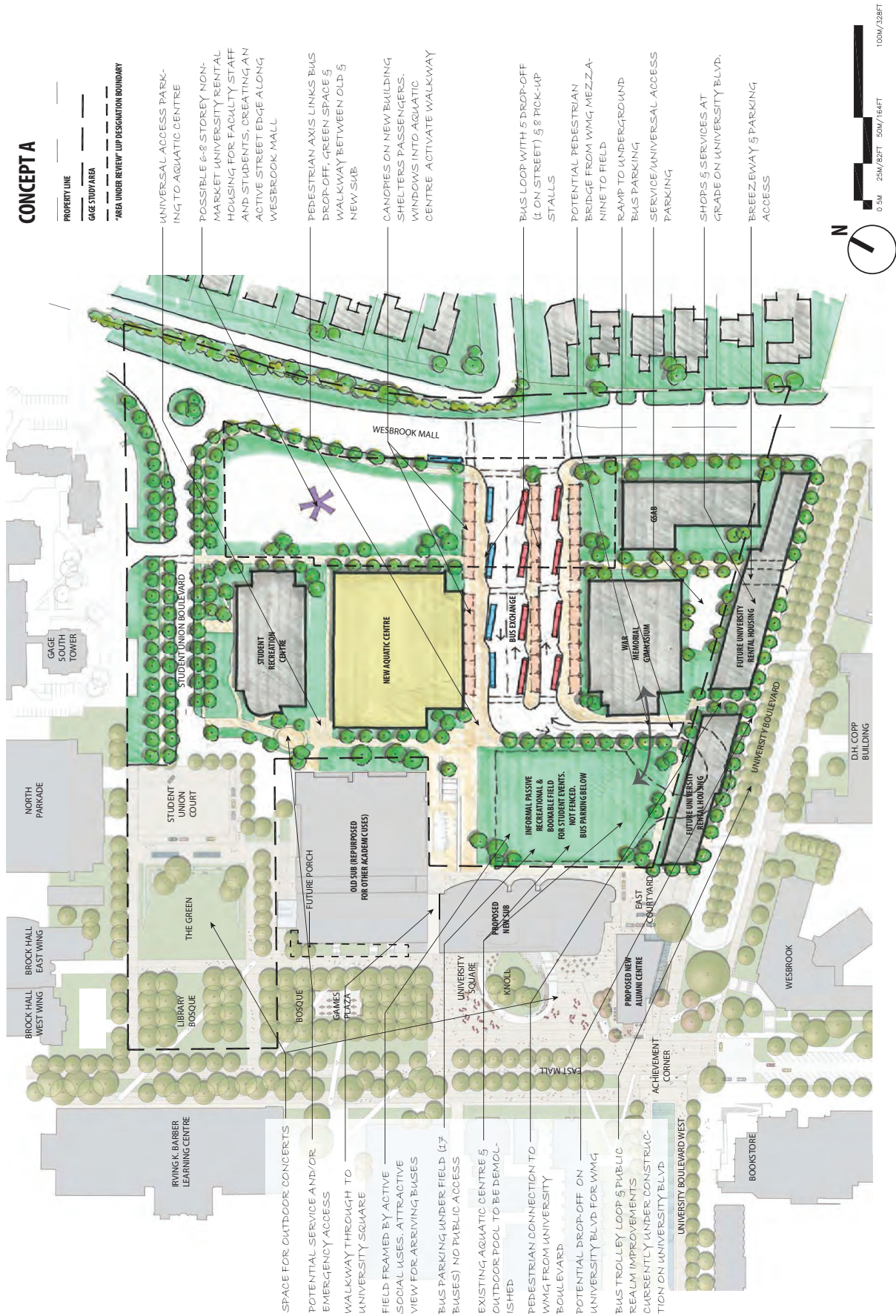
thank you
for your participation!

appendices



CONCEPT A

- PROPERTY LINE
- GAGE STUDY AREA
- *AREA UNDER REVIEW / UP DESIGNATION BOUNDARY



- SPACE FOR OUTDOOR CONCERTS
- POTENTIAL SERVICE AND/OR EMERGENCY ACCESS
- WALKWAY THROUGH TO UNIVERSITY SQUARE
- FIELD FRAMED BY ACTIVE SOCIAL USES. ATTRACTIVE VIEW FOR ARRIVING BUSES
- BUS PARKING UNDER FIELD (7 BUSES) NO PUBLIC ACCESS
- EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
- PEDESTRIAN CONNECTION TO WMG FROM UNIVERSITY BOULEVARD
- POTENTIAL DROP-OFF ON UNIVERSITY BLVD FOR WMG
- BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION ON UNIVERSITY BLVD
- IRVING K. BARBER LEARNING CENTRE
- BROCK HALL WEST WING
- BROCK HALL EAST WING
- NORTH PARKADE
- STUDENT UNION COURT
- THE GREEN
- LIBRARY BOSQUE
- BOSQUE
- FUTURE PORCH
- OLD SUB (REPURPOSED FOR OTHER ACADEMIC USES)
- UNIVERSITY SQUARE
- KNOLL
- PROPOSED NEW SUB
- UNIVERSITY SQUARE
- PROPOSED NEW ALUMN CENTRE
- EAST QUARTERS
- ACHIEVEMENT CORNER
- UNIVERSITY BOULEVARD WEST
- BOOKSTORE
- WESBROOK
- WESBROOK MALL
- STUDENT UNION BOULEVARD
- STUDENT REGULATION CENTRE
- NEW AQUATIC CENTRE
- BUS EXCHANGE
- INFORMAL PASSIVE RECREATIONAL & BOOMERBLE FIELD FOR STUDENT EVENTS. NOT FENCED. BUS PARKING BELOW
- WAR MEMORIAL COMPLEXION
- FUTURE UNIVERSITY RENTAL HOUSING
- UNIVERSITY BOULEVARD
- D.H. COPP BUILDING
- UNIVERSAL ACCESS PARKING TO AQUATIC CENTRE
- POSSIBLE 6-8 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS. CREATING AN ACTIVE STREET EDGE ALONG WESBROOK MALL
- PEDESTRIAN AXIS LINKS BUS DROP-OFF, GREEN SPACE & WALKWAY BETWEEN OLD & NEW SUB
- CANOPIES ON NEW BUILDING SHELTERS PASSENGERS. WINDOWS INTO AQUATIC CENTRE ACTIVATE WALKWAY
- BUS LOOP WITH 5 DROP-OFF (1 ON STREET) & PICK-UP STALLS
- POTENTIAL PEDESTRIAN BRIDGE FROM WMG, MEZZA-NINE TO FIELD
- RAMP TO UNDERGROUND BUS PARKING
- SERVICE/UNIVERSAL ACCESS PARKING
- SHOPS & SERVICES AT GRADE ON UNIVERSITY BLVD.
- BREEZEWAY & PARKING ACCESS

