

U Boulevard Area Survey

Welcome!

Thank you for taking the time to share your thoughts and ideas on updates being planned for the U Boulevard Area.

To achieve the U Boulevard Area vision, we are updating the U Boulevard Area's Design Guidelines with new and proposed projects that support teaching, learning, and research; enhance student experience; and provide more student housing. We want your input and ideas to help shape this process. This survey may take 10-15 minutes to complete.

In this consultation, we are seeking your input on a number of planning concepts through two phases of public consultation. We invite you 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

Note: Before completing this survey, you may consider visiting the Campus and Community Planning website at planning.ubc.ca/uboulevard to get a full update on the exciting projects in the U Boulevard area that are currently underway or have recently been finished in the area.

The consultation 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

Please note that all project images are conceptual and used for illustrative purposes only.



Privacy Notification

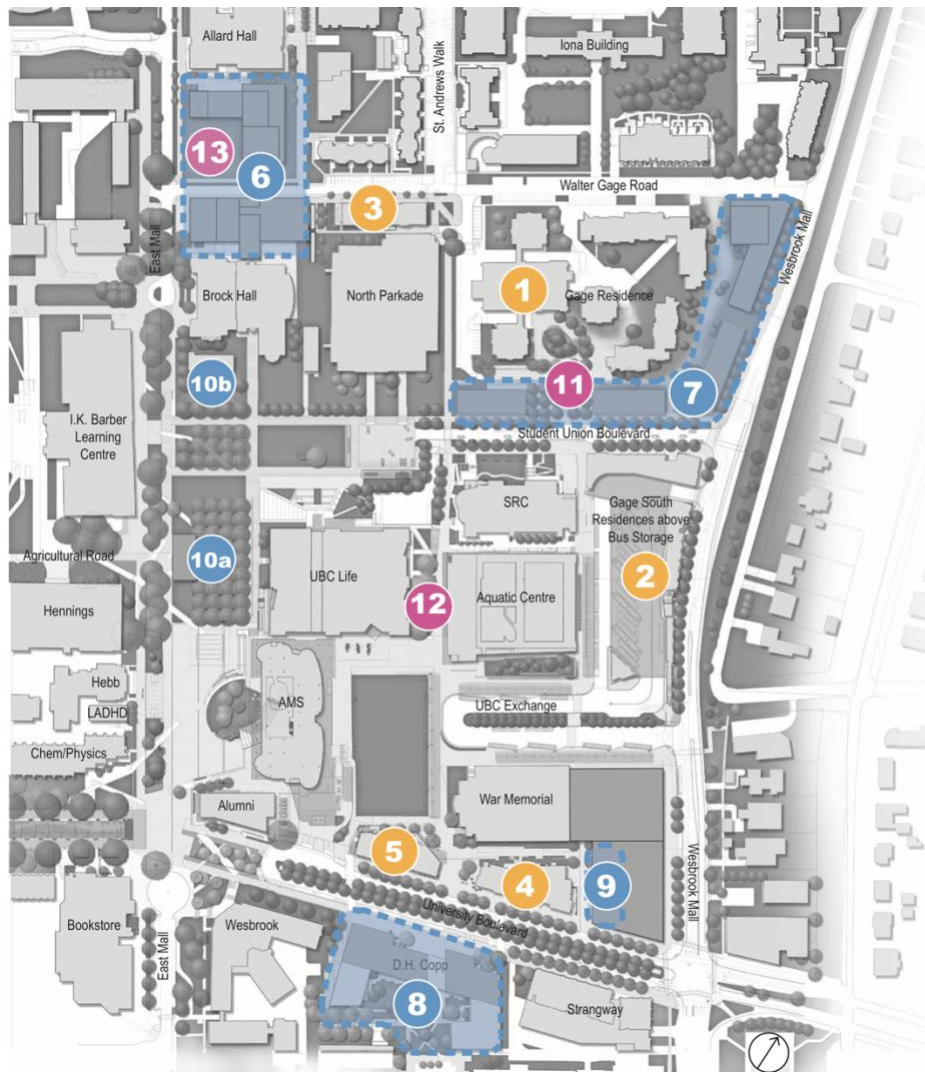
This privacy notification allows us to collect and release verbatim what we receive through the online survey. The contents of this public consultation may be made available for public viewing. Any personal information you provide in this Feedback Form is collected under the authority of section 26(c) 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 Angelique Crowther, Specialist, Communications and

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Engagement, at (604) 827-3896 or by email at angelique.crowther@ubc.ca.

