# Welcome to the U Blvd Area Open House

To achieve the U Boulevard Area vision, we are updating the area's Design Guidelines with new and proposed projects that support teaching, learning, and research; enhance student experience; and provide more student housing.

#### Overview

Over the next several years, UBC is planning to increase the amount of student housing on campus and provide more services and amenities within the U Boulevard Area.

We are seeking your input on a number of planning concepts through two phases of public consultation.

#### **Engagement Principles**

Campus + Community Planning's consultation processes are guided by Engagement Principles, which ensure clarity and transparency in how we define, design, implement, and conclude public engagement in our community planning processes. The principles were created through consultation with a wide range of partners including campus stakeholders, student government, and members of various First Nations communities.

## PROCESS IN TWO DIFFERENT WAYS

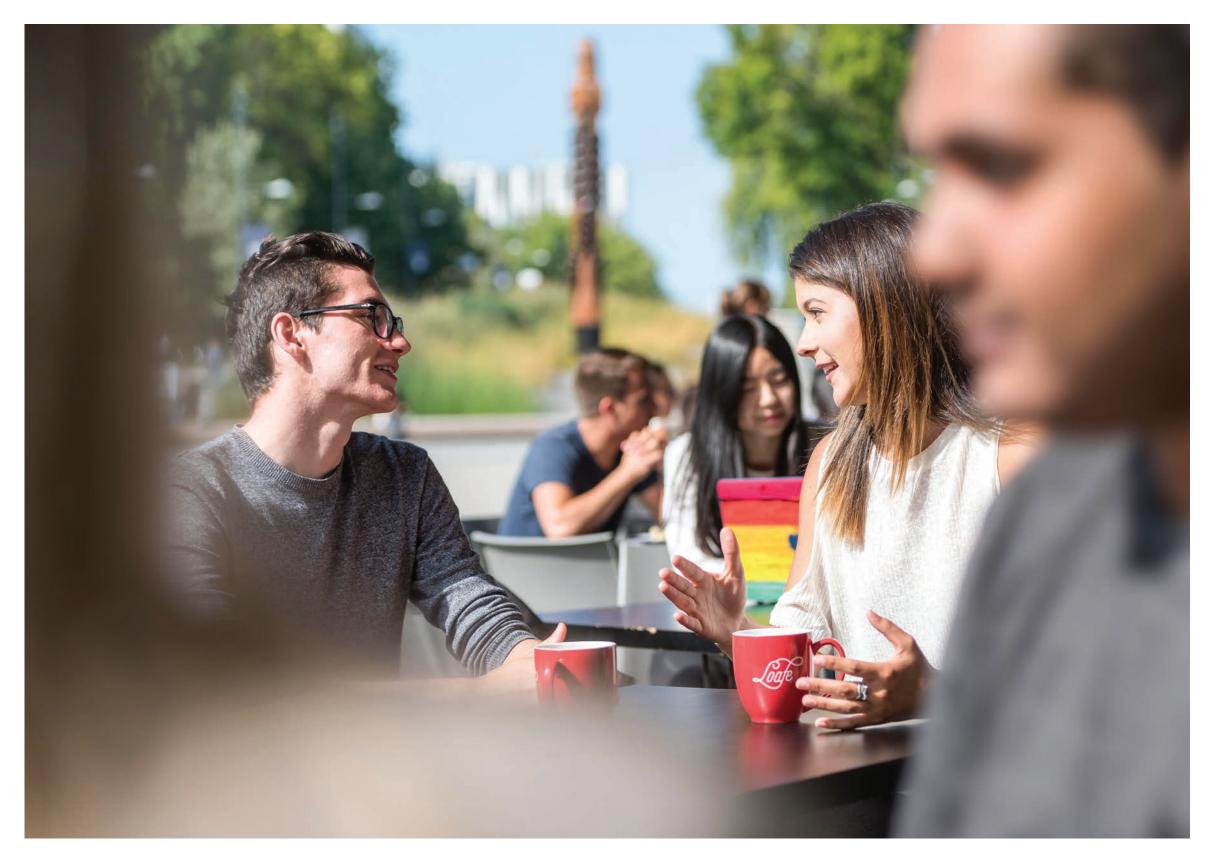
Use sticky notes to share your thoughts on new student housing and academic opportunities in the U Boulevard Area, specifically:

- Housing concepts in the Brock Commons and Walter Gage areas
- Housing and ground floor academic uses on the D.H. Copp site
- New Arts Student Centre siting
- Improvements to outdoor spaces

Complete a paper or online survey at planning.ubc.ca/uboulevard by April 8, 2018

This consultation acts as an update on the exciting projects that are underway or recently finished in the area. The process will result in:

- Updated Design Guidelines for the area
- Feedback to inform priority student housing projects and academic facilities
- Insight into how the area could evolve long term





# Area Background

# The U Boulevard Area has seen significant changes since 2015 when the updated University Boulevard Precinct Design Guidelines were adopted by the Board of Governors.



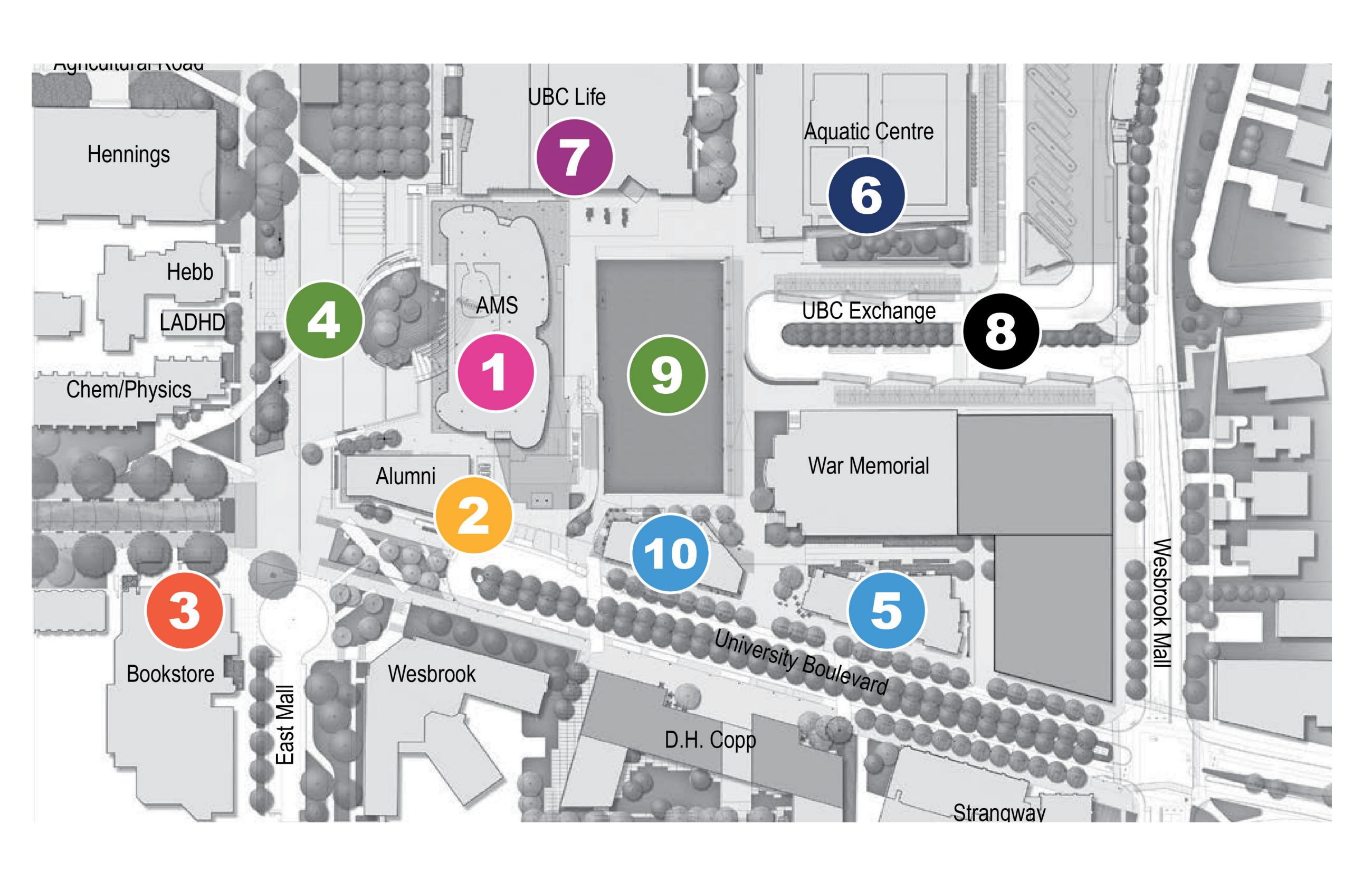
▲ The new Aquatic Centre caters to both university athletics and community needs.