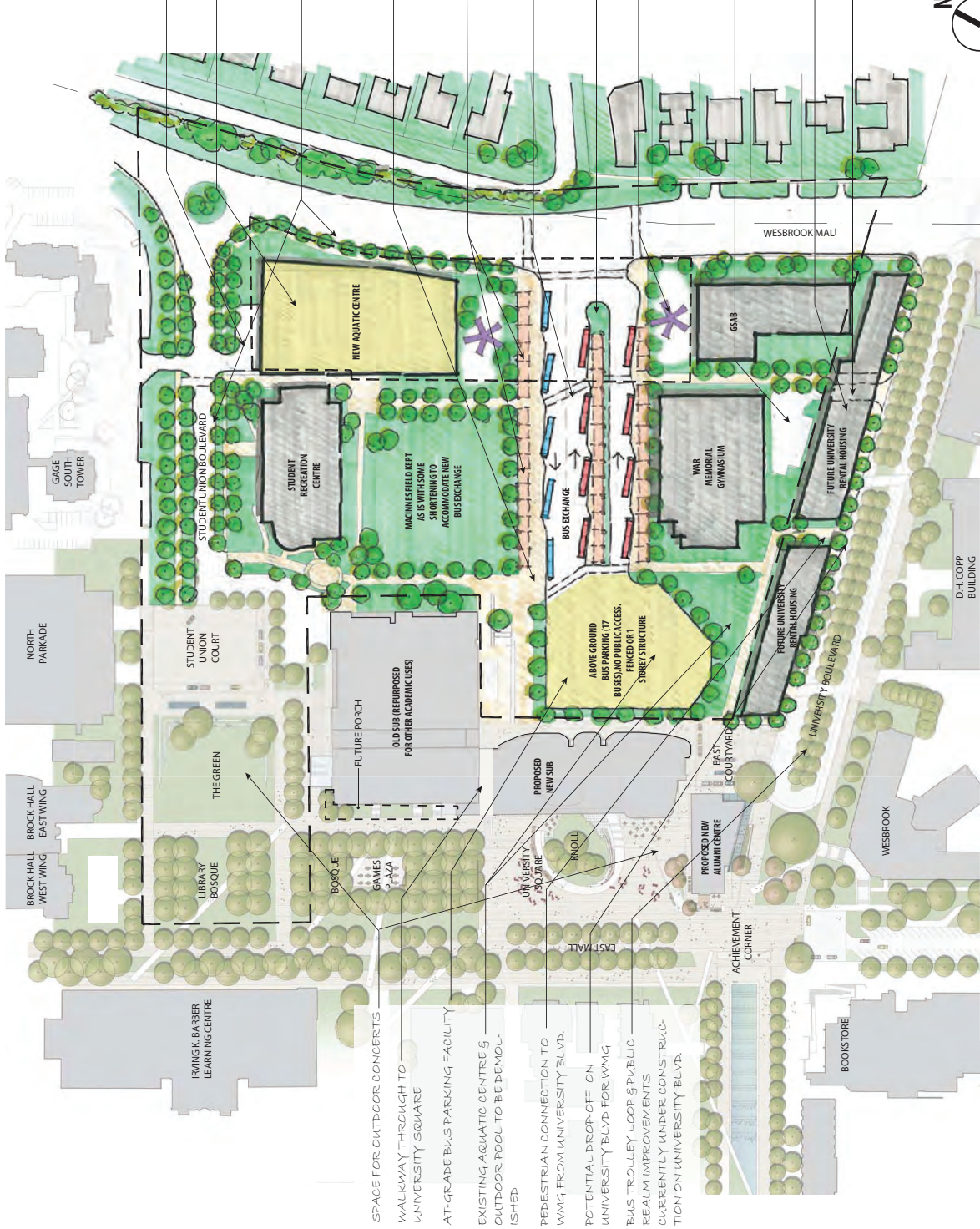


appendices

CONCEPT B

- PROPERTY LINE
- GAGE STUDY AREA
- *THE UNDER REVIEW LUP DESIGNATION BOUNDARY

- SERVICE/EMERGENCY & UNIVERSAL ACCESS PARKING
- NEW AQUATIC CENTRE ACTIVATES WEST SIDE OF WESBROOK MALL AS A GATEWAY BUILDING
- POTENTIAL DROP-OFF/PARKING TO NEW AQUATIC CENTRE ALONG WESBROOK MALL OR STUDENT UNION BLVD.
- PEDESTRIAN AXIS LINKS BUS ARRIVALS TO GREENSPACE & WALKWAY BETWEEN OLD & NEW SUB
- CANOPIES FOR PASSENGERS. ALSO HELP WAYFINDING AS DIRECTIONAL ELEMENTS
- BUS LOOP WITH 5 DROP-OFF & PICK-UP STALLS
- COULD USE PLANTING AT ENTRANCE AS A FEATURE
- POSSIBLE 10 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS. BRIDGING OVER BUS LOOP & AT GRADE EITHER SIDE
- SERVICE/UNIVERSAL ACCESS PARKING TO EXISTING GYM AND FUTURE UNIVERSITY HOUSING
- SHOPS & SERVICES AT GRADE ON UNIVERSITY BOULEVARD BREEZEWAY & PARKING ACCESS