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 encourage teaching, learning, and research.



Student Housing Existing or Underway (Yellow)

1. Walter Gage Residences (completed 1972): 1334 student beds
2. The Exchange Residences (completion 2019): 650 student beds
3. Brock Commons Phase 1, Tallwood (completed 2017): 400 student beds
4. Central University Rental (completed 2017): up to 255 beds for university affiliated renters
5. Focal University Rental (completion 2019): up to 125 student beds for university affiliated renters

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Planned Student Housing and Academic Sites (Blue)

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

6. 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
7. 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
9. 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
10. 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 (Pink)

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

Proposed Green Space Planning and Design Concepts

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

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.

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U Boulevard Area Vision

To create a vibrant academic and social hub that would bring people together; contributes to UBC's complete community by being conveniently connected to transit, student services, academic facilities and study spaces; and serve as a welcoming university gateway that would act as a symbolic entrance to UBC campus.



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?

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Student Housing Context at UBC

Despite a 43% increase in student beds since 2010, wait lists have increased and demand continues to grow. Improved access to student housing supports student engagement, experience, and satisfaction. This access is especially important for those new to Vancouver.



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

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1. Brock Commons Phase 2
2. Additional Walter Gage Housing
3. D.H. Copp site

A Vibrant Student Housing Community

Students have access to a variety of campus resources that support intellectual growth, healthy lifestyles, and personal safety. 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 because UBC residences include amenities such as: lounge areas, rooms for quiet study, fitness facilities, games rooms and outdoor spaces for sport and recreation.



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

Brock Commons Phase 2

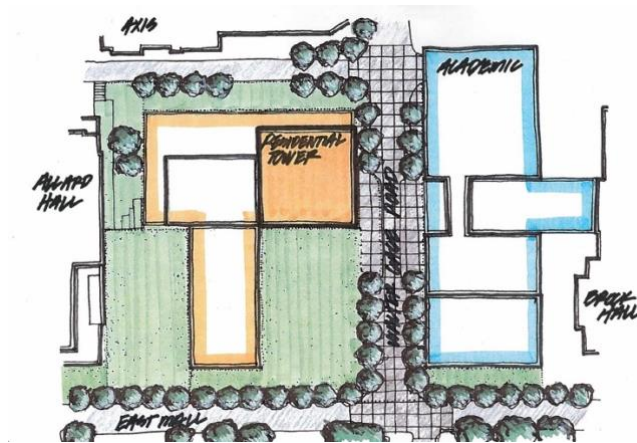
Plans for Brock Commons Phase 2 envision up to 600 student beds and could include a range of academic and student

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services spaces, social amenities, and large outdoor green spaces. Together with Tallwood House, Brock Commons will provide a total of 1,000 student beds for upper year students.

Proposed Design Concept and Guidelines:

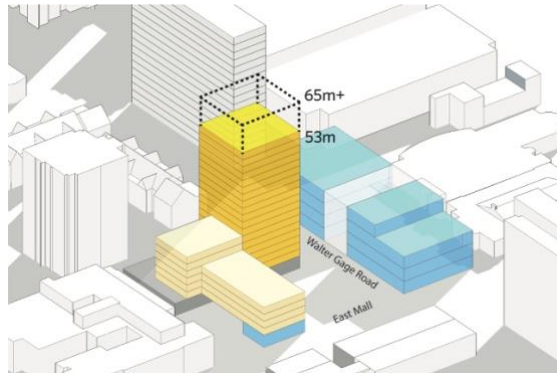
- Building design will bring life to nearby outdoor public spaces.
- Building location and size will optimize sun access and natural light to both indoor and outdoor spaces.
- Walkways will connect existing and future pedestrian routes.
- The possibility of weather protection on buildings close to pedestrian 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.



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

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Building Heights



Taller buildings are one way to meet the high demand for student housing. 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 campus, including this next phase of Brock Commons.

What do you think?

Additional Walter Gage Housing

To increase the supply of student housing in proximity to transit and the heart of campus, additional residences are proposed within the existing Walter Gage Residence area.

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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 create 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 public outdoor 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.



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Photos: Two potential options for additional Walter Gage Residence student housing.