# Various projects in the area have been completed over the past decade, including:

1 AMS Student Nest 2 Alumni Centre 3 UBC Bookstore, 4 University Commons, the 5 new university rental housing along University Boulevard, and 6 UBC Aquatic Centre, which all support the experience, health and wellbeing of students and the campus community.

# A number of projects that will be completed in the next few years, include:

- Numbers on the University Boulevard area map correspond to the existing, ongoing or completed projects described below.
- The vision for the completed UBC Life Building (number 7). The vision for the finished UBC Bus Exchange (number 8). The new MacInnes Field will be directly connected to the AMS Nest & nearby recreational facilities (number 9).





### **UBC LIFE BUILDING**

Provides academic swing space, classrooms and student club space. Phase 2 will include recreational and exercise facilities. Completed 2018.



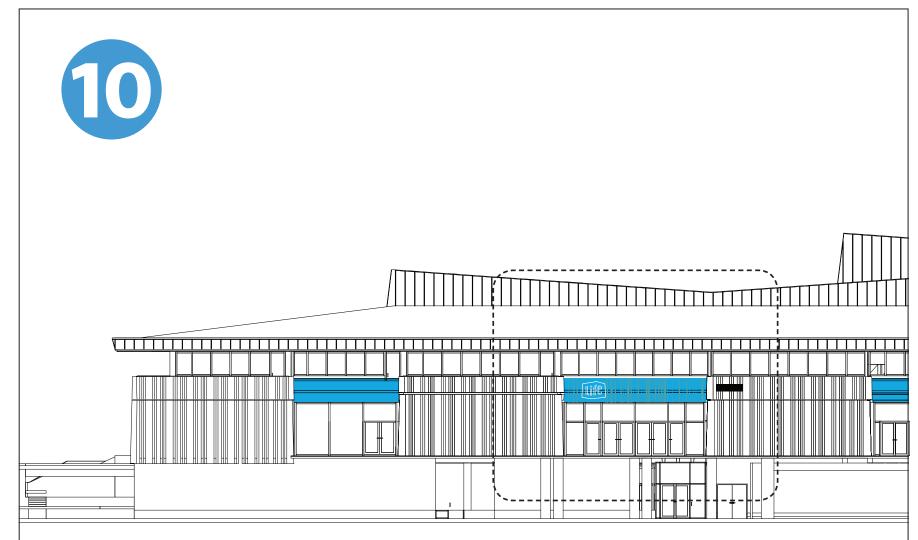
### **UBC BUS EXCHANGE**

Welcomes over 50,000 students, staff, faculty and visitors to campus daily.Interim completion in 2017 and final completion in late 2019.



### MACINNES FIELD & PARKADE FOCAL BUILDING

Will be a key social, event and recreational space in the centre of campus. To meet growing visitor and access demands in the campus core, a single level parkade is being constructed underneath MacInnes Field. Completion Spring 2020.



University rental housing and retail. Will provide rental units for UBC students, faculty and staff combined with ground level commercial uses, along University Boulevard. Completion late 2019

# U Boulevard Area Vision

The U Boulevard Area will enhance the UBC experience by creating a vibrant academic & social hub, contributing to a complete community with a wide range of convenient amenities and services, and serve as a welcoming gateway or "front door" to the University.

## Implementing the Vision

The U Boulevard Area is in the midst of significant growth to meet the needs of the University. The area combines academic and recreational facilities, shops, services, transit, housing, and engaging outdoor spaces to make a complete community. **The vision for the area has three primary objectives:** 



A vibrant social and academic hub would bring people together over coffee, homework or a walk outside.



MAKING SERVICES ACCESSIBLE

A complete community would be conveniently connected to transit, student services, academic facilities, and study spaces.



SERVING AS A WELCOMING GATEWAY

A university gateway would act as a symbolic entrance to UBC campus.

### Why are we consulting on the U Boulevard Area now?

In addition to guiding the ongoing projects in the area, the updates to the U Boulevard plan address several critical needs of the UBC campus. These include addressing housing affordability through more student housing, and enhancing academic facilities to support learning, teaching and research in order to meet the academic mission of the University.

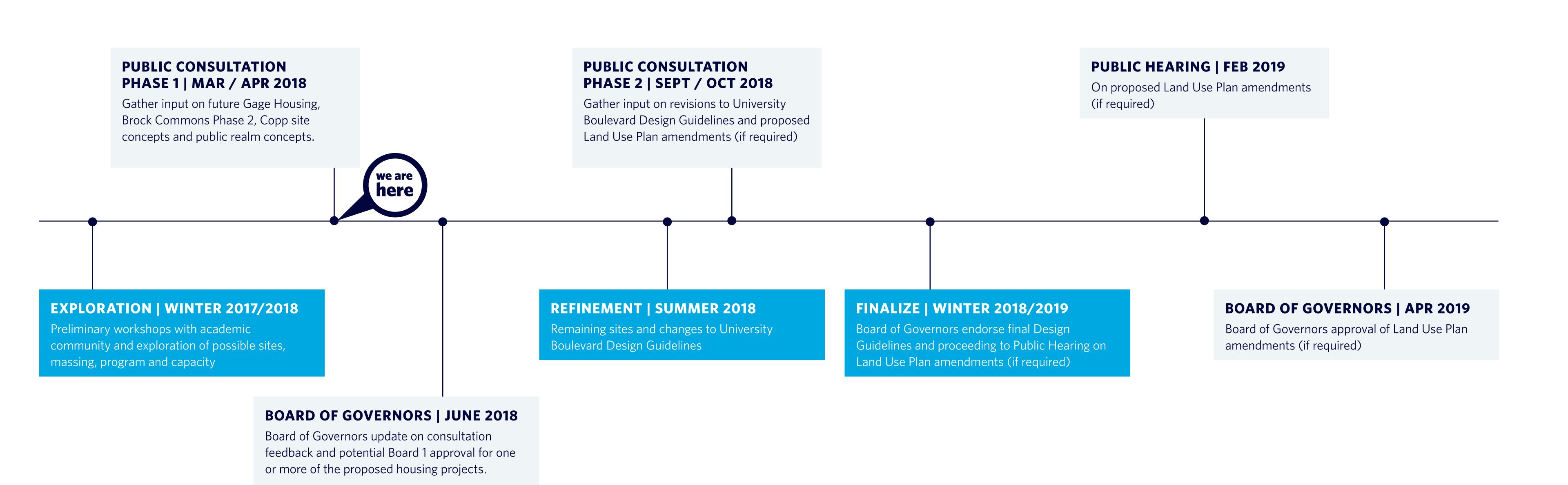
# Tell Us What You Think

## U Boulevard Vision

To create a vibrant academic and social hub that draws people together, contributes to UBC's complete community with a diversity of services and amenities, and serves as a welcoming university gateway and entrance to campus.

? POST YOUR COMMENTS BELOW		
What is working well in the spaces in the U Boulevard area right now?	What are some challenges with the spaces in the U Boulevard area?	What are some opportunities to improve spaces in the U Boulevard area?

# Planning Timeline



# Student Housing Context at UBC

Improved access to student housing supports student engagement, experience, and satisfaction. This access is especially important for those new to Vancouver.