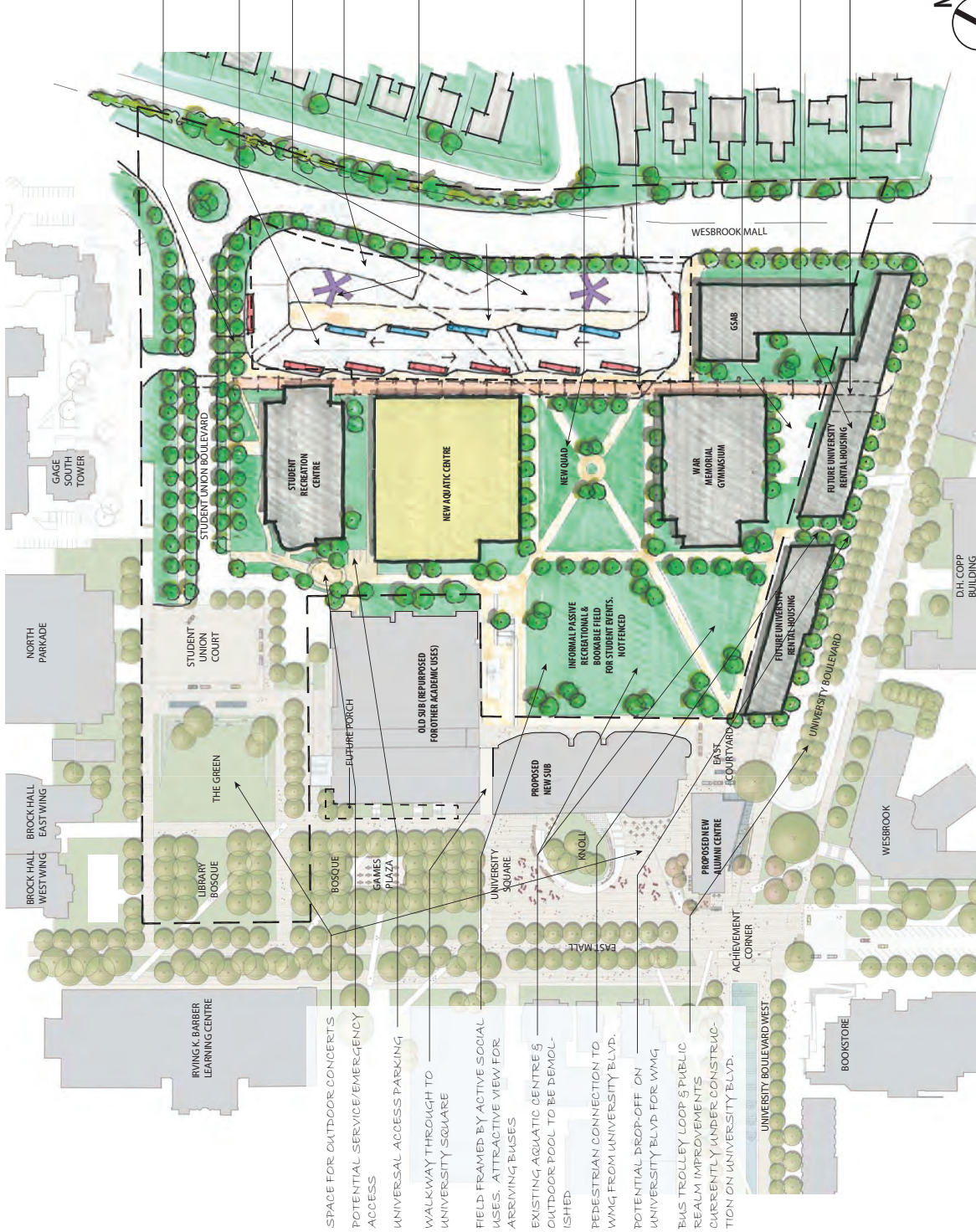


- SPACE FOR OUTDOOR CONCERTS
- WALKWAY THROUGH TO UNIVERSITY SQUARE
- AT-GRADE BUS PARKING FACILITY
- EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
- PEDESTRIAN CONNECTION TO WMG FROM UNIVERSITY BLVD.
- POTENTIAL DROP-OFF ON UNIVERSITY BLVD FOR WMG
- BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION ON UNIVERSITY BLVD.

CONCEPT C

- PROPERTY LINE
- GAGE STUDY AREA
- *AREA UNDER REVIEW / UP DESIGNATION BOUNDARY

- POTENTIAL RIGHT-TURN ONLY LANE FOR 'DEADHEAD' BUSES WITH NO SCHEDULED PICK-UPS (INFREQUENT)
- BUS LOOP WITH 5 DROP-OFF & PICK-UP STALLS
- UNDERGROUND BUS PARKING (17 BUSES) NO PUBLIC ACCESS
- RAMP TO UNDERGROUND PARKING COULD BE CONCEALED AND INTEGRATED IF UNIV. HOUSING ABOVE IS PURSUED
- POSSIBLE 11 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS ON TOP OF BUS DROP OFF AREA. CONSIDER ACTIVE STREET USES AT GROUND LEVEL
- QUAD CREATES WELCOMING OPEN SPACE AND GATEWAY FROM BUS EXCHANGE
- LINEAR COVERED TRELLIS/CANOPY SERVES AS NORTH/SOUTH SPINE AND FRAMES QUAD WHILE SERVING AS BUS WAITING SHELTER
- SERVICE/UNIVERSAL ACCESS PARKING TO GYM AND UNIVERSITY RENTAL HOUSING
- SHOPS & SERVICES AT GRADE ON UNIVERSITY BLVD.
- BREEZEWAY & PARKING ACCESS