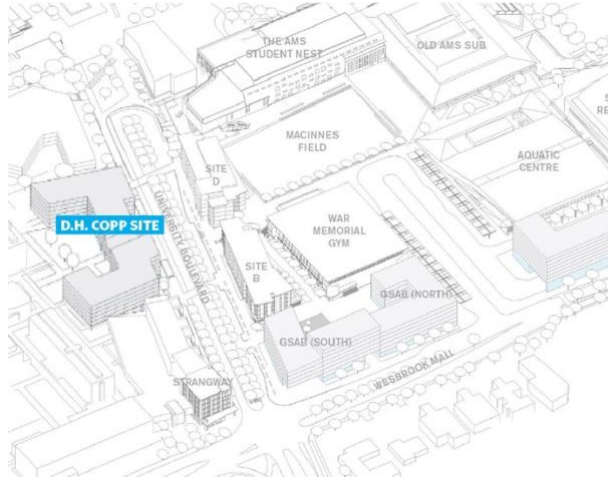
As we add new student housing to this area, what should be considered to enhance student experience, health and wellbeing?

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

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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.



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.



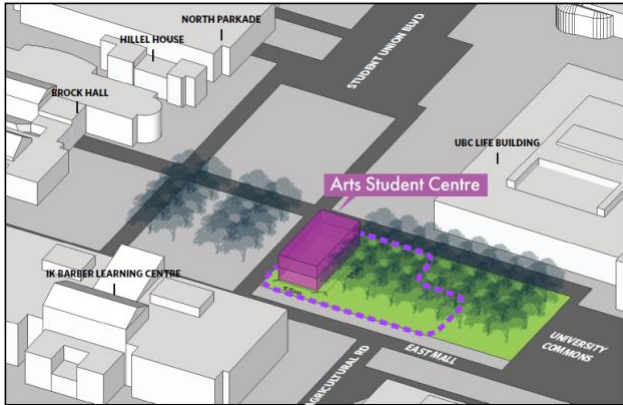
As we consider new student housing and potential innovation hub uses in this area, what design considerations are important to you (e.g. visible ground floor activity, pedestrian connections, green space)?

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Arts Student Centre

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

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 and recent discussions have shown interest in a pavilion like structure within the Oak Bosque instead to enhance the Bosque experience and reinforce this area's role as a student hub.



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 is important to you in considering the placement of the Arts Student Centre within the Oak Bosque (e.g. lighting, active ground floor uses, pedestrian pathways)?

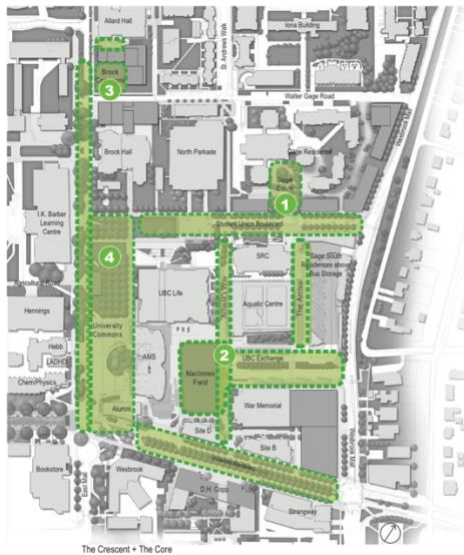
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Opportunities: Network of Green Spaces

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.
2. Athlete's Walk will be a new walkway between Student Union Boulevard and University Boulevard that will feature elements reflecting UBC's athletic identity.
3. 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.
4. The Oak Bosque is a potential site for the new Arts Student Centre.



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?

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Next Steps



Updating Plans for the 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.

What have we missed?

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What is your affiliation with UBC? Please select all that apply

- ☐ Student (1)
- ☐ Faculty (2)
- ☐ Staff (3)
- ☐ Neighbourhood Resident (4)
- ☐ Alumni (5)
- ☐ Other (6) _____

Where do you live?

- ☐ UBC Student Resident (1)
- ☐ UBC Neighbourhood (2)
- ☐ University Endowment Lands (3)
- ☐ City of Vancouver (4)
- ☐ Other (5) _____

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How did you hear about the University Boulevard Area survey?

- ☐ Campus + Community Planning website (1)
- ☐ Facebook (2)
- ☐ Twitter (3)
- ☐ Newsletter (please tell us which one) (4) _____
- ☐ Email (5)
- ☐ Information Booth (6)
- ☐ Online advertisement or posters (7)
- ☐ A friend or colleague (8)
- ☐ Other (9) _____

Would you like to sign up for University Boulevard updates?

- ☐ Yes (please provide email) (1) _____
- ☐ No (2)

Thank you for taking the time to complete the University Boulevard Area survey and contribute to the future of the area.