#### The Need

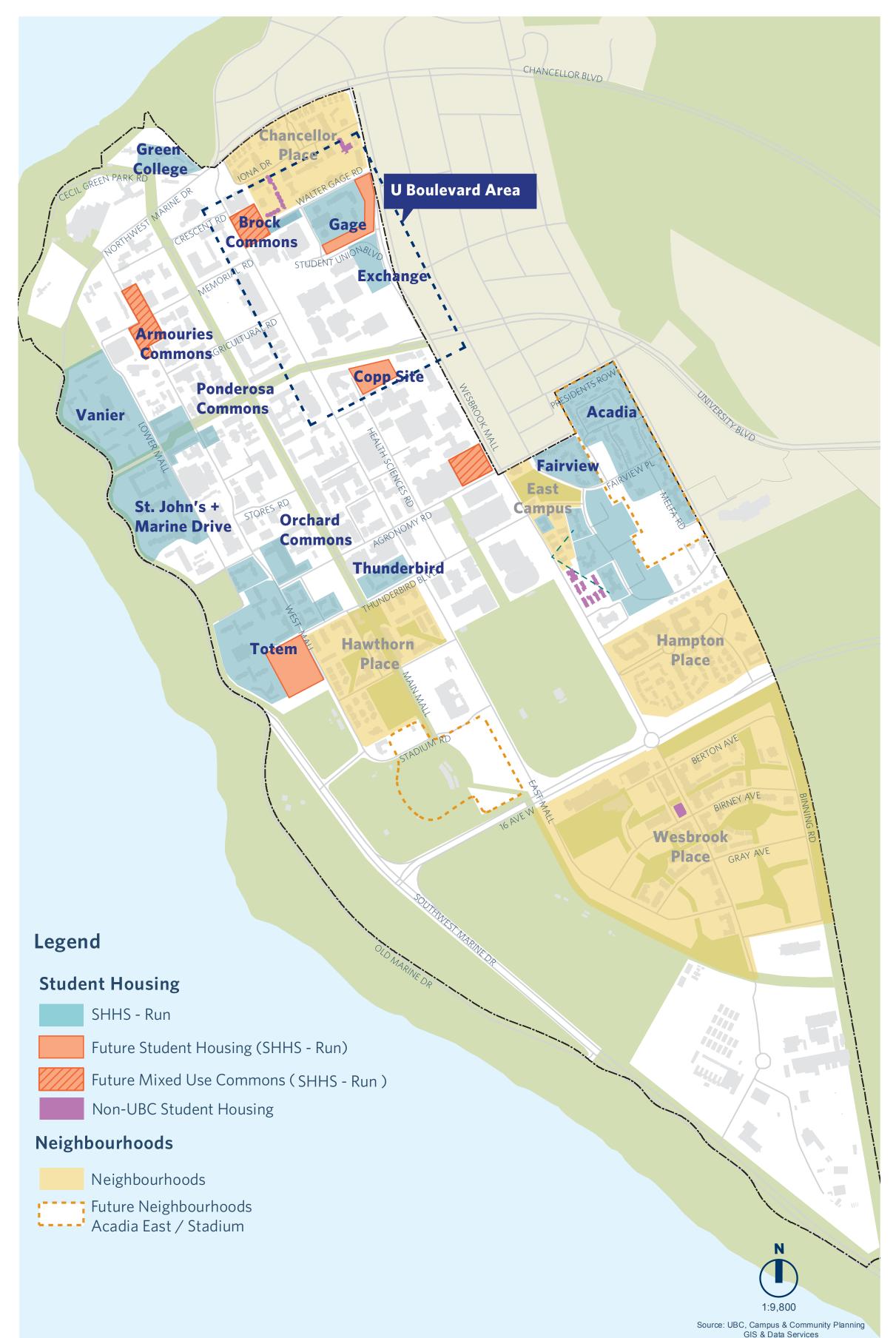
Despite a 43% increase in student beds since 2010, wait lists have increased and demand continues to grow.

UBC's existing student housing policy long-term target is to have 17,300 beds by 2030. Student Housing and Hospitality Services (SHHS) currently provides 11,795 beds on campus in various forms: student family housing, graduate student housing, upper year undergraduate student housing, and first year undergraduate housing. In addition to student housing managed by SHHS, thousands of students also live in market rentals in UBC's neighbourhoods.

#### The Plan

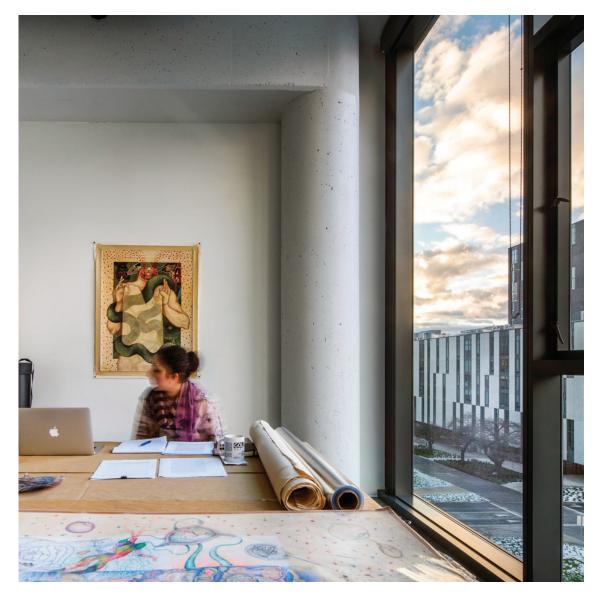
The existing growth plan for student housing targets 1,750 new beds by 2022. The proposed plan is to add an additional 1,000 beds for a total of 2,750 beds by 2022.

The new student housing growth focuses on the U Boulevard Area and will be combined with numerous food, recreation, and academic uses, as well as close proximity to the UBC Bus Exchange. More people living in the heart of campus will support longer hours for campus services throughout the year.







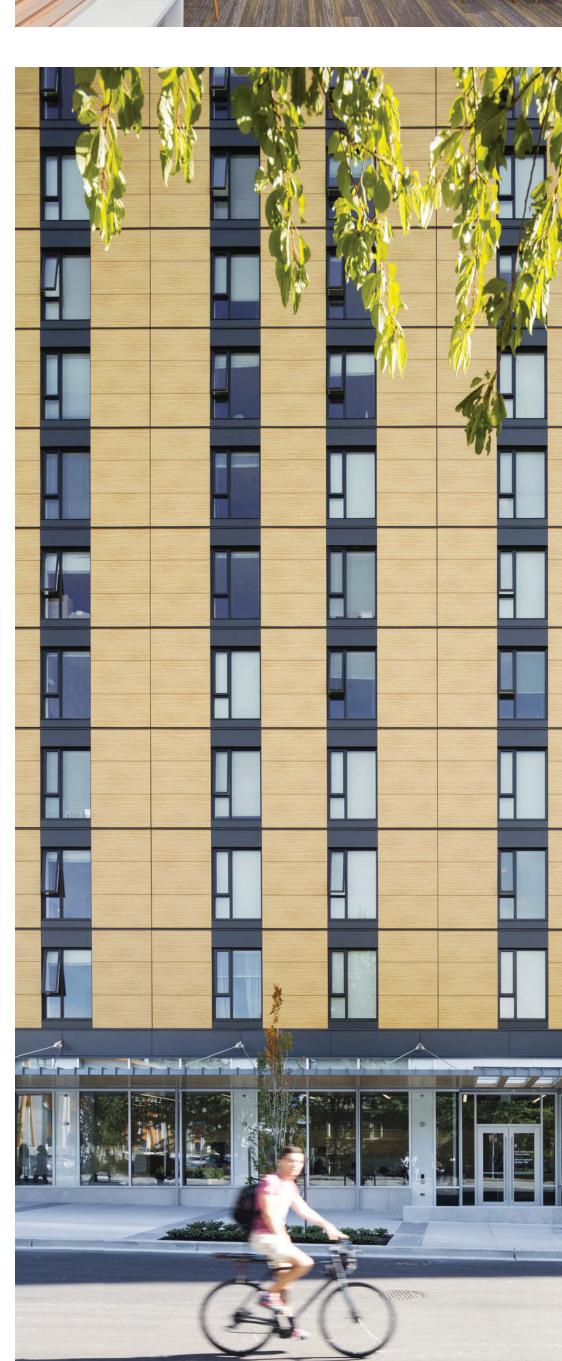




▲ Ponderosa Commons (top center) is a residence for upper year undergraduate and graduate students and a vibrant hub for the campus community to study, meet, and eat.

A focus of the UBC academic mission is to provide more **academic facilities** and providing **study spaces** (top right).

**Tallwood House** (bottom right) is currently the tallest wood building in the world and home to over 400 students. The AMS Nest, UBC Bus Exchange, and many campus classrooms and recreational facilities are nearby.



# Overview of U Boulevard Area Opportunities

As part of the next steps for this area, we are working to identify new opportunities for student housing and academic facilities that support teaching, learning, and research.

#### **Student Housing Existing or Underway**

- Walter Gage Residences, completed 1972, 1334 student beds
- The Exchange Residences, completion 2019, 650 student beds
- Brock Commons Phase 1, Tallwood, completed 2017, 400 student beds
- Central University Rental, completed 2017, up to 255 beds for university affiliated renters
- Focal University Rental, completion 2019, up to 125 beds for university affiliated renters

#### Planned Student Housing and Academic Sites

Current plans identify a number of sites for housing geared towards students and other housing for UBC students, faculty, and staff.