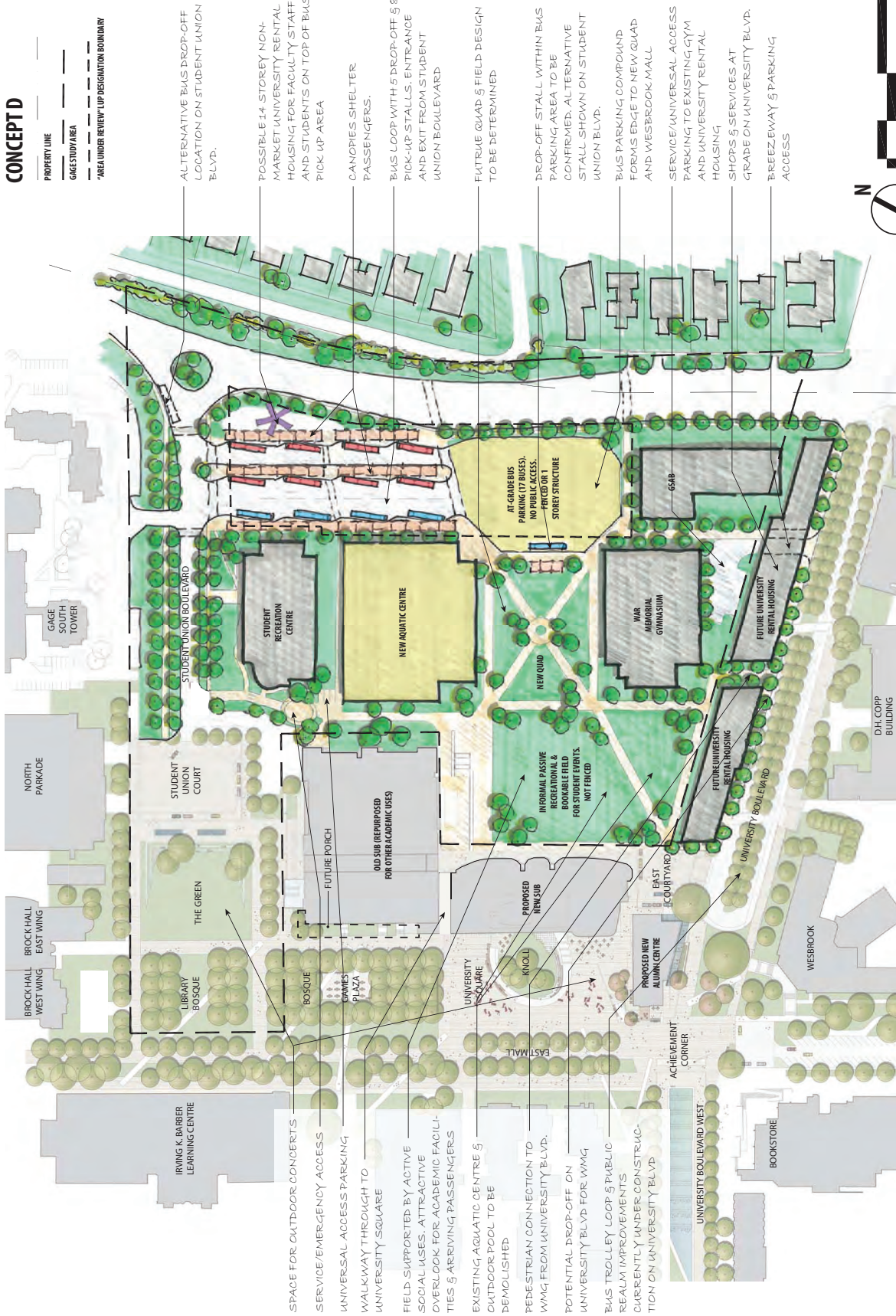


- SPACE FOR OUTDOOR CONCERTS
- POTENTIAL SERVICE/EMERGENCY ACCESS
- UNIVERSAL ACCESS PARKING
- WALKWAY THROUGH TO UNIVERSITY SQUARE
- FIELD FRAMED BY ACTIVE SOCIAL USES. ATTRACTIVE VIEW FOR ARRIVING BUSES
- EXISTING AQUATIC CENTRE & OUTDOOR POOL TO BE DEMOLISHED
- PEDESTRIAN CONNECTION TO WMG FROM UNIVERSITY BLVD.
- POTENTIAL DROP-OFF ON UNIVERSITY BLVD FOR WMG
- BUS TROLLEY LOOP & PUBLIC REALM IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION ON UNIVERSITY BLVD.

appendices

CONCEPT D

- PROPERTY LINE
- GAGE STUDY AREA
- AREA UNDER REVIEW / UP DESIGNATION BOUNDARY



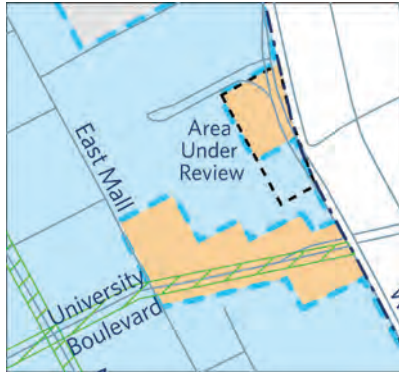
- ALTERNATIVE BUS DROP-OFF LOCATION ON STUDENT UNION BLVD.
- POSSIBLE 14 STOREY NON-MARKET UNIVERSITY RENTAL HOUSING FOR FACULTY STAFF AND STUDENTS ON TOP OF BUS PICK UP AREA
- CANDIENES SHELTER PASSENGERS.
- BUS LOOP WITH 5 DROP-OFF & PICK-UP STALLS, ENTRANCE AND EXIT FROM STUDENT UNION BOULEVARD
- FUTURE QUAD & FIELD DESIGN TO BE DETERMINED
- DROP-OFF STALL WITHIN BUS PARKING AREA TO BE CONFIRMED. ALTERNATIVE STALL SHOWN ON STUDENT UNION BLVD.
- BUS PARKING COMPOUND FORMS EDGE TO NEW QUAD AND WESBROOK MALL
- SERVICE/UNIVERSAL ACCESS PARKING TO EXISTING GYM AND UNIVERSITY RENTAL HOUSING
- SHOPS & SERVICES AT GRADE ON UNIVERSITY BLVD.
- BREEZEWAY & PARKING ACCESS



0.5M 25M/82FT 50M/164FT 100M/328FT

appendices

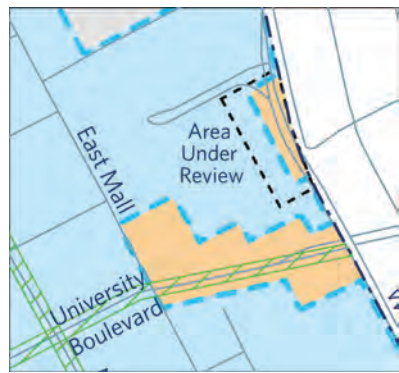
Land Use Designation Maps



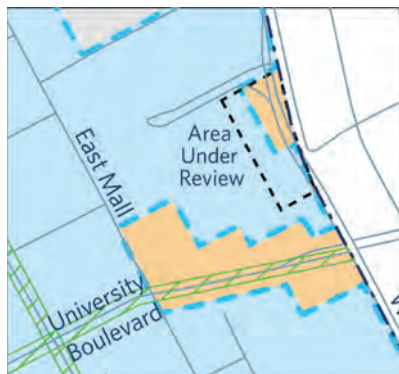
Concept A with Non-Market Rental Housing