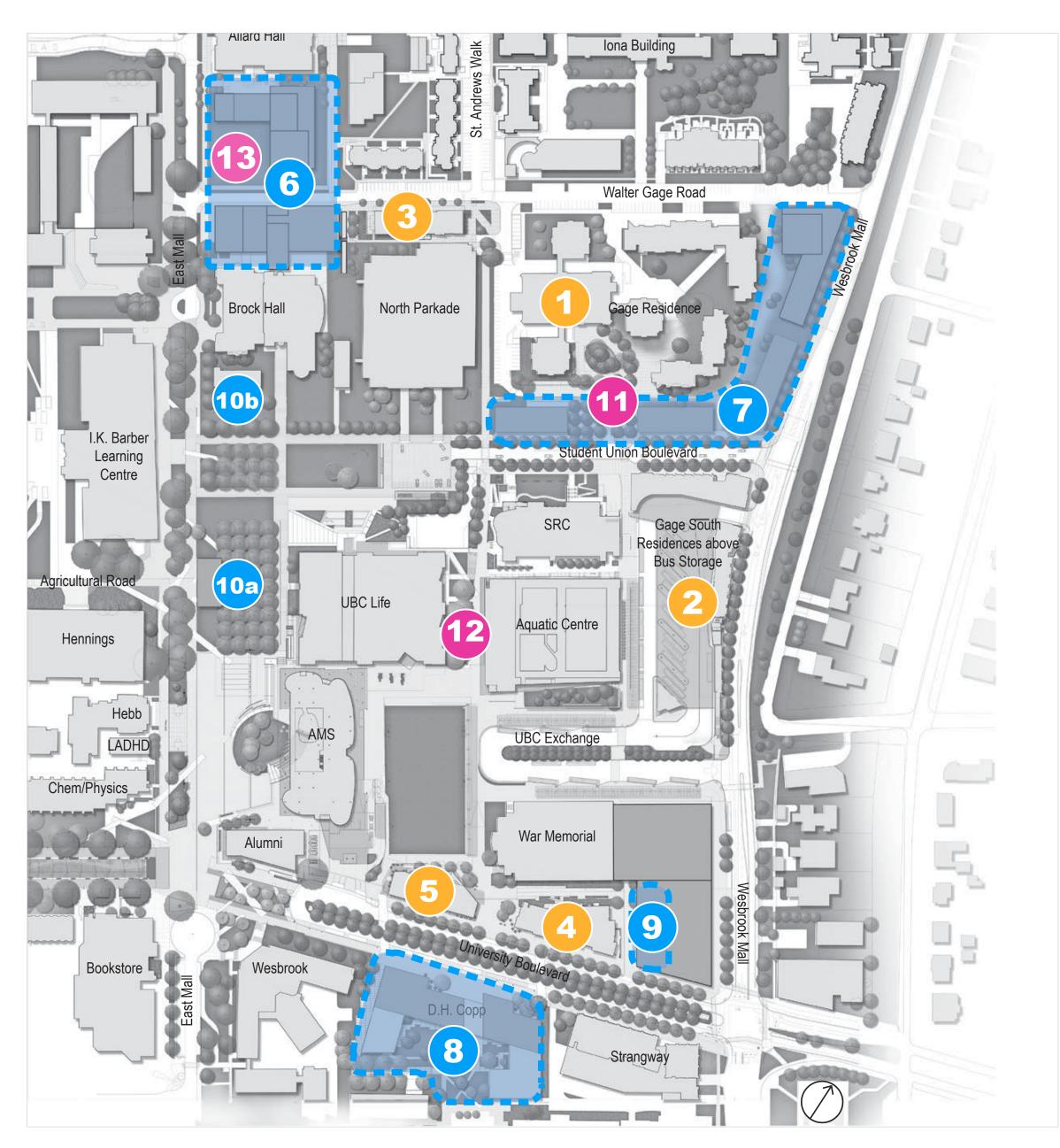
- Brock Commons Phase 2: this third hub concept in the north part of the campus would combine student housing with academic facilities, student services, amenities, and vibrant outdoor public spaces
- Additional Gage Residences: new housing concepts along the perimeter of the existing Walter Gage Residences would house people in the heart of campus and provide opportunities to invigorate existing outdoor spaces

- 8 D.H. Copp site: Previously targeted faculty and staff housing would be shifted to south campus. This project would combine student housing with academic facilities focused on innovation, collaboration, and entrepreneurship
- Gateway South site: a portion of the site is being explored for either faculty-staff housing or University rental housing, for UBC students, faculty, and staff
- Arts Student Centre building: a new 10,000 sq ft building either within (a) the Oak Bosque or (b) on the current Bike Kitchen site.

#### **Outdoor Green Space Opportunities**

All U Boulevard Area projects will have spaces dedicated towards high quality, outdoor green spaces that support a range of academic, student service and recreational activities.

- Student Union Boulevard and the new Gage Court
- Athlete's Walk and the route between Student Union Boulevard and University Boulevard
- Brock Commons Phase 2 outdoor spaces



An overview of the **opportunity sites** identified or proposed in the U Boulevard Area.

### FACULTY-STAFF HOUSING

UBC's Housing Action Plan includes programs to enable faculty home ownership, and targets for building campus faculty and staff rental housing. By the end of 2018, UBC will have more than 700 faculty and staff rental units with belowmarket rates. The originally targeted faculty and staff rental of the D.H. Copp site is now being planned in south campus as part of the Stadium Neighbourhood planning process.

# **Brock Commons Phase 2**

Plans for Brock Commons Phase 2 envision up to 600 student beds and could include a range of academic and student services spaces, social amenities, and large outdoor green spaces.

#### **Overview**

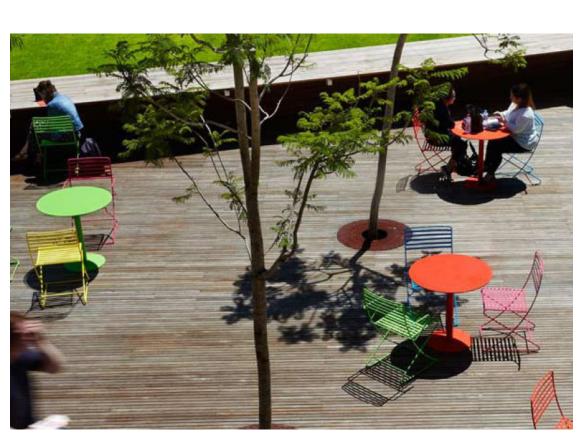
Brock Commons Phase 2 will be the third academic and student housing hub on the Vancouver campus. Together with Tallwood House, Brock Commons will provide a total of 1,000 student beds for upper year students.

#### **Proposed Design Concept and Guidelines**

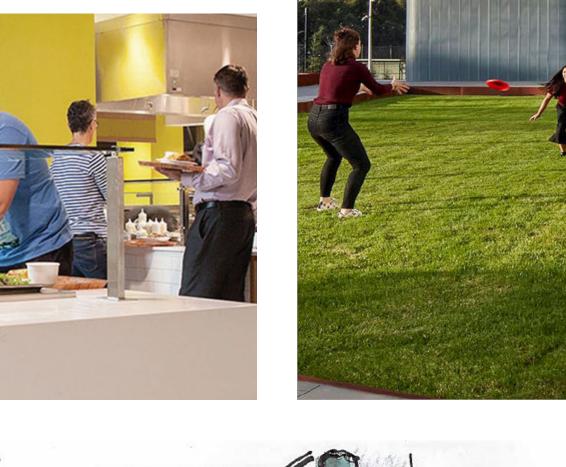
- Building design will bring life to nearby outdoor public spaces.
- Building location and size will optimize natural light to both indoor and outdoor spaces.
- Walkways will connect existing and future pedestrian routes.
- The possibility of weather protection on buildings close to pedestrian routes will be explored, in particular along Walter Gage Road.
- Spaces on the ground floor, along with outdoor furnishings, will provide the opportunity for new types of events and promote social interaction and safety.

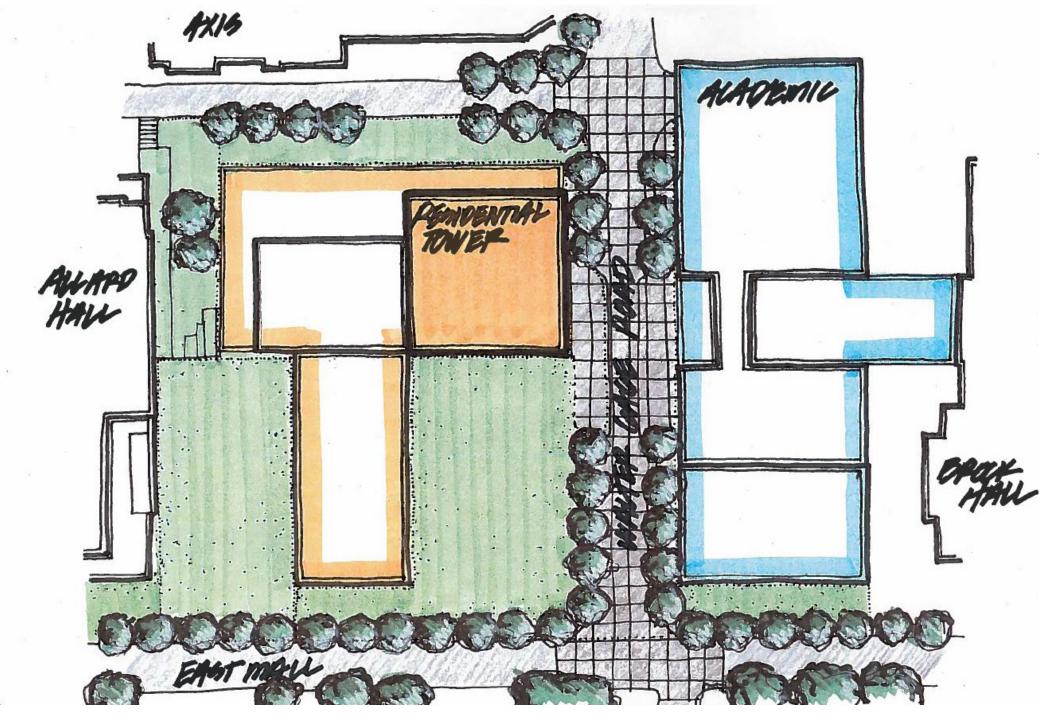
### MIXED-USE HUBS

The Vancouver Campus Plan calls for mixed-use hubs with independent-style student housing, recreation facilities, amenities (such as child care), food services, and social space. Other requirements are for appropriate academic uses that will foster social interaction and provide needed support services within a short walk.





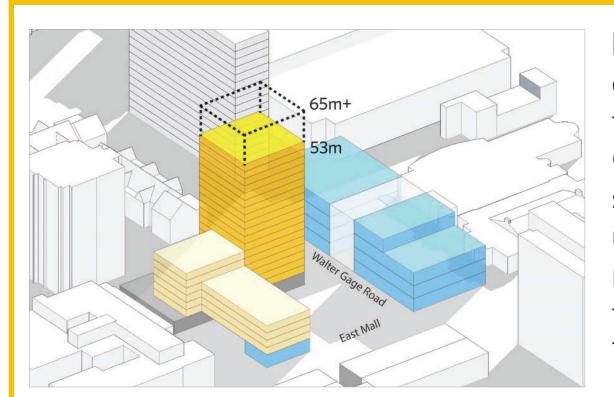




The Brock Commons area (top images) will be a mixed-use hub, where food services, academic uses, and social spaces are key in bringing the area to life.

Concept for **Brock Commons Phase 2** (bottom). **NOTE: Project images are conceptual and included for illustrative purposes only.** 

### POTENTIAL LAND USE AMENDEMENT



Building Heights: Taller buildings are one way to meet the high demand for student housing. The Vancouver Campus Plan says the tallest buildings should be concentrated around mixeduse hubs. UBC's Land Use Plan sets a maximum building height of 53 metres for academic buildings (approximately 18-storeys).

**UBC is considering asking the province to change the Land Use Plan** to allow more height for student housing in the heart of the campus, including this next phase of Brock Commons.

What do you think?

### ? DESIGN CONSIDERATIONS

As we plan for this new mixed-use commons, what design considerations are important to you (eg. outdoor furniture, informal recreation opportunities, public art)?

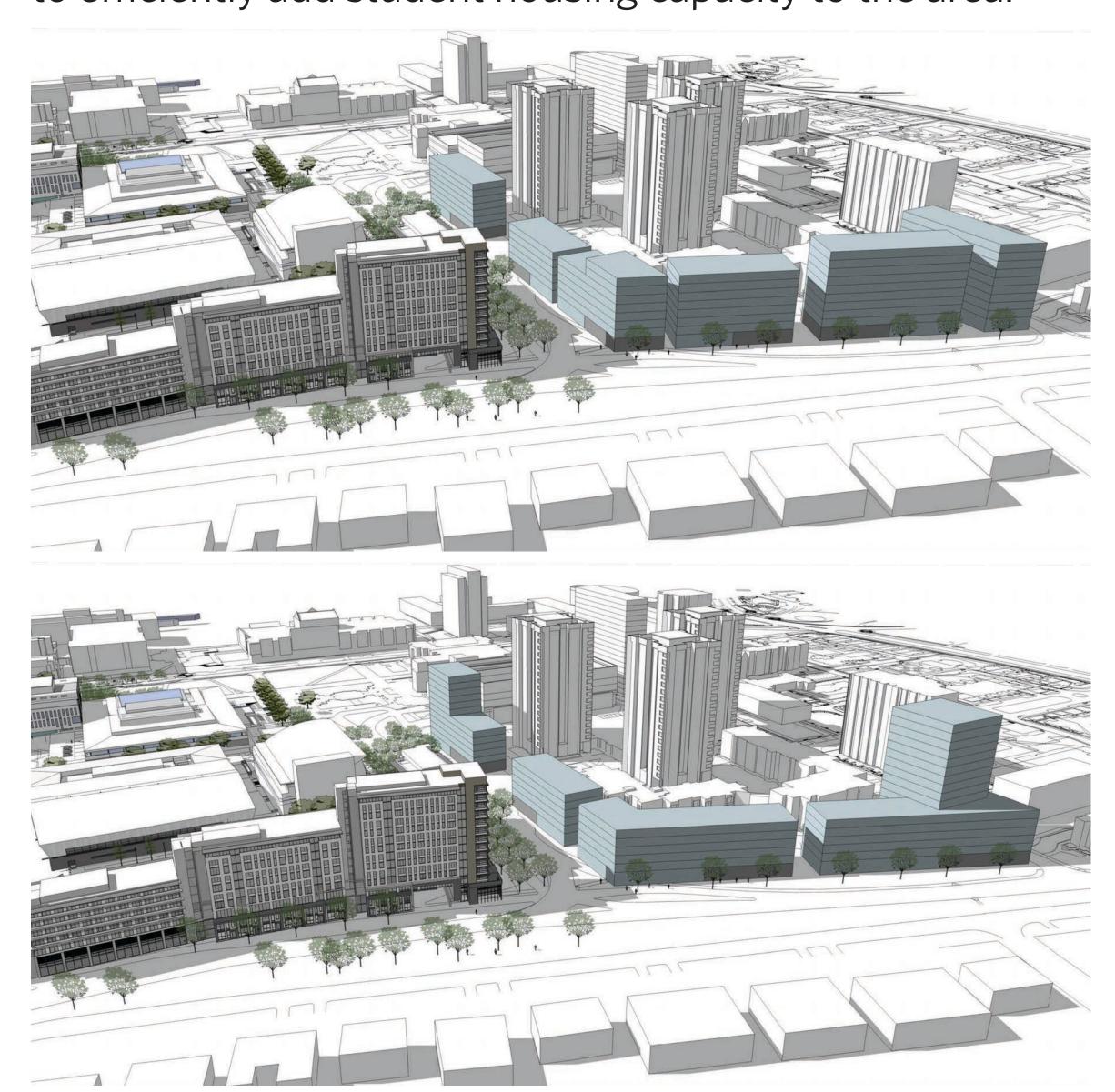


# Additional Walter Gage Housing

To increase the supply of student housing in close proximity to transit and the heart of campus, there is potential for additional residences within the existing Walter Gage Residence area.

#### Overview

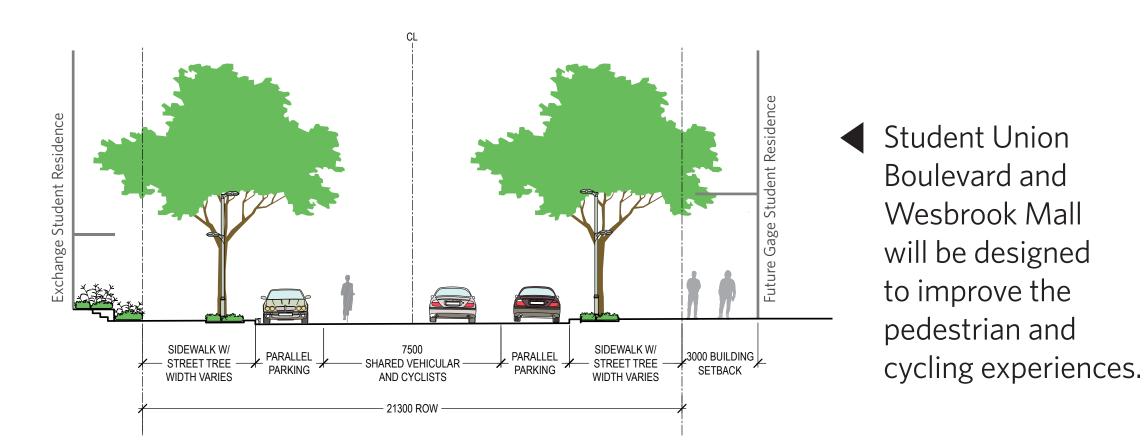
Additional Walter Gage student housing is proposed for the existing surface parking sites that surround the Walter Gage Residence complex along Student Union Boulevard and Wesbrook Mall. These locations are already within a student housing area identified in the Vancouver Campus Plan and offer an opportunity to efficiently add student housing capacity to the area.



Potential options for additional student housing alongside the existing
 Walter Gage Residences.
 NOTE: Project images are conceptual and included for illustrative purposes only.