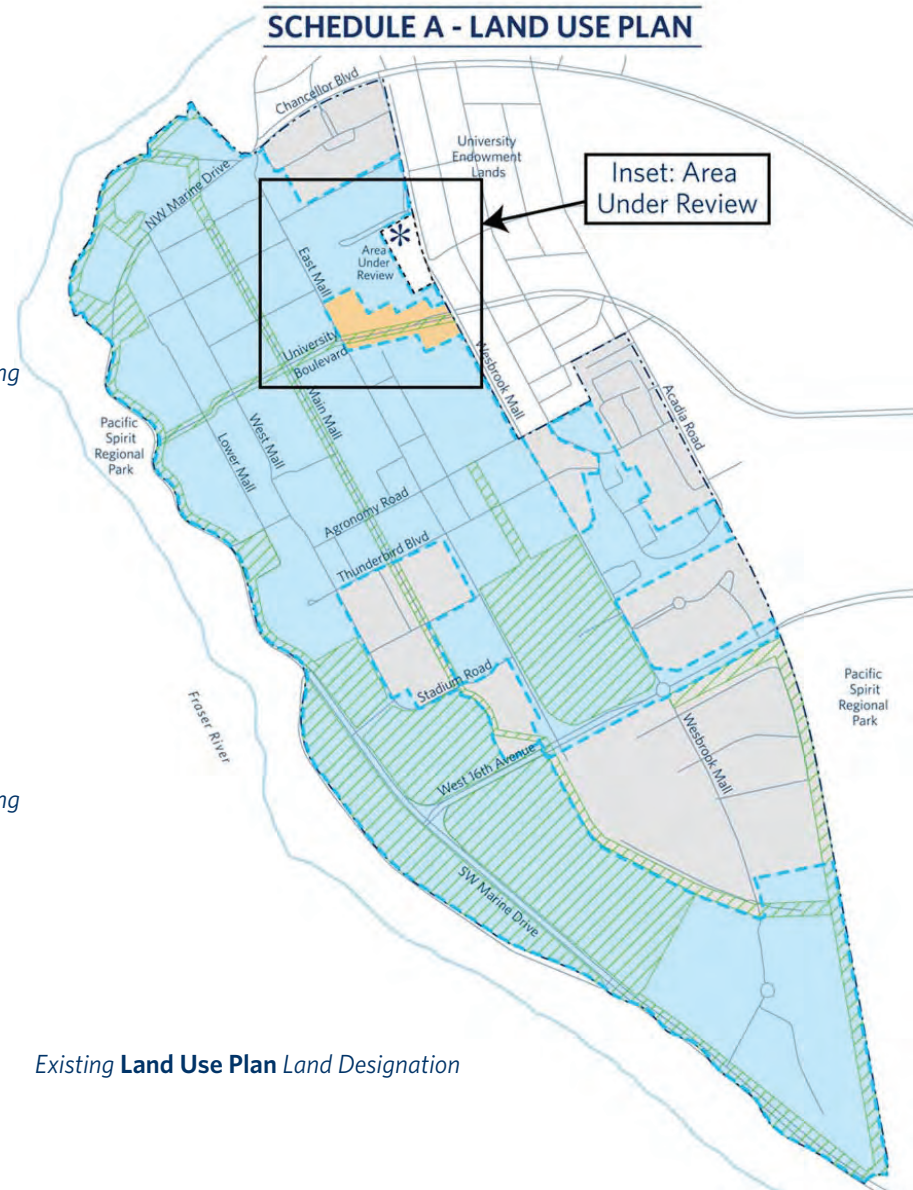
Concept B with Non-Market Rental Housing



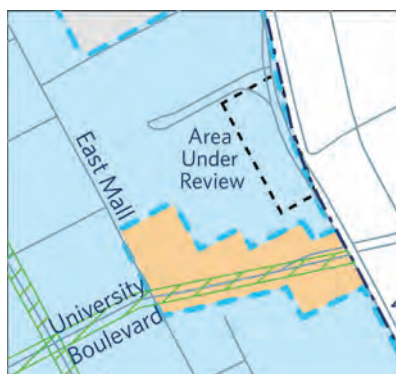
Concept C with Non-Market Rental Housing



Concept D with Non-Market Rental Housing



Existing Land Use Plan Land Designation



Concept A,B,C & D with no Non-Market Rental Housing

Legend

- UBC's Vancouver Campus
- Academic
- Green Academic
- Village Centre Academic
- Neighbourhood Housing Area



THE UNIVERSITY OF BRITISH COLUMBIA

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March 1, 2012

Friends of the Aquatic Centre & MacInnes Field
 Grant Burnyeat
 Doug Aldridge
 Peter Rayher

SENT BY E-MAIL

Dear Grant, Doug and Peter

Re: Response to Renovate & Expand Proposal for UBC Aquatic Centre

Thank you for meeting with us over the past several months to present and review your Renovate & Expand proposal for the Aquatic Centre. We appreciate the considerable thought, time and passion that you have put into the proposal. As you know, we have spent quite some time considering and evaluating the various stages of the proposal. We have found it to be quite creative and with a variety of benefits. In the end however, we still recommend that building a new Aquatic Centre on the MacInnes Field site is the best approach to achieve the University's overall goals for the Gage South + Environs area and for a community aquatic centre that meets the competitive and recreational swimming needs of the campus community.

The following are our general comments on the Renovate & Expand proposal. We have also attached a detailed comparison of the Renovate & Expand proposal and the Build New plan as well as a detailed summary of the Build New program.

- 1) Cost – While the base cost for Renovate & Expand is estimated to be \$2M less than Build New, this does not include the separate costs provided by the quantity surveyor (SSA) for renewal of existing change rooms (\$1.65M) or replacement of the existing pool tank (\$6.02M). Change room renewal is a fundamental requirement given the age and poor condition of finishes and systems and must be included in the project scope. The pool tank must at a minimum be re-tiled to address wear and known failures. The pool deck also needs to be re-tiled and re-sloped to address drainage issues that currently put the facility out of compliance with Health regulations, as noted in the Shape report. SSA has recommended a cost allowance of \$2.7M for this minimum pool tank and deck work. When these requirements are included the Renovate & Expand cost is approximately \$2.5M (or 7%) greater than Build New. The standard UBC financial requirement for

renewing an existing facility rather than building new is that the cost of renewal be less than 67% of building new. This threshold was developed in cooperation for the Provincial government for the UBC Renew program. The Renovate & Expand proposal does not meet this requirement. A summary of estimated full project costs is provided in the attached spreadsheet.

- 2) Program – The Renovate & Expand option provides greater recreational pool area than Build New and retains the diving tower and popular mezzanine seating area in the existing aquatic centre. The additional recreational pool area however exceeds program requirements needed to meet current and projected future demand. The Build New program has been designed to meet the competitive and recreational swimming needs of the campus community. The biggest demands have been for an international standard competition pool and for a separate, warm water leisure pool for families. The Build New plan will deliver a 50m pool that will meet international competition standards. Build New delivers more pool area for the separate, warm water leisure pool than Renovate & Expand. Build New can also provide shallow water area for children and seniors through the use of a movable floor in one half of the 50m pool. A 7.5m diving tower is included in the Build New base cost estimate and could potentially still be included however it is debatable whether this element is necessary given that UBC does not have a competitive diving program and the existing dive tower reportedly receives minimal recreational use (approx. 10 users per week). At a minimum, springboards (1m & 3m) can be included in the new 25m pool. This pool can also provide deep water for scuba diving lessons, synchronized swimming and underwater hockey. The planned 2.2m depth of the new 50m pool meets the requirement for water polo. The mezzanine seating area in the existing aquatic centre, which would be retained in the Renovate & Expand proposal, is a well used and desired element. We will explore the inclusion of a similar element in the Build New design.
- 3) Risk – Renovate & Expand presents a higher risk for construction cost and schedule overruns compared to Build New given unknown issues that are encountered when renovating existing buildings, or to quote from the Shape study: “Unexpected discoveries will necessarily be made when a 30+ year old building is opened up to further review”. While cost allowances have been made in the estimated budget of the Renovate & Expand option for some of these risks, they do not cover major issues such as complete seismic upgrade, which arguably should be done anyway as a responsible measure, or full replacement of the pool tank should deterioration or cracking be discovered during construction. UBC spent considerable time and expense several years ago to address a major leak (500 gallons/day) in the indoor pool tank. Risk of cost and schedule overruns is a significant factor in our decision to opt for a Build New option.
- 4) Operational Disruption – The Renovate & Expand option would involve significant disruption to existing aquatic centre operations during construction. While a construction phasing plan is proposed, realistically we feel that the

facility would need to be closed for up to one year given safety and functional considerations. The Build New option would not involve any disruption to aquatic centre operations. This is a significant consideration given University commitments to students, varsity athletes, faculty, staff and UNA community members to provide continuing access to aquatic centre facilities.

- 5) Sustainability - Retention of the existing concrete structure has sustainability benefits however the extent of the required replacements (walls, roof, mechanical and electrical systems) plus the new building component in the Renovate & Expand option reduces the scale of this benefit compared with Build New. The Build New option also provides more flexibility to achieve a full range of operational sustainability objectives and maximize specific areas such as energy efficiency. For example, the simple rectangular design of the New Build pool tanks allows for easy use of energy saving pool covers, whereas the angled design of the existing pool tank makes use of a pool cover impractical. The Shape study did advocate that renewal was the responsible approach, however this opinion was made without any consideration of the renewal cost. UBC takes great pride in the sustainability benefits of the renewal projects that it has undertaken but in every case the decision to renew considered all aspects of sustainability – environmental, social and financial.
- 6) MacInnes Field – The Build New plan location allows replacement of MacInnes Field, at a similar size and more central location. The current MacInnes Field is 0.8 ha, with basic surrounding sidewalks and chain link fencing, and is lightly used most of the year. The replacement site for MacInnes Field in the Gage South & Environs draft plan could accommodate 0.8 ha grass and 2.5 m sidewalk on three sides, and wider sidewalk width to the north where the bus pedestrian traffic would flow toward the bus loop. The new site also allows flexibility for more generous sidewalks, benches or other design features and correspondingly reduced grass area, depending on what the community wants to pursue at the later design stage to make the field appealing and useable to people year round. MacInnes Field is not currently used for formal sports, and the emphasis will continue to be on informal recreational use. The family that contributed funds to the MacInnes Field improvements in the 1950's (much of that original field is now gone) are supportive of the proposed relocation and upgrade to the field.
- 7) Gage South Layout – The Renovate & Expand option results in a less efficient layout for the Gage South area and pushes bus pick-up and drop-off slightly further from the campus core. While the proximity of the existing Aquatic Centre to the New SUB provides convenient access to the academic community, access for the broader community is constrained. In the Build New option the main entry to the pool facility would be located on the southwest corner, which is very close to the existing pool facility while improving access from the North parkade and drop off on Student Union Boulevard.

After very careful consideration, our analysis - which was supported by independent cost consultants – shows that the Renovate & Expand option would result in costs that are 7% higher than the Build New option, and that the Renovate & Expand option would have higher risks, not deliver one of the most needed program elements (separate leisure pool) as fully as Build New, result in significant operational disruptions that have negative community and academic impacts, be neutral relative to Build New on sustainability matters, and result in lower land use efficiency.

You raised some excellent points about elements of the existing aquatic centre that should be retained in a new facility, principally the inclusion of mezzanine seating instead of pool deck seating. This can be explored in the design of the New Aquatic Centre. We would also like to include in the design of the new facility a plaque or wall acknowledging the history of pool facilities at UBC including recognition of those involved and the contribution they have made to varsity excellence and campus life. Our goal with the new Aquatic Centre is to create something special and unique that UBC can be proud of, that carries on the tradition set by the Friends and incorporates the best of your ideas.

We would welcome your input in the development of the new facility. If you would like to discuss our analysis and conclusions regarding the Renovate & Expand proposal, please do not hesitate to contact us.