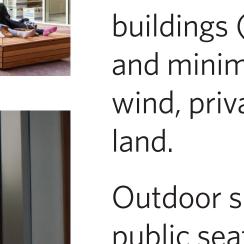
#### **Proposed Design Concept and Guidelines**

- Building heights and massing will optimize student housing capacity while responding to adjacent uses and access to sunlight. One option has an even distribution of higher (9-10 storey) mid-rise buildings that step down where they are closest to existing Gage residences. Another option has lower building forms along the majority of the site with tower forms at the northern and western edges of the site.
- Student Union Boulevard will be narrowed to provide a friendlier street for pedestrians and cyclists.
- Buildings will be designed to engage people as they walk along street fronts, for instance through townhouse entrances.
- Gage Court will be a large outdoor public space linking Gage Residences to the nearby area and will provide a central social gathering place with integrated site furniture (such as seating steps, seat walls, and a community table) as well as movable furnishings.



### ? DESIGN CONSIDERATIONS





As part of all developments, UBC analyses building placement and massing, which maximizes the quality of the outdoor spaces between buildings (streets and open spaces), and minimizes impacts such as shading, wind, privacy, and noise on neighbouring land

Outdoor spaces (left) will prioritize public seating in order to encourage social gatherings and comfort.

As we add new student housing to this area, what should be considered to enhance student experience, health and wellbeing?

What other design considerations are important to you (eg. building form and setbacks, pedestrian connections, green space)?

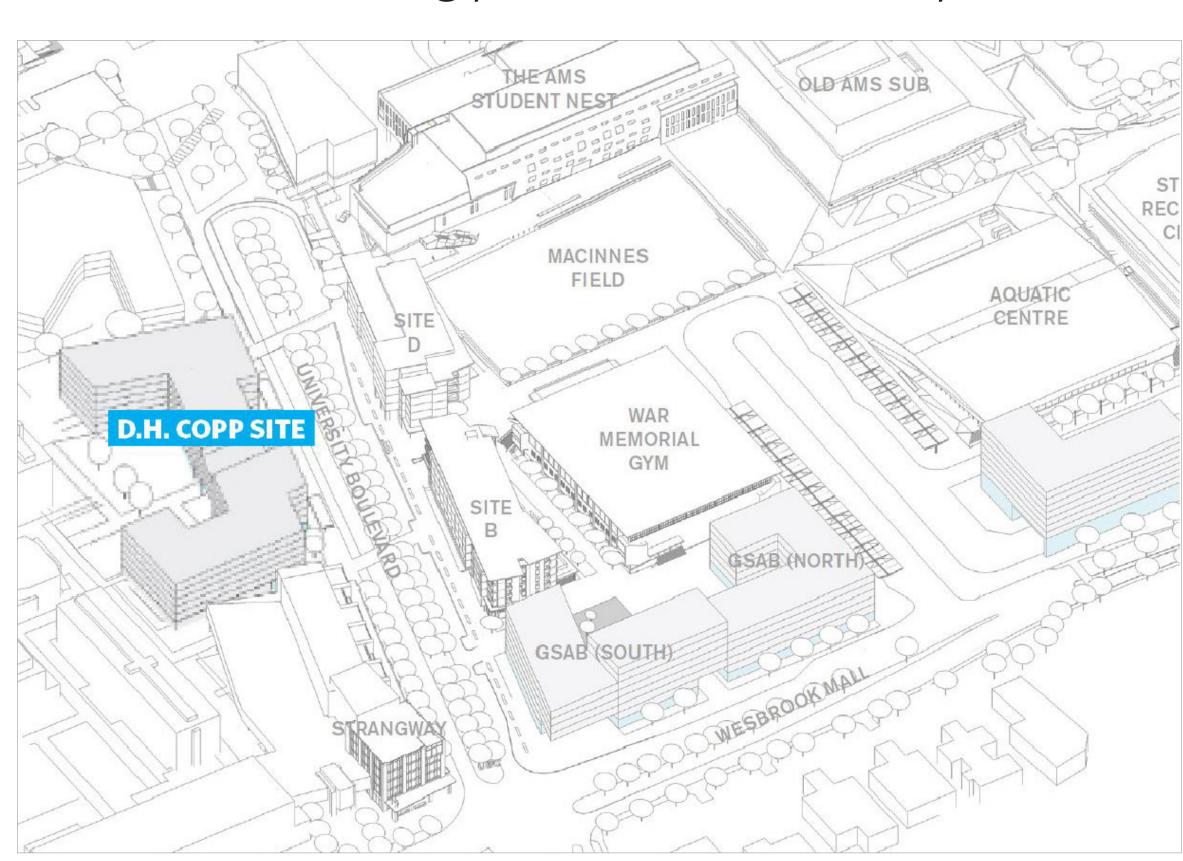
# D.H. Copp Site

The D.H. Copp site along University Boulevard provides an opportunity for housing and academic space in close proximity to transit and the academic core of campus.

#### D.H. Copp Site

The proposed concept for D.H. Copp is to provide approximately 500 student beds above new academic space that could focus on innovation and collaboration.

- Adding student housing on this site will address the growing demand for on campus housing and offer an opportunity that could support students in developing their entrepreneurial skills and making connections with like-minded people.
- Previously targeted faculty and staff rental housing on this site is being planned for south campus.



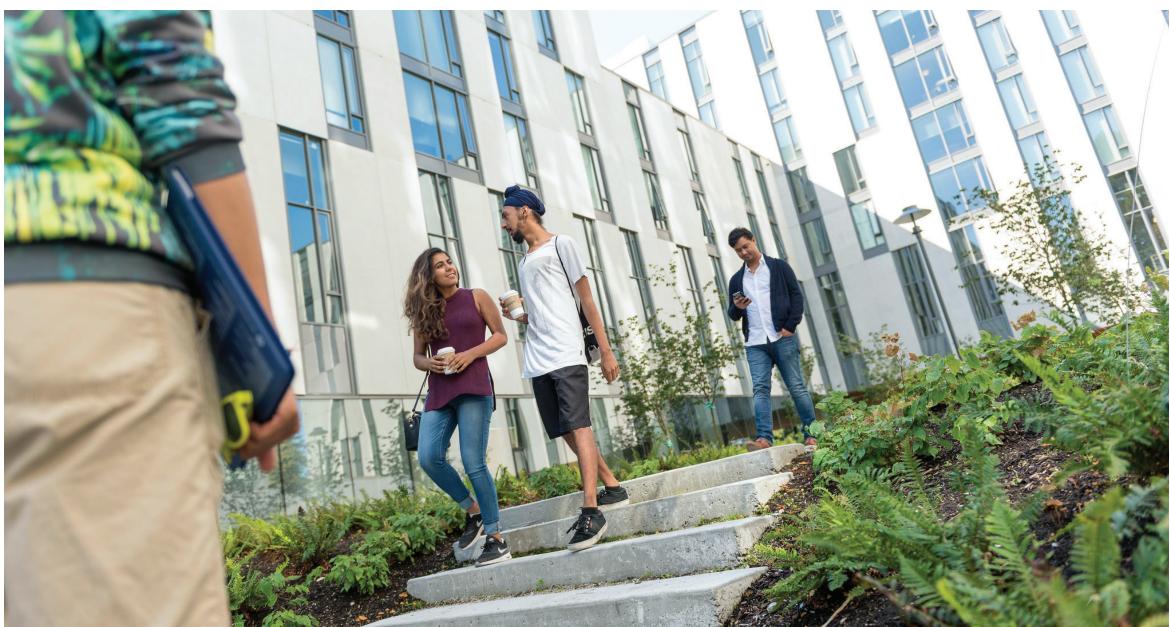
A space for exploration, experimentation and ideas (top). Ponderosa Commons, a vibrant multi-purpose hub where students live and learn (bottom). Project images are conceptual and included for illustrative purposes only.



#### POLICY INFORMATION

Faculty-Staff Housing: UBC's Housing Action Plan includes programs to enable faculty home ownership, and targets for building campus faculty and staff rental housing. By the end of 2018, UBC will have more than 700 faculty and staff rental units with below-market rates. The originally targeted faculty and staff rental of the **D.H. Copp site** is now being planned in south campus as part of the Stadium Neighbourhood planning process.







### ? DESIGN CONSIDERATIONS

As we consider new student housing and potential innovation hub uses in this area, what design considerations are important to you (eg. visible ground floor activity, pedestrian connections, green space)?