Sincerely,



John Metras, P.Eng
Managing Director
Infrastructure Development



Nancy Knight
Associate Vice-President
Campus & Community Planning

2 Attachments

Cc: Board of Governors Community Planning Task Group c/o Reny Kahlon, Board of Governors Planning & Liaison Manager
Pierre Ouillet, Vice-President, Finance Resources & Operations
Stephen Owen, Vice President, External, Legal and Community Relations

UBC Aquatic Centre Re-Development

Comparison of Build New vs Renovate + Expand

CAPITAL COST	Build New	Renovate + Expand	Comments	
Base Cost (Design and Construction)	\$32,443,000	\$30,428,000	QS estimate	
Required Options:				
- demolition of Empire Pool	\$275,000	Included in base	QS estimate	
- movable floor (25m)	\$575,000	\$600,000	QS estimate	
- bleachers for competition pool	Included in base	\$200,000	QS estimate	
- renovate existing change room block	Not applicable	\$1,650,000	QS estimate	
- minimum upgrade of existing pool tank and deck (tile & fixture replacement)	Not applicable	\$2,700,000	QS estimate. See notes at bottom on condition of pool tank and deck.	
Additional UBC Internal Costs:				
- IT/Security equipment	\$200,000	\$200,000	To current UBC standard	
- project management fee (UBC PT)	\$837,325	\$894,450	2.5% of base cost + req'd options + IT/Security	
- Infrastructure Impact Charges (IICs)	\$109,196	\$196,657	Net new building area x \$5.05/ft2	
- Retained Risk insurance fee	\$291,993	\$313,075	25% of construction contingency	
- construction period financing charges	\$750,000	\$775,000	2.5% p.a. on outstanding balances	
Taxes	\$1,167,231	\$1,246,863	3.4% UBC effective rate	
Total Cost	\$36,648,745	\$39,204,045		
Optional Costs:				
Heavy timber construction for new structure	\$925,000	\$375,000	QS estimate	
Remove & replace existing indoor pool tank	Not applicable	\$3,321,000	QS estimate - Balance of cost for full replacement if required	
Other interior renovations, balance of elec/mech code upgrades	Not applicable	\$2,200,000	QS estimate - Unknown issues to be addressed if required	
PROGRAM SCOPE	Build New	Renovate + Expand	Existing	Comments
Gross Building Area (m ²)	7,374	8,983	5,365	
Total Pool Surface Area (m ²)*	2,305	2,903	2,059	Existing incl. 766m ² for outdoor pool
Maximum bather capacity (people)	1,437	1,800	1,263	Existing incl. 525 for outdoor pool
	Current peak usage of existing aquatic centre is 300 bathers. This is during the summer when kids camps are in session. Peak usage during school year is 95 bathers.			
50m competition tank	1 - 10 lane tank	1 - 10 lane tank	1 - 8 lane tank	
50m recreation tank		1 - 8 lane tank	1- 6 lane tank (outdoor - 55yd)	
25m recreation tank	1 - 10 lane tank			
25yd recreation tank	50m tank can be used	50m tank can be used	50m tank is used	
diving facilities	1m & 3m sprgbd	3m & 5m tower, 2 sprgbd	3m & 5m tower, 2 sprgbd	
spectator seating	yes	yes	yes	
leisure pool (separate pool to allow higher temperature for children)	1 - 400m ²	1 - 340m ² (est)	no	
additional shallow water area	Movable pool floor	Existing pool - 170 m ² (est) Movable pool floor	1 - 170m ²	
hot tub	1 - 70 people total	2 - 70 people total	1 - 8 people total	
sauna/steam room	yes	yes	yes	
deck control station for lifeguard staff	yes	yes	yes	
changerooms (mens, womens, family)	yes	yes	no family changerroom	
wet classrooms/multi-use rooms	yes - 2 rooms	yes - 1 room	yes - 1 room	
other classrooms/multi-use rooms		yes - 1 room 2nd floor		
on-deck kitchen for swim teams	yes	not shown	no	
meeting room for swim meet officials	yes	not shown	no	
on-deck storage	yes	yes	yes	
offices	yes	yes	yes	
entrance/lobby	yes	yes	yes	
retail space	yes	yes	no	
Overall program compliance	Meets required program for current and projected future demand	Exceeds required program in some areas; does not fully meet in other areas	Does not meet required program; no leisure pool or family changerrooms; 50m pool does not meet FINA standards	
*Note that original Build New program included 581m ² dive tank that was deemed unnecessary for program requirements and eliminated to reduce footprint of facility. The cost for this element is included in the \$32.443M Build New base cost noted above. It's elimination allows for flexibility in the budget to include other elements such as a mezzanine viewing area. The program still includes springboards and deeper water for scuba lessons, synchronized swimming, etc.				
OTHER KEY FACTORS	Build New	Renovate + Expand		
Risk of project cost and schedule over-runs	Lower risk	Higher risk due to unknowns with pool tank condition, seismic and code upgrade requirements. See below for further notes on pool tank risks.		
Disruption to aquatic centre activities during construction	None	Considerable disruption over extended time period likely, as some level of closure will realistically be required for safety and functional reasons		
Sustainability	Easier to incorporate sustainable design measures in Build New but does not preserve existing concrete structure.	Retention of existing concrete structure is good however the extent of required replacements (walls, roof, mechanical and electrical systems) plus new building component in Renovate & Expand option reduces the scale of this benefit compared with Build New. Build New provides more flexibility to achieve full range of operational sustainability objectives and maximize specific areas such as energy efficiency. For example, the simple rectangular design of New Build pools allows for easy use of energy saving pool covers, whereas the angled design of existing pool makes use of a pool cover impractical.		
Land use	Smaller footprint	Larger footprint		
Gage South layout	Allows for more efficient layout	Results in less efficient layout and pushes bus pickup and dropoff further from the campus core		
User access	Convenient access from New SUB, North Parkade and Student Union Boulevard (for dropoff)	Convenient access from New SUB for academic community, but less convenient for broader community.		
FRIENDS POINTS	UBC RESPONSE			
New facility has 10 - 50m lanes versus 18 - 50m lanes in the Friends option	The Build New facility has 10 - 25m lanes in addition to 10 - 50m lanes. 25m is the more typical distance for recreational use. The additional 8 - 50m lanes in the Renovate & Expand proposal are in the same tank as the 25yd recreation lanes. Both cannot be used at the same time. These existing 50m lanes are also not up to competition standards. Lane widths vary and start end is too shallow. Reversing start end would impact diving boards and tower. The existing tank also has poor air circulation at water level which is noticed by competitive and recreational swimmers. It is uncertain whether this can be fixed with renewal work.			
New facility does not have 25 yard length for competition	50m competition pool in Build New can easily be adapted for 25yd use with planned movable bulkhead.			
Friends option has 900m ² more area	The proposed Build New facility is more than adequate to meet current and future demand.			