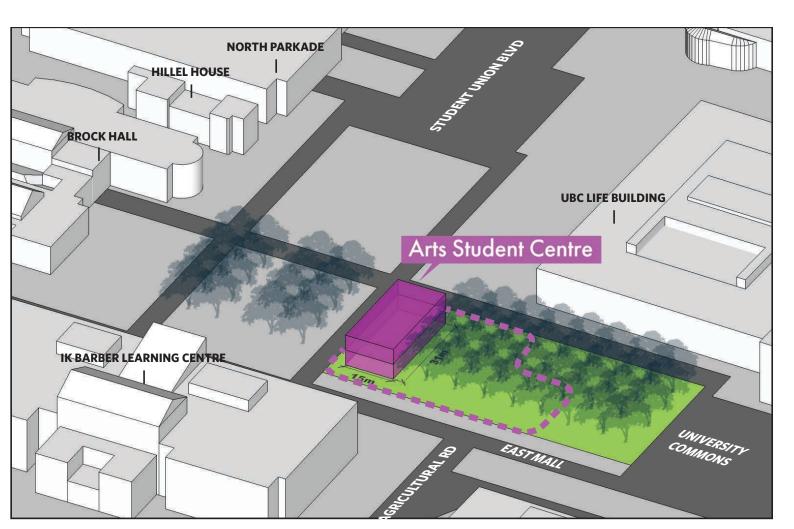


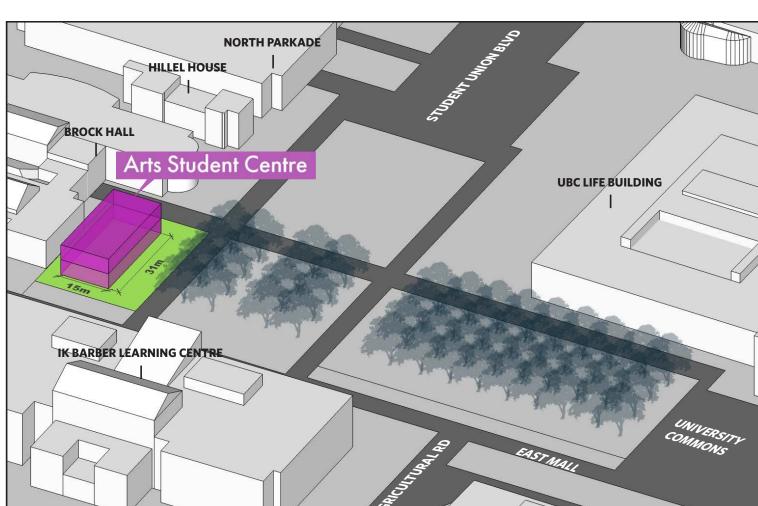
# Arts Student Centre

The Arts Student Centre is envisioned to be a beautiful, functional home for Arts undergraduate students.

#### **Arts Student Centre**

The Arts Undergraduate Society has funding and site approval to build a new Arts Student Centre in this area. The originally approved site is south of Brock Hall but recent discussions have shown interest in a pavilion like structure within the Oak Bosque to enhance the Bosque experience and reinforce this area's role as a student hub. This would require replacing some trees within the Bosque in consultation with the campus arborist and stakeholders to determine the quantities and locations of replacement.





■ Different location opportunities for the Arts Student Centre in the Oak Bosque.

Examples of pavilion buildings within a natural setting (Rice University at bottom and River View Station at middle) and existing UBC student centres that provide an anchor for student activity and celebrate wood design (Engineering Student Centre at top right and Hillel House at left).









### ? THE OAK BOSQUE

Putting the ASC in the Bosque supports plans to increase the social utility of an open space on campus that is currently underutilized by providing more lighting, pathways, seating, and programming.

What's important to you in considering the placement of the Arts Student Centre within the Oak Bosque (eg. lighting, active ground floor uses, pedestrian pathways)?

# Opportunities: Network of Green Spaces

Every new project in the area will contribute to a variety of high quality outdoor green spaces that promote gathering and interaction, and support a range of events including academic, social, and recreational activities.

#### **Proposed Planning and Design Concepts**

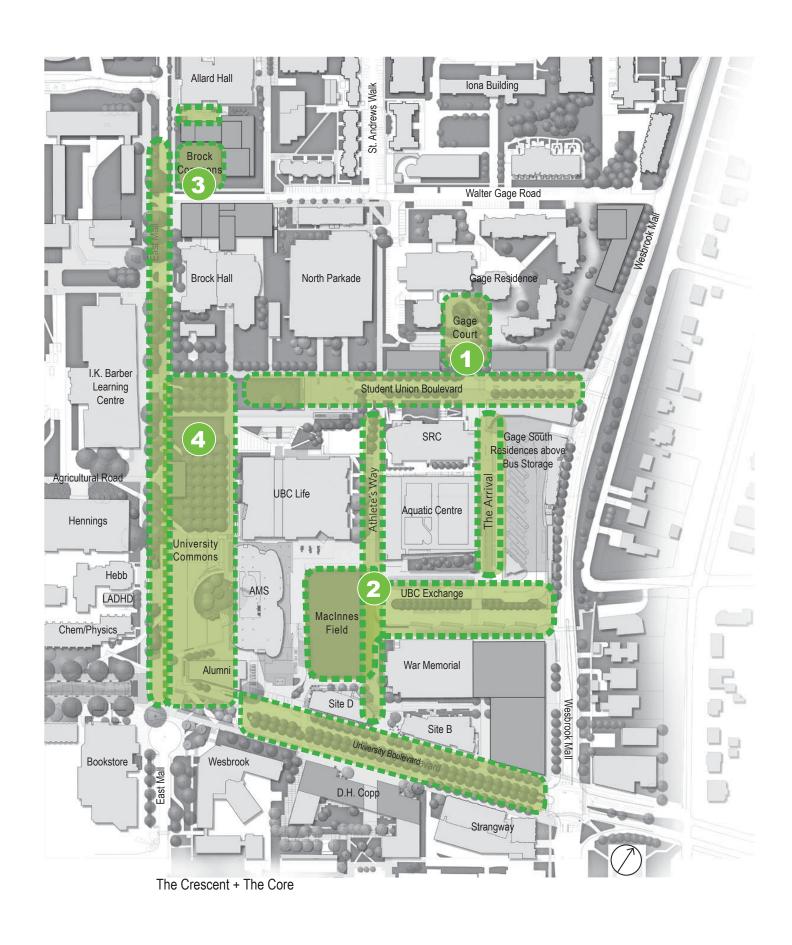
- 1 Student Union Boulevard and the new Gage Commons will be designed with landscaping, walkway lighting, wayfinding, bike racks, and public seating
- Athlete's Walks will be a new walkway between Student Union Boulevard and University Boulevard that will feature elements reflecting UBC's athletic identity
- The new Brock Commons will feature a large outdoor green space for play and recreation, eating and socializing, as well as a more intimate courtyard space for small group gatherings and studying
- The Oak Bosque is a potential site for the new Arts Student Centre

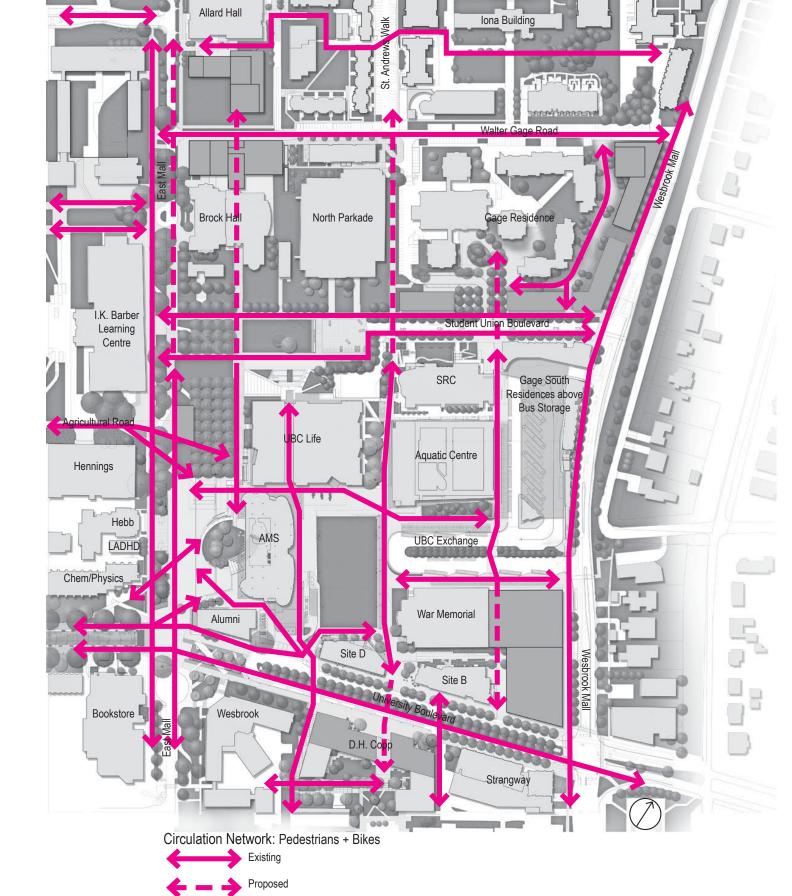






A map of the outdoor green spaces in the U Boulevard Area

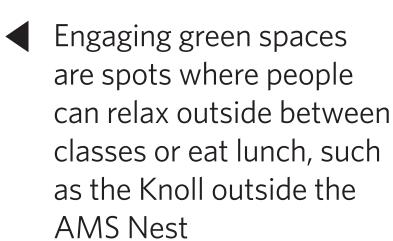




### ? GREEN SPACES

What activities would you like to see made possible in green spaces on campus?