New facility does not have a mezzanine viewing area	Inclusion of a similar feature will be explored for the Build New facility. There is sufficient room in the new facility budget to create a viewing area separated from the pool deck.
New facility does not have a 5m dive tower	Athletics has concluded that a dive tower is unnecessary. UBC does not have a competitive diving program and recreational use of existing towers is minimal (10 users per week). Dive tower could be accommodated in new pool if necessary. An allowance is included in Build New base cost. 1m & 3m springboards will be provided at a minimum in the new 25m pool.
New facility does not have deep water area for scuba diving, water polo, underwater hockey and synchronized swimming users	The Build New facility will have deep water area for these uses in the 25m pool. The depth is necessary to accommodate the springboards. Water polo can be accommodated in the 50m pool which has the necessary depth (>2m) as well as length (30m) required for water polo.
Friends option provides 2 leisure pools and 2 hot tubs	One leisure pool in Renovate & Expand option is part of existing pool tank, with same (lower) water temperature. Community users have asked for a separate higher temperature pool for kids. Build New leisure pool is larger than Renovate & Expand warm water leisure pool. Hot tub capacity is the same between the two schemes. Multiple tubs in Renovate & Expand option however require multiple filtration and mechanical systems which adds to operations & maintenance cost.
Friends option provides more shallow water for kids, seniors, etc	Friends option provides about 60m ² less separate warm water leisure pool area, as per note above. Both Build New and Renovate & Expand can provide shallow water for swimming lessons and aquafit through use of movable pool floor.
New MacInnes Field will provide inadequate space for current demand	Build New plan location allows replacement of MacInnes Field, at a similar size and more central location. Current MacInnes Field is 0.8 ha, with basic surrounding sidewalks and chain link fencing, and is lightly used most of the year. New MacInnes Field could accommodate 0.8 ha grass and 2.5 m sidewalk on three sides, and wider sidewalk width to the north where the bus pedestrian traffic would flow toward the bus loop.
Friends option enables symbiotic relationship with New SUB, Alumni Ctr	It is true that existing aquatic centre is very close to the New SUB which would be quite convenient for the academic community. However, the current location does not provide as good access for the broader community as the Build New plan.
Friends proposal makes it easier to accommodate underground bus layover	No better than other options for transit facility.
Friends proposal provides convenient access to transit pickup/dropoff	Transit pickup and dropoff is further away from campus core under the Friends proposal than under the New Build proposal.
\$13 million lower similar features estimate for Friends option	Friends analysis on this point combines potential cost savings with valuation of certain features, resulting in apples to oranges comparisons. Real question is what is required to be spent to achieve program requirements. Build New program is more cost-effective and has many other benefits.
Shape study indicated that retaining the existing facility is the most responsible approach from a sustainability perspective	Shape did not include a cost estimate for recommended renewal work on existing facility. Cost estimate was done much later by a separate consultant. UBC has extensive experience with renewal of existing facilities and always considers financial sustainability along with environmental and social sustainability when making a decision to renew or replace facilities.
NOTES ON CONDITION OF EXISTING INDOOR POOL TANK + DECK	
- Multiple "soft spots" identified in tanks walls at the deep end where water has seeped through tile grout and gotten behind tile	
- Hard to determine whether this water ingress has compromised the concrete tank.	
- 3-4 years ago there was a water leak (500 gallons/day) through a significant crack in the concrete tank in the deep end; repair was difficult with several approaches considered in detail before a solution was reached.	
- Tiles in the tank are wearing out (finish is gone in many locations), grout is wearing out and appears to have failed in locations of above noted soft spots	
- Pool deck drainage does not comply with Health regulations due to low slopes, inadequate trench drain capacity and direction of flow into the pool instead of toward trench drains (as per Shape study)	
- Minimum tank refurbishment should include replacement of all tiles and grout as well as replacement of underwater plumbing fittings (water supply sprayers and return water grates) and underwater light fixtures	
- Minimum pool deck refurbishment should include replacement of all tiles, as well as revision to deck slopes and addition of new trench drain system to insure that water from the pool deck slopes toward deck drains rather than the pool (as per Shape study recommendation)	
- Further pool tank renewal work or replacement will depend on condition of concrete tank and water supply lines beneath the tank (cannot assess at this point without invasive testing)	



Proposed New UBC Aquatic Centre

UBC is proposing a new aquatic centre to provide student athletes with a state-of-the-art training facility and the larger campus community (students, faculty, staff and residents) with an on-campus recreational facility.

The proposed new UBC Aquatic Centre will include the following features:

Competition Pool (50m)

- 10 lane competition pool that meets FINA standards (International Swimming Federation)
- Moveable bulkhead to allow separation into two 25m pools
- Moveable floor in one half to accommodate different depth requirements for aquatic programs
 - Medium depth for recreational swimming (suitable for older children)
 - Shallower depth for aquafit and swimming lessons (adult/children)
- Suitable for water polo (2.2m depth)

Recreational Lap Pool (25m)

- 10 lane tank
- Springboard diving area (1m and 3m)
- Deep water area suitable for synchronized swimming, underwater hockey and scuba lessons
- Potential for moveable floor to accommodate different depth requirements for aquatic programs

Warm Water Leisure Pool

- Tots area with shallower depth
- Recreational features such as a slide, water cannons, lazy river

Pool User Amenities

- Family change rooms in addition to men's and women's change rooms
- Hot tub with seating for 70 people
- Sauna/steam room located on the pool deck for improved accessibility/safety

Safety

- On deck lifeguard control station
- Clear visibility of entire pool deck from any location
- First aid room



Mechanical/Pool Operations

- Low chlorine sterilization system (i.e. UV or ozone)
- Ability to regulate temperature in each individual pool to suit user needs (e.g. warmer leisure pool for children)
- High efficiency air exchange system that will eliminate the chlorine smell from the building and provide a much healthier/enjoyable environment for the users
- Storage space connected to the pool deck

Accessibility

- Accessibility for people with disabilities (building and pool)
- Improved vehicle pick-up and drop-off access
- Improved access from North parkade and Student Union Boulevard

General Amenities

- Reception area with concession/coffee stand
- On deck seating area (for adults attending with older children)
- Meeting and office space for staff, swim teams and swim meet officials; staff change room
- Spectator seating for competition events, on deck and possibly mezzanine level
- Multi-use rooms connected to pool deck for birthday party rentals and scuba lesson dry component
- Kitchen connected to the pool deck for swim team use
- Retail space for aquatic supplies and light snacks, and space for physiotherapists and massage therapists

Sustainability

- High performance building envelope and glazing
- High efficiency mechanical and electrical system
- Heat recovery on exhaust air system
- Pool covers to reduce heat loss in non-operating hours
- Low flow water fixtures in change rooms
- Maximum natural light in natatorium