What types of activities would you like to see in green spaces to enhance your UBC experience?



These spaces are essential in the U
Boulevard Area, especially when creating easy and accessible pathways around campus.

A map of the main pedestrian routes in the U Boulevard Area

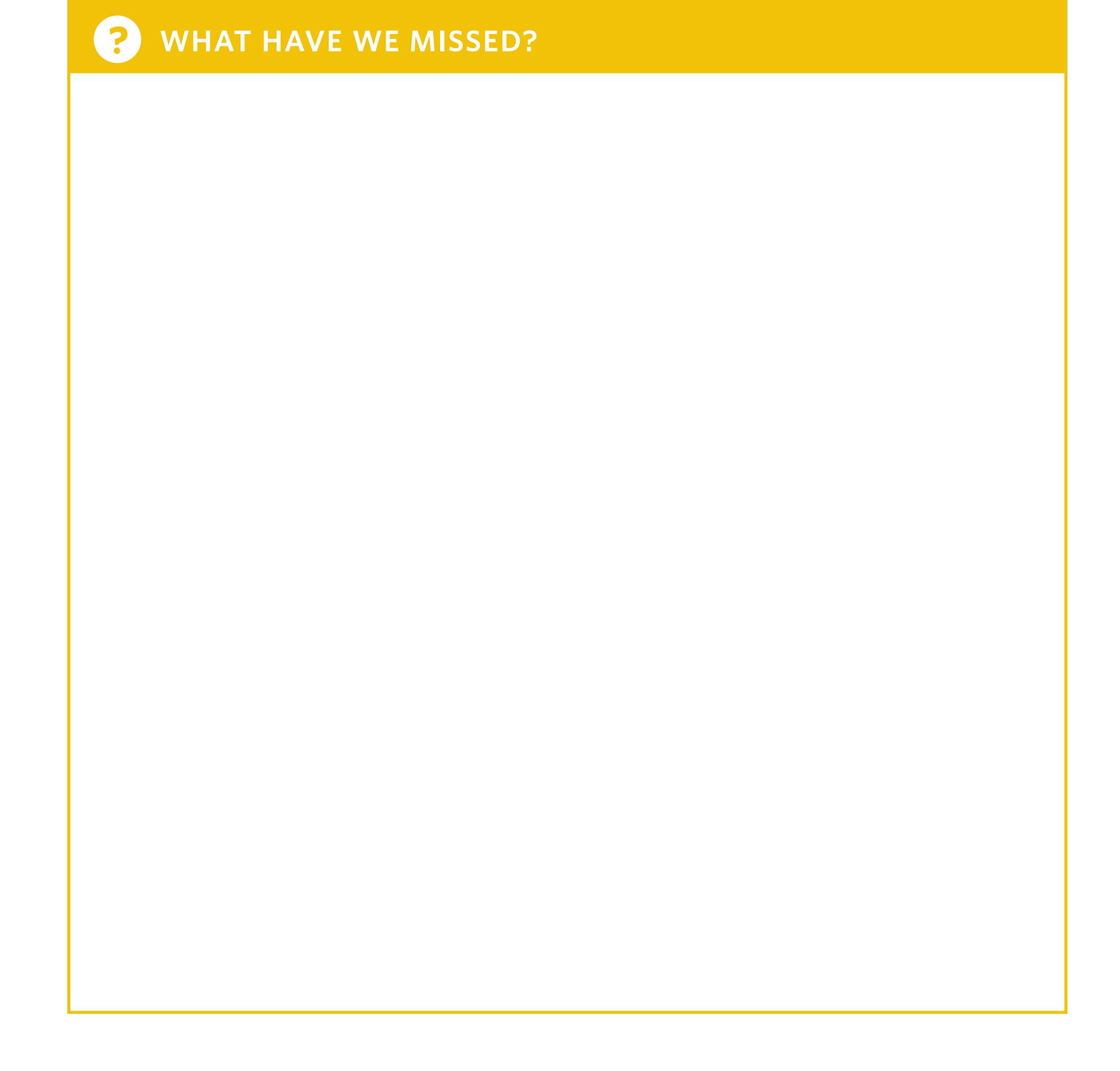
# Next Steps

### **Updating Plans for U Boulevard Area**

Your ideas and feedback from this phase of the public consultation, in combination with further technical work, will be used to refine project designs and strategies for the U Boulevard Area.

- The results of this consultation will be presented to the UBC Board of Governors in June 2018.
- Subject to Board of Governors approval and availability of funds, specific projects will proceed through a standard capital approval process, as applicable.
- The UBC Board of Governors will also consider if UBC should ask for a Land Use Plan amendment to enable more student housing, such as a height increase for mixed-use housing hubs. Any amendments would involve further public engagement and a public hearing in early 2019.
- The provincial government approves Land Use Plan amendments.





# A Vibrant Student Housing Community

Students have access to a variety of campus resources that support intellectual growth, healthy lifestyles, and personal safety.

#### Residence life

Life at UBC is a home-away-from-home where residents can pursue their academic and personal goals in a safe, comfortable, and fun environment. At UBC, there's always something to do and ways to meet people.

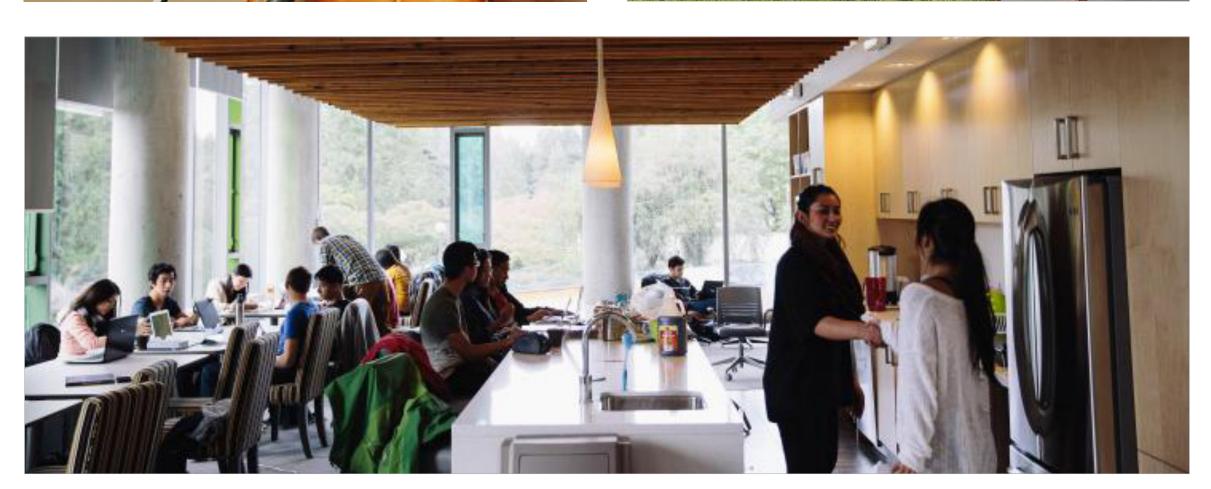
#### **UBC** residences include amenities such as:

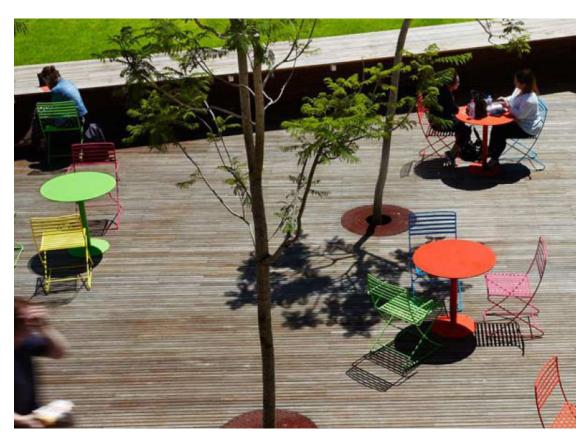
- Informal gathering spaces and lounge areas
- Rooms for quite study
- 24 hour front desk
- Fitness facilities
- Games rooms
- Outdoor spaces for programmed and impromptu sport and recreation
- Visible laundry and bike facilties
- A variety of options to eat out or grab a coffee
- UBC Collegia, where first year commuter students can meet and make friends, eat, study, or nap













### ? DESIGN CONSIDERATIONS

As we consider new student housing, what design considerations and student housing amenities are important to you